

Annual
Report
2011

Brooklyn Legal Services Corporation A

*Building Communities
Ensuring Opportunity
Achieving Justice*



Annual Report 2011

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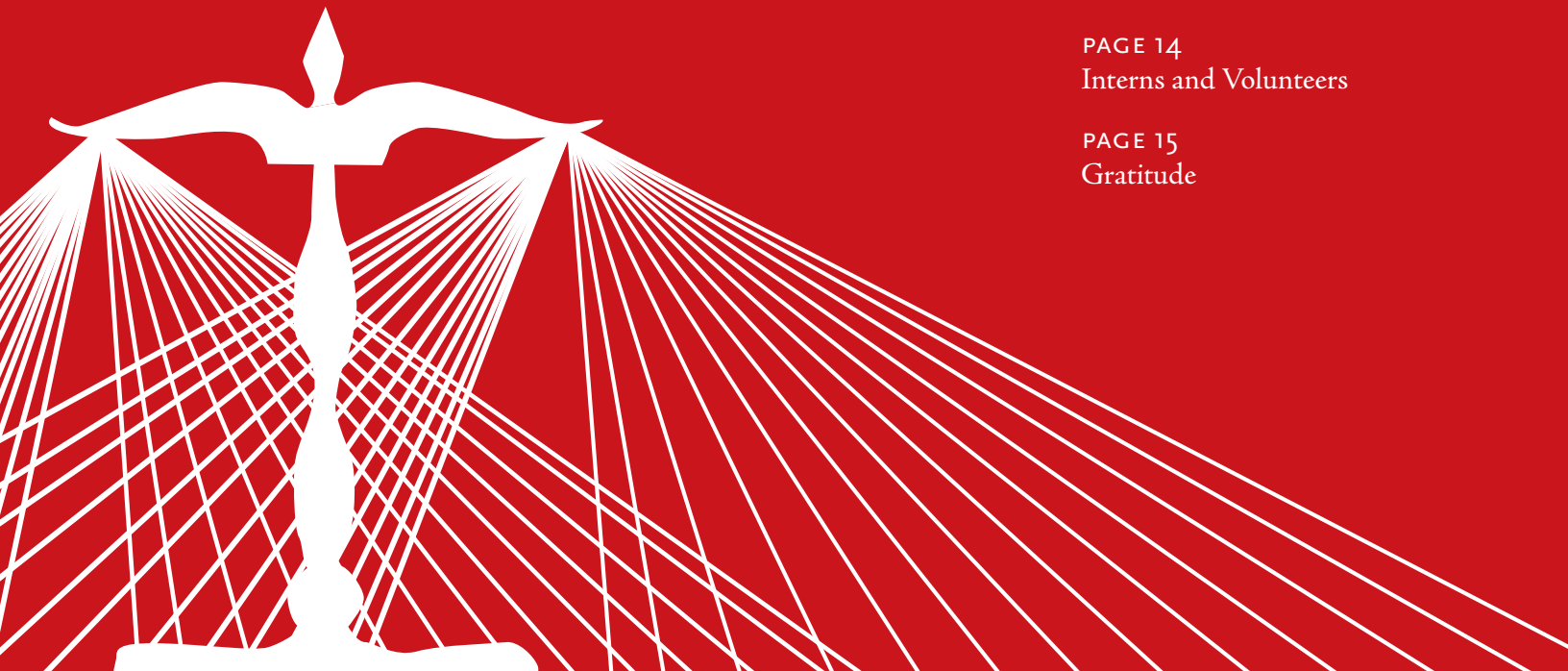
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Message from our Project Director and General Counsel

To all of our Supporters and the extended Brooklyn A Family,

Although we are well into 2012, it is never too late to look back and reflect on the past year. 2011 was a landmark year, seeing major developments in the Broadway Triangle case as well as a refocused collaborative effort with Bedford Stuyvesant Community Legal Services in our Anti-Predatory Lending/Foreclosure Defense Project. It has also been a very difficult year for the legal services community, along with most of the social services world, as the poor economy and changing attitudes about the role of government have resulted in major cuts in federal and other funding.

In many of the neighborhoods that we serve, Brooklyn A is the sole free community-based provider of legal services in civil legal matters. Over the last five years, federal, state and local funding for civil legal services has decreased by over 50%. At the same time, as a result of the 2010 Census' undercounting in immigrant and low income neighborhoods in New York and shifting patterns of poverty nationally, despite the fact that the number of poor people in our service area has increased, Brooklyn A will face an additional 30% cut in federal Legal Services Corporation funds over the next two years. These funding cuts have already caused Brooklyn A to lose five valued staff members. It was a devastating loss for our organization and one from which we continue to recover while at the same time we move forward, re-dedicated in our commitment to provide effective, and available legal services for those in need.

We have responded to this crisis by recruiting and attracting volunteers and by expanding our private and philanthropic donor base, but the huge unmet need for our services continues to grow. Like our community partners, however, we do not let crisis define us. Instead, we have pushed hard to stretch our resources as far as possible in a time when so many Brooklyn residents, our neighbors, are suffering from job loss, eviction and loss of desperately needed government benefits and human services.

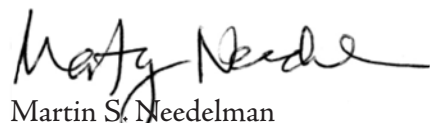
Despite all these cuts, our staff has continued to achieve much for our clients and their neighborhoods. For example:

- ▲ In the continuing struggle over the redevelopment of the huge Broadway Triangle Urban Renewal Area at the border of Williamsburg and Bedford Stuyvesant, we succeeded in obtaining a preliminary injunction against the City's hack political deal that, if implemented, would have exacerbated shocking patterns of racial discrimination and internal exclusion in both the planning and impact of the proposed rezoning and land transfers.
- ▲ At 172 North 8th Street, in Williamsburg's Northside at the epicenter of gentrification and displacement of long term, low income residents, we succeeded in (1) having appointed and retaining the Court appointed 7A administrator, Richard Mazur, Director of the North Brooklyn Development Corporation, (2) continuing the exclusion from the building of the very landlord whose intentional illegal demolition work led to the vacate order that has kept the tenants from their apartments for almost two years, and (3) getting the City to allocate over a half million dollars to repair the damage and have the tenants back in their homes by this coming Christmas!
- ▲ We provided representation to Brownsville Multi-Service Family Health Center (BMS) to help BMS expand its primary care facilities to develop a 1,871 square feet dental facility. The expansion of BMS' dental services will provide critical dental services to approximately 6,000 low-income individuals each year in the Brownsville community of Brooklyn. The scope of Brooklyn A's representation included: negotiating funding agreements with New York State; working with our client to coordinate the flow of funds from both public (NYS Department of Health grant award) and private sources; negotiating and drafting a long-term commercial net lease; negotiating and drafting architect, construction, and other contracts; negotiation of a bridge loan with a private lender in anticipation of the disbursement of the DOH grant award; and assisting our client with regard to proper insurance and bonding of the client by the client, contractor and/or architect.

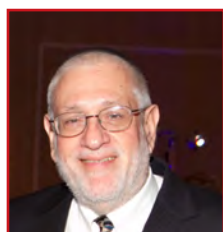
This past year's Annual Partnership Awards Benefit was dedicated to the founder of the national Legal Services program, Sargent Shriver, to whom our Williamsburg building is in part dedicated. His vision of free and available access to legal representation for all people regardless of ability to pay, remains unfulfilled and it is a vision which we share and a goal to which we remain committed. The need for all people to have the capacity to enforce and defend their legal rights through access to lawyers is what makes this country one that James J. Sandman, President of the national Legal Services Corporation, described as 'a country worth defending' in his moving and inspiring remarks at the Benefit.

It is very difficult, as people who provide vital services to underserved communities, to watch as the growing national conversation on the role of government results in further reductions of government spending on desperately needed social services. Our hope, moving forward, is for a wider understanding of the role of legal services in America and how it can empower and protect communities throughout the country, making the rule of law – so fundamental to our concept of democracy - a reality. As people on the front lines, facing the inequities and injustice in the legal system, and the greater world beyond, we are keenly aware of our clients' needs and how cuts in funding can often result in their loss of basic rights. We are extremely grateful to our community partners for their continued collaboration, support and recognition of the value of what we do. We look forward to all that 2012 has to offer as we move forward with all of our supporters helping to bring social and economic justice to our communities!

Sincerely,



Martin S. Needelman
Project Director and Chief Counsel



Paul J. Acinapura
General Counsel



About Brooklyn A

**BUILDING
COMMUNITIES**

**ENSURING
OPPORTUNITIES**

**ACHIEVING
JUSTICE**

Founded in 1968, Brooklyn Legal Service Corporation A (Brooklyn A) has provided high-quality, neighborhood based civil legal services to low-income individuals, families, community groups, and non-profit organizations throughout North and East Brooklyn for over forty years.

The nearly 6,000 people who walk through our doors annually are faced with losing their homes, a poor quality of life, negligent landlords, and discrimination. They may be survivors of domestic abuse or persons living with HIV/AIDS, often they are people living in extreme poverty, and sometimes they are members of the community who have fallen victim to predatory lending and/or are deeply in debt and face foreclosure like so many people living in the U.S. today. We seek to protect the basic rights of our clients, while providing them with the opportunities and resources to empower themselves and their greater community at large.

WHAT WE DO

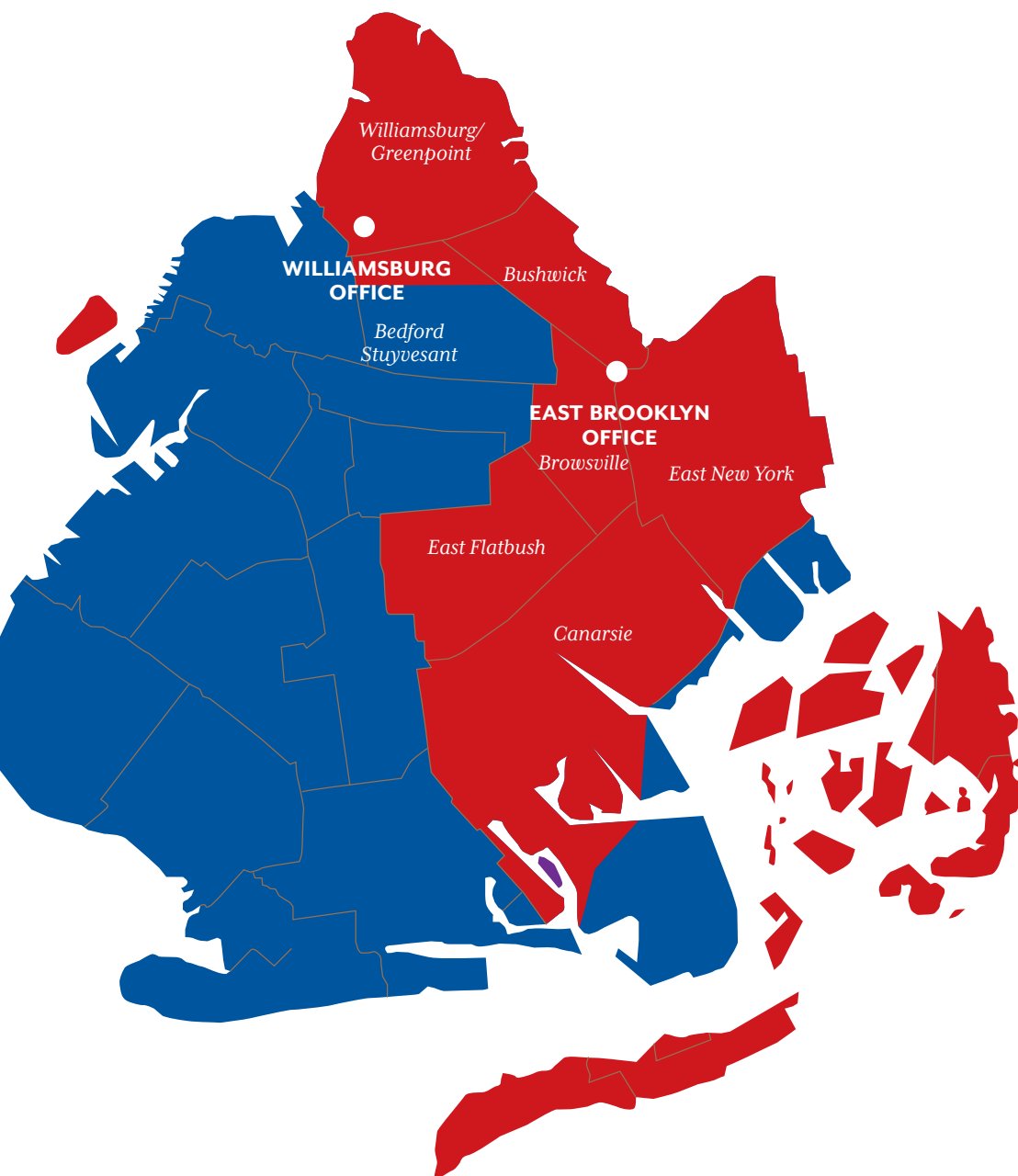
We offer representation and advocacy:

- ▲ *to tenants and tenant associations to prevent their displacement and to ensure decent living conditions;*
- ▲ *to keep families united and to stop and/or prevent domestic violence;*
- ▲ *for persons living with HIV/AIDS, the elderly, and persons with disabilities;*
- ▲ *to obtain or restore critical benefits such as “welfare,” SSI and Unemployment Insurance to those improperly denied them;*
- ▲ *to counter predatory lending practices; and*
- ▲ *to support community and economic development efforts undertaken by nonprofit, neighborhood-based organizations.*

Our work prevents homelessness; helps people in need receive entitlements; assures that families remain together; and assists the neighborhoods that we serve to marshal and control the assets of their communities and to create institutions and infrastructure which helps them to thrive and grow.

Map of Brooklyn Legal Services Corporation A's

COVERAGE AREA



The following is the demographic breakdown of total clients served in 2011:

BY ETHNICITY:

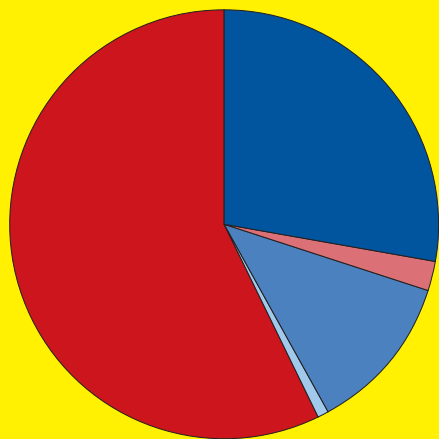
ASIAN	1%
BLACK/AFRICAN AMERICAN	51%
HISPANIC	41%
NATIVE AMERICAN	1%
WHITE	3%
OTHER (GROUPS)	3%

BY AGE:

UNDER 29	21%
29-45	37%
46-60	34%
OVER 60	8%

North and East Brooklyn are afflicted with a daunting set of conditions inextricably linked with poverty. Of total households in the area, 46% are poor (i.e., live below 125% of the federal poverty level). These poverty levels are significantly higher than the average for New York City (29%), as well as for all of Brooklyn (36%). Adhering to its fundamental mission of striving for social and economic justice for the underserved and destitute, all of Brooklyn A's client population is low-income, with incomes no higher than 125% of the federal poverty level, currently \$28,813 for per year for a family of four.

Brooklyn A by the numbers



INDIVIDUAL CLIENTS SERVED

PRESERVATION OF AFFORDABLE HOUSING PROJECT (INDIVIDUAL HOUSING AND GROUP HOUSING REPRESENTATION)	1,585	28%
ANTI-PREDATORY LENDING/FORECLOSURE PREVENTION UNIT	121	2%
DISABILITY ADVOCACY PROJECT	711	12%
FAMILY LAW	73	1%
COMMUNITY AND ECONOMIC DEVELOPMENT UNIT	3,240	57%
TOTAL	\$ 5,730	

PRESERVATION OF LOW-INCOME HOUSING PROJECT

INDIVIDUAL HOUSING AND GROUP HOUSING REPRESENTATION UNITS

1,585 individuals and 101 households served; and
4,000 individuals impacted

The largest single issue facing low-income people in our neighborhoods is a lack of decent and affordable housing. Our advocates assisted clients in the following ways:

- ▲ Represented 917 tenants before public housing agencies, or the court, when they receive notices of eviction in non-payment or hold-over cases;
- ▲ Negotiated with landlords' attorneys in housing court on behalf of clients;
- ▲ Provided representation and advice to tenants when they receive a Marshal's notice and have five days to respond;
- ▲ Represented tenants when illegal evictions occur;
- ▲ Advocated for tenants when welfare or other benefits issues are the reason for a client facing eviction;
- ▲ We represented 6 low-income cooperatives and 9 tenant associations involving 101 households with a total of 668 adults and children.
- ▲ We collaborated with 15 full-time tenant organizers from a network of community organizations throughout North

Brooklyn, to prevent tenants and their families' displacement from their homes, keep their low-income co-ops financially viable, and their buildings free of hazardous conditions; reaching over 4,000 residents;

- ▲ Met on a monthly basis with the tenants in buildings where they are being subjected to neglect and/or harassment by landlords trying to get them out, and where they have begun to work together in conjunction with a tenant organizer; and

COMMUNITY PARTNERS

BROADWAY TRIANGLE COMMUNITY COALITION
BUSHWICK HOUSING INDEPENDENCE PROJECT ("BHIP")
CHURCHES UNITED FOR FAIR HOUSING, INC. ("CUFFH")
EL PUENTE
SAVE OUR SOUTHSIDE (SOS)
NEIGHBORS ALLIED FOR GOOD GROWTH ("NAG")
NORTH BROOKLYN DEVELOPMENT CORPORATION

PEOPLE'S FIREHOUSE, INC.

SOUTHSIDE UNITED HOUSING DEVELOPMENT FUND CORPORATION (LOS SURES)

ST. NICK'S ALLIANCE

UNITED NEIGHBORS ORGANIZATION ("UNO")

UNITED JEWISH COMMUNITY ADVOCACY RELATIONS AND ENRICHMENT ("UJCARE")

ANTI-PREDATORY LENDING/FORECLOSURE PREVENTION PROJECT

121 homeowners served

Brooklyn A counsels and defends homeowners facing foreclosure and files affirmative cases for homeowners and other consumers who have been the victim of predatory lending.

Attorneys provided the following services to homeowners facing foreclosure:

- ▲ *Defended homeowners in court; ensured that the foreclosure process is fair and the law is appropriately followed and applied;*
- ▲ *Assisted homeowners in settlement conferences with lenders and help renegotiate the terms of loans; and*
- ▲ *Assisted homeowners in analyzing mortgages and other legal documents and determine appropriate legal defenses and counterclaims.*

DISABILITY ADVOCACY PROJECT

711 individuals served

Thousands of people living in our communities are wrongfully denied the Government Benefits (Disability, Social Security or Unemployment) that are fundamental to their survival. Our advocates assisted clients in the following ways:

- ▲ *Interviewed clients and obtained supporting medical documentation that helps to support their claims;*
- ▲ *Reviewed and evaluated medical records as well as exhibit files to determine if they had meritorious claims;*
- ▲ *Prepared pre-hearing memos and submit them in support of their claims;*
- ▲ *Prepared clients to give testimony at administrative hearings;*
- ▲ *Represented clients at hearings and cross examined expert witnesses called upon by the Social Security Administration to testify; and*
- ▲ *In addition, we worked with DLA Piper by referring cases and providing supervision to their associates, who represented our clients on a pro bono basis.*

FAMILY LAW

73 individuals served

Brooklyn A's family law practice is reflective of the multiple ways poverty can affect families. One individual family can be touched by a range of issues, from domestic violence to HIV infection to homelessness. Our advocates assisted clients in the following ways:

- ▶ Represented abused clients in Family Court or Supreme Court to get orders of protection and/or divorces
- ▶ Represented clients in custody disputes and or visitation matters
- ▶ Represented clients in other family law matters including custody, guardianship, Article 10 proceedings and child support matters
- ▶ Assisted abused spouses or intimate partners to escape domestic violence
- ▶ Assisted undocumented victims of domestic violence to file for adjustment of status and to receive legal status in the U.S. as well as assisting such clients to attain a work permit and /or other benefits to which they are entitled.

COMMUNITY PARTNER

NORTH BROOKLYN COALITION AGAINST FAMILY VIOLENCE

Brooklyn A is one of the only community-based legal services organizations in the country to develop and sustain a neighborhood-based CED program through which it has represented over 100 Community Based Organizations (CBOs) and Community Development Corporations (CDCs) based in low-income communities.

COMMUNITY AND ECONOMIC DEVELOPMENT UNIT

14 non-profit clients; 3,240 individuals served; and 120,000 individuals impacted

We have worked for decades with non-profit community organizations and community development corporations in North and East Brooklyn to create stronger, more vibrant and vital low-income communities. These partnerships have expanded health and dental care services; produced new and rehabilitated affordable housing; provided more childcare; developed community centers; and created minority and community-owned businesses and jobs.

The transactional legal services we provide include:

- ▲ *Real estate, including pre-development coordination and title and loan closings;*
- ▲ *The drafting and negotiation of contracts;*
- ▲ *Financing (public and private);*
- ▲ *Regulatory representation and negotiations with governmental authorities;*
- ▲ *Corporate and tax advice;*
- ▲ *Green development;*
- ▲ *Employee relations; and*
- ▲ *Corporate formation, including incorporation, obtaining tax-exempt status and organizational structuring.*

Our attorneys provide legal support and representation to community led efforts to remedy social and economic inequalities, 2011 highlights include:

- ▲ *Development of 304 units of quality, truly affordable housing for low-income people.*
- ▲ *Preservation of existing affordable housing at risk of being converted into market-rate apartments serving 3,240 individuals.*
- ▲ *Worked with 6 organizations to bring sustainable development to low-income communities, creating green jobs/harnessing green economy for benefit of communities we serve.*
- ▲ *Worked to expand high quality healthcare based in and controlled by the community, impacting 120,000 individuals.*

2011 CLIENTS

THE BEDFORD STUYVESANT FAMILY HEALTH CENTER, INC.

BOROUGH DEVELOPMENT GROUP

BROOKLYN CONGREGATIONS UNITED, INC.

BROOKLYN EAST YOUTH SPORTS AND RECREATION

BROWNSVILLE COMMUNITY DEVELOPMENT CORPORATION

CYPRESS HILLS LOCAL DEVELOPMENT CORPORATION, INC.

CYPRESS HILLS CHILD CARE CORPORATION

HOWARD HOUSES TENANT COUNCIL, INC.

MAKE THE ROAD ACTION FUND, INC.

MAKE THE ROAD NEW YORK

NORTHEAST BROOKLYN HOUSING DEVELOPMENT CORPORATION

PROGRESSIVE PEOPLE MOVEMENT, INC.

RAVEN'S ELEMENTARY SCHOOL

URBAN HEALTH PLAN, INC.

2011 Annual Partnership Awards Benefit

Brooklyn Legal Services
Corporation A

2011 HONOREES

Sargent Shriver
Memorial Award

Sargent Shriver

*Posthumously honoring a
legacy of public service
Presented to Mark Shriver on
behalf of the Shriver family*

Corporate Honoree

Dan Nissenbaum

*Urban Investment Group
Goldman Sachs Bank USA*

Denis Berger
Memorial Award

Harvey Lawrence

*Brownsville Multi-Service
Family Health Center*

Mistress of Ceremonies

Roma Torre

NY1

Guest Speaker

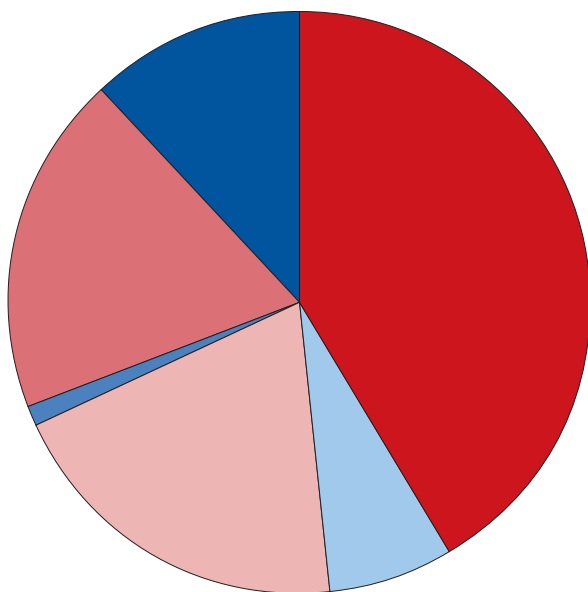
James J. Sandman

*President, Legal Services
Corporation*



1. from left to right: Paul Acinapura, Roma Torre, Harvey Lawrence, Jim Sandman, Marty Needelman, Mark Shriver, and Dan Nissenbaum
2. Mark Shriver and Marty Needelman 3. Jim Sandman and William Josephson 4. Roma Torre, William Josephson, Robin Friedman 5. Jim Sandman and Paul Acinapura 6. from left to right: Marty Needelman, Harvey Lawrence, Paul Acinapura, and Jim Windels 7. Mark Shriver, Paul Acinapura, Marty Needelman 8. from left to right: Jim Sandman, Mark Shriver, Marty Needelman, and William Josephson 9. Harvey Lawrence giving his remarks 10. Harvey Lawrence, his family and BMS staff

2011 Revenue and Expense Breakdown



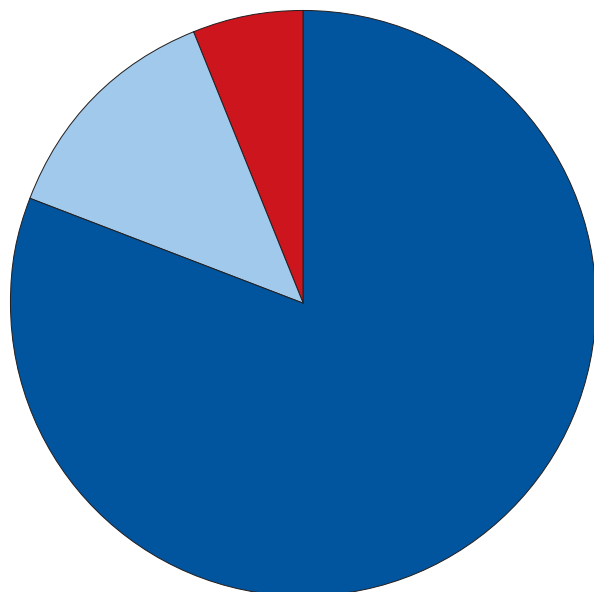
SUPPORT AND REVENUE*

LEGAL SERVICES CORPORATION	42%
INTEREST ON LAWYERS ACCOUNT (IOLA)	7%
GOVERNMENT CONTRACTS	20%
PRIVATE CONTRACTS	1%
GRANTS AND CONTRIBUTIONS	19%
OTHER***	12%

*Based on the final 2011 unaudited financial data.

** Excludes donated pro bono services valued at \$635,489.

*** Includes Rental Income and Community & Economic Development Fees.



EXPENSE BY FUNCTIONAL ALLOCATION

PROGRAM	81%
ADMINISTRATIVE/MANAGEMENT	13%
FUNDRAISING	6%

*Based on the final 2011 unaudited financial data.

Board of Directors and Advisory Committee

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1933-2008

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Sargent Shriver
1915-2011

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1921-2005

William A. Volckhausen
1937-2001

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ANNUAL REPORT

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Todd Plitt Photograph

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Amy Rose
Benjamin Sapir



Gratitude

Brooklyn A is deeply grateful to those individuals, corporations, foundations, and law firms that have sustained us over this past year. Our annual Partnership Campaign and our Awards Benefit provide the critical financial support we need to accomplish our work.

\$500,000+

Legal Services Corporation

\$100,000 – \$499,999

Center for New York City
Neighborhoods

New York City Department
of Homeless Services

New York City Department
of Housing Preservation
and Development

United States Department
of Housing and Urban
Development

\$50,000 – \$99,999

New York State Division of
Criminal Justice Services

New York State Office of Court
Administration

New York State Office of
Temporary and Disability
Assistance

\$25,000 – \$49,999

Skadden, Arps, Slate, Meagher
& Flom LLP

\$15,000 – \$24,999

Citi

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Debevoise & Plimpton LLP

Dime Savings Bank of
Williamsburg

Jean and Louis Dreyfus
Foundation

Kelley Drye & Warren LLP

\$10,000 – \$14,999

Deutsche Bank Americas
Foundation

The M&T Charitable Foundation

The Scherman Foundation

Robert C. & Elizabeth
M. Sheehan

\$5,000 – \$9,999

Astoria Federal Savings

Brownsville Multi-Service Family
Health Center

ConEdison

DLA Piper LLP

Goldman Sachs

Kramer, Dillof, Livingston &
Moore

Low Income Investment Fund

Patterson Belknap Webb
& Tyler LLP

Tiger Baron Foundation

James H.R. Windels

\$2,500 – \$4,999

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Vincent F. Pitta

Plato Malozemoff Foundation

Bettina B. and Kenneth A. Plevan

\$1,000 – \$2,499

Anonymous

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Curtis, Mallet-Prevost, Colt &
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ExxonMobil Foundation

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Thomas McC. Souther

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Morris Kirschner Perpetual
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Pitta & Giblin LLC

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Saul Shapiro

Ridgewood Savings Bank

Brian Sullivan

Michael Young & Debra Raskin

\$100 – \$999

Tanisha Abernathy

Aruther P. Kaplan Agency, Inc.

Baker, McEvoy, Morrissey &

Moskovits

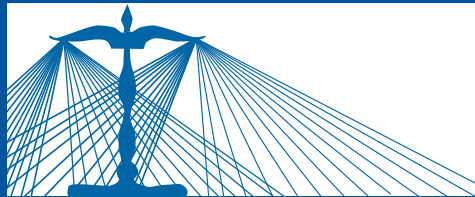
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