The office building for the Bedford Stuyvesant Family Health Center (BSFHC) is a nondescript brown structure with brown trim. Inside, the waiting rooms are overcrowded with patients, while the staff, lead by Ulysses S. Kilgore, III, does its best to serve the community's needs with passion and bailing wire. They need a new space. In fact they've needed a new space since 1991.

"Within two years of moving over here we had exhausted our resources in terms of space," Kilgore said, his hands emphatically pounding with his words. "It became apparent that we were going to have to build." And that's exactly what they are doing, building a beautiful new community health center that is set to open across the street this summer. But it might not have happened.

The overcrowded atmosphere at BSFHC is not unique. Since the end of the Great Society years under Lyndon B. Johnson of the 1960s, community health centers nationwide have struggled to obtain reliable sources of funding. There was next to zero government money to build the kind of clean, inviting, and accessible health care facility that many of us would take for granted.

"Enter Paul Acinapura," Kilgore said of Brooklyn A's General Counsel. "It is possible we wouldn't be talking about this new center had Paul not done what he did." What Acinapura did was simple but profound. He began in the early 1990s with the Brownsville Community Development Corporation, a group that he and Brooklyn A have represented for nearly three decades. "Private lenders and banks were not making loans to community health centers at that time," Acinapura said. "But I knew that New York State was involved in bringing capital money to larger hospitals, so I started studying the relevant statutes."

He discovered a legal reading allowing the State to sell tax-exempt bonds to raise capital for a new Brownsville facility.

Acinapura worked tirelessly to convince Albany of his findings. "It's legalese and technical," he said, "but by the State's own wording we found that community health centers fit squarely into the statutory definition of a 'hospital.'" The long work paid off in 1994 when the Brownsville community health care center opened to the public.

That project opened the way for other grassroots clients of Brooklyn A's Community and Economic Development Unit to open or expand their community-based health centers. "Brooklyn A works as true partners with community organizations to meet their needs in a comprehensive, holistic manner," said Ian Jones, a Managing Director at Management Consulting and Controls Group (MCCG), which oversees the BSFHC project.

"Clients would have to pay private firms huge fees to receive the

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'These new health centers are simply more humane; they're designed to encourage people to come in, and built to help them leave feeling better.'

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same level of expertise and access. These projects take years to develop and complete, and Brooklyn A is there from step one to the very end."

"Every single project you do is different; each one is an evolution from the last, and more complicated because of it," Jones added.
Brooklyn A Celebrates Major Milestone

This year is Brooklyn A’s 40th year of service to its communities and their residents. Forty years of work and commitment to furthering our mission of “Building Communities, Ensuring Opportunity and Achieving Justice.” A commitment evidenced by the hard work of scores of individuals: staff, Board and other supporters who have invested their time, energy and funds in support of our public interest practice model built upon a set of core principles.

Our bedrock principle is that a public interest law practice is more grounded, effective, and better able to provide its services when it is located in and becomes a part of the communities it serves.

Over the next year we will reflect upon our work and share those reflections with you. Looking back over our past struggles, victories and setbacks (yes, some setbacks), and hopefully learning from them so we may continue to serve in even better ways. A 40th anniversary is special. Over this year, through these pages and other vehicles we will share with you our thoughts, vision, plans and challenges for the future—culminating in a grand 40th Anniversary Gala in November 2008.

Much has changed in our world in those 40 years since Brooklyn A’s birth, yet much appears the same. In 1968, an unpopular war was being fought on foreign soil in the waning days of a presidency, supported by a dubious justification. A war that drained national resources much more appropriately invested in our nation’s human infrastructure.

In 1968 as in 2008, the economically disadvantaged, the poor, the homeless, the under and unemployed, are often left to fend for themselves within a society unwilling to recognize real human needs.

But there are other, more positive constants over the past 40 years. Institutions like Brooklyn A, and people within them who give them life and pursue their mission have remained constant — constant in that we have not forgotten the economically disadvantaged and oppressed in our communities, nor their real human needs and suffering, and our shared obligation to address them.

Brooklyn A began its life with three offices within the neighborhoods we serve. We have remained unwavering in our presence in these neighborhoods, and today we maintain offices in Williamsburg, East New York and Bushwick.

‘A public interest law practice is more grounded, effective, and better able to provide its services when it is located in and becomes a part of the communities it serves.’

Our “40th” also places before us a responsibility to focus upon the hard, necessary work of transition planning. It is a time when the earliest generation of legal services workers and supporters must look to the future.

Those of you who are part of our life — our stakeholders — will see elements of this transition planning played out in our activities and within our organization. We will be asking you to participate and contribute to this endeavor as we position ourselves for the next 40 years and beyond.

In this our 40th year, we stand steadfast in our adherence to our mission. With your assistance and input we will continue to be guided by the principles at the core of our founding vision. We ask you to join with us as we celebrate our first 40 years of service and look forward to a future dedicated to Building Communities, Ensuring Opportunity and Achieving Justice!

—Paul J. Acinapura
General Counsel and Acting Project Director
For low-income senior citizens, Housing Court can be an intimidating, bewildering place. Victor Alvarado, 73, went to Housing Court alone when he got an eviction notice last May ordering him to leave his Greenpoint home of 30 years. Unable to afford a lawyer, he agreed to move out within two months in exchange for a waiver of $3,896 in rental arrears and his landlord’s legal fees.

But Alvarado, who hadn’t needed to look for an apartment in three decades, was further shaken by his neighborhood’s market-rate rents and lack of any new housing he could afford. Neighbors who had faced similar eviction threats directed him to Brooklyn A, where veteran housing attorney Susan Barrie took Alvarado’s case.

Barrie succeeded in having the court’s judgment vacated and helped Alvarado obtain financial help from public assistance and family members. She also ruled that the landlord’s claim that the building was not rent stabilized.

I’d have been out on the street without Brooklyn A. Susan Barrie became my voice; she went right up to the judge and the landlord’s lawyer and saved my apartment.’

“I’d have been out on the street without Brooklyn A,” said Alvarado. “Susan Barrie became my voice; she went right up to the judge and the landlord’s lawyer and saved my apartment.” Victor Alvarado is secure for now, but low-income Brooklyn seniors like him are shunted through Housing Court every day without an attorney while landlords are nearly always represented by counsel. In New York City eviction proceedings, fully 98 percent of landlords appear in court with a lawyer, compared with just 12 percent of tenants.

While criminal defendants without means have had the right to an attorney since a landmark Supreme Court decision, Gideon v. Wainwright, was decided in 1963, there is no such constitutionally guaranteed right in civil cases. Now, a drive to secure that right in cases where basic human needs are at stake — a “Civil Gideon” — is gaining force.

The American Bar Association has taken up this cause: According to former ABA President Michael S. Greco, “While Gideon seeks to protect the poor criminal defendant from wrongful imprisonment behind walls of stone and steel, it does not protect a poor person in civil disputes, which can imprison that person just as surely in poverty and discrimination.”

Currently, less than 20 percent of low-income people in this country have access to legal representation in serious civil matters. In 2006, the ABA called unanimously for all levels of government to provide counsel to poor people in cases involving shelter, sustenance, safety, health, or child custody. While some states provide for such counsel in certain family law cases, coverage is scattered and sharply limited. The U.S. lags behind many other countries on this issue: England has upheld the right to an attorney in civil cases for over 500 years; the Council of Europe made this a requirement for member states in 1979 as a matter of international human rights law.

This fight for access to justice is expanding in New York City. As a first step, the City Council is considering legislation that would mandate legal representation for low-income seniors like Victor Alvarado who are threatened with eviction. Advocates celebrated introduction of this legislation in November 2007 with a City Hall rally, chanting, “No Lawyer, No Justice” and “Would You Send Your Grandmother to Court Without a Lawyer?”

The need for this basic protection has increased dramatically as gentrification, abetted by tenant harassment and eviction, transforms — virtually overnight — the diverse, low-income communities served by Brooklyn A. “Once speculators start buying, they make us move out,” said Alvarado. “So many of my former neighbors are constantly pushed out from one neighborhood to another trying to find an apartment they can afford.”
Annual Gala Celebrates Brooklyn A's

Top Row: Honorees Brendan Duigan, Maria Contreras-Collier, Paul Curran; Advisory Committee Member Michael Gugli; Advisory Committee Member Ken Mahon. Second Row: Board Member Harvey Lawrence (left) with Paul Acinapura, BKA; Board Chair Valerie Hing, Roberto Marrero, BKA; Third Row: Thomas A. Moore (left), BKA Advisory Committee Member William Treanor; Maria Posner, BKA; Bottom Row: Brooklyn Borough President Marty Markowitz; David D. Pagán, Jessie Rose, BKA. Photos by Virginie Blanchere.
Brooklyn Legal Services Corporation A held a lively, successful Annual Partnership Awards Benefit on Nov 14, 2007, raising $325,000 for our Community and Economic Development work. The event at the Brooklyn Marriott drew a huge crowd from the legal, corporate, philanthropic, and neighborhood activist communities to celebrate the three Honorees—Paul J. Curran, Special Counsel at Kaye Scholer LLP; Brendan J. Dugan, Chairman and CEO of Sovereign Bank's Metro NY/NJ Division; and Maria Contreras-Collier, Director of the Cypress Hills Child Care Corporation—and show their support for Brooklyn A.

Master of Ceremonies Dominic Chianese, ‘Brooklyn A has remained and expanded in the neighborhoods we serve. And every aspect of our legal work is a partnership with awesome local community-based groups.’

The Sopranos’ “Uncle Junior,” delighted the crowd with his rendition in Spanish of “Guantanamera,” and salute to Tony Bennett, who was in the audience. A moving video highlighted the Honorees’ strong commitment to public service and to Brooklyn’s low-income communities; Borough President Marty Markowitz read a Proclamation hailing the event; and the Bobby Sanabria Sextet kept the dance floor full and vibrating.

Brooklyn A’s Project Director Marty Needelman, noting that November marked the 92nd birthday of Legal Services founder Sargent Shriver, said, “We’re extremely proud that we continue to fulfill his visionary mission for legal services: not just helping to bring justice to low-income people and neighborhoods, but bringing legal support to community-based work in rebuilding and sustaining those neighborhoods.”

“Despite tremendous political and economic pressures to centralize and consolidate to downtown locations,” said Needelman, “Brooklyn A has remained and expanded in the neighborhoods we serve. And every aspect of our legal work is a partnership with awesome local community-based groups.”

Brooklyn A’s General Counsel Paul Achenapura thanked the event’s major Underwriters for their great generosity. Leadership gifts from Davis Polk and Wardwell; Debevoise & Plimpton; Dime Savings Bank; Kaye Scholer LLP; Kelley Drye and Warren LLP; Kramer, Dillof, Livingston & Moore LLP; Simpson Thacher & Bartlett LLP; Skadden, Arps, Slate, Meagher & Flom LLP; and Sovereign Bank will support Brooklyn A’s work with scores of local grassroots organizations, he said. He also thanked the Brooklyn A staff, “who each and every day give meaning to our mission by their service to our clients, and reaffirm their commitment to our community-based law practice.”

Honoree Paul J. Curran said that Brooklyn A’s clients face daunting conditions such as eviction spurred by gentrification, denial of benefits, domestic violence, and reentry into society upon release from prison. “And to the limits of its resources, Brooklyn A responds superbly to these individuals and their needs. In doing so, Brooklyn A has affected for the better the lives and living conditions of countless low-income Brooklyn residents.”

Honoree Brendan J. Dugan, a lifelong Brooklyn resident, said that all of the banks he’s been involved with over a 38-year career have supported Brooklyn A. “It’s a great way to simultaneously reach many different communities that need help. We know they’re in good hands, and that makes it tremendously satisfying.”

Honoree Maria Contreras-Collier said that Brooklyn A was the Cypress Hills child care program’s legal “dream team,” partnering to provide top-notch services to nearly 500 neighborhood children. Brooklyn A’s legal work and its “many late nights helping our Board of Directors and leadership overcome obstacles and set strategy for the future” were indispensable, said Contreras-Collier. “But even more important is their friendship, moral support, and devotion to making high-quality childcare and economic opportunities available to women in Cypress Hills.”

‘It’s a great way to simultaneously reach many different communities that need help. We know they’re in good hands, and that makes it tremendously satisfying.’

(Top) Master of Ceremonies Dominic Chianese, The Sopranos’ “Uncle Junior”; (Bottom) Special Guest Tony Bennett.
Brooklyn A Bids Farewell to Denis Berger

Brooklyn A has lost one of our oldest, dearest friends. Our Staff, Board and Advisory Committee mourn the passing of Denis Berger, Brooklyn A’s Fundraising Consultant and former Director of Development, who passed away on February 20, 2008.

Throughout his life, Denis devoted his extraordinary intelligence, commitment, and skills to the cause of justice and empowerment for low-income and working people. He was a devoted husband to Alice, his wife of 40 years, and father to their wonderful daughters, Jennifer and Sabrina, who carry on their father’s spirit.

Denis was instrumental in creating Brooklyn A’s Advisory Committee, which includes prominent members of the legal, banking, corporate, and philanthropic communities. Under Denis’s leadership, the Committee has generated broad support and funding for our Community and Economic Development (CED) team, which partners with hundreds of local grassroots organizations that serve low-income neighborhoods in North and East Brooklyn.

He initiated and launched Brooklyn A’s Annual Benefit and built it over the past 15 years into a legal community tradition that in 2007 drew 425 participants and raised substantial resources for our CED work. Denis also led a highly successful capital campaign that enabled Brooklyn A to purchase the building that houses our Williamsburg office.

‘Denis was incredibly devoted to the struggles for justice throughout the world and in our own local neighborhoods.’

“Denis was incredibly devoted to the struggles for justice throughout the world and in our own local neighborhoods,” said Marty Needelman, Brooklyn A’s Project Director. “He was a brilliant strategist in developing approaches to achieving ambitious goals, an amazingly focused, energetic, and unshakably optimistic friend, who played a leading role in getting Brooklyn A where we needed to be.

“Our love and thoughts go out to Alice, Jennifer, and Sabrina.”

Prior to his 17 years with Brooklyn A, Denis was a founder of the Venceremos Brigade, a Cuba solidarity organization; and worked as an organizer in...
Springfield, Mass. He was also Executive Director of the Nation Institute and co-founder of the magazine’s staff union, a leader of the United Electrical Workers Union, staff member of the New York City Chapter of the National Lawyers Guild, an activist in the Puerto Rican independence movement, and a mainstay of the New York City Labor Chorus.

“Through the clarity of his vision and insight, and the sincerity and strength of his passion for our mission, Denis brought together a diverse group of extraordinary, wonderful individuals to work collaboratively for our common goal of improving the lives of the, low-income people and communities served by Brooklyn A,” said General Counsel Paul Acinapura. “He will remain in our memories and serve as model for us all.”

Denis’s commitment to helping build a better world was reflected in his love for the songs of the international labor movement. One of his favorite songs, “Bread and Roses,” grew out the hard-fought 1912 textile strike in Lawrence, Mass. Its words do much to convey his lifelong values and spirited activism:

“As we come marching, marching, we’re standing proud and tall
The rising of the women means the rising of us all.
No more the drudge and idler – ten that toil
where one reposes
But a sharing of life’s glories: Bread and Roses!
Bread and Roses!”

Denis, you will be missed and remembered by us all.

(From top) Denis created joyful events to mark Brooklyn A’s success; in 1988, Denis stands in front of actor Jimmy Smits (last row, second from right), who helped us mark our 20th Anniversary; Dynamic partnership: Denis worked closely with General Counsel Paul Acinapura (left) and Project Director Marty Needelman to build Brooklyn A’s resources and broad circle of friends.
Brooklyn Health Center Blooms continued from page 1

"For Bed Stuy, this comes about most notably in the 'greening' of the building. We had worked green before, but not to this extent, and at the beginning there wasn't really a 'green standard' for health care centers. That emerged simultaneously with the design of this center."

The greening of the building fits nicely into the overall concept of the project. Kilgore did not set out to simply have more space. He wanted to build a brand new environment that would set patients at ease the moment they came through the front doors. And of course it would have to be bigger. In 2006, the center's 15 full- and part-time doctors served 17,000 patients in approximately 61,000 total visits. The new center anticipates a jump to 90,000 visits in its first year; 125,000 the next.

BSFHC's success, despite its limited resources, is a testament to those who work there. The small cramped building also serves a variety of community programs, the standout of which has been the Diabetes Education and Treatment Program. The center offers a six-week diabetes class that, due to limited space, is open to just 15 people at a time. As a result of this program, of some 400 registered diabetic patients, not a single one has needed to have a limb amputated. That would be a staggering success for a full-scale hospital with every tool at its disposal; for a neighborhood health center it's unprecedented.

"Imagine what we are going to be able to do in this new center!" Kilgore trumpeted.

"Right now because of our space issues sometimes we have to have our diabetes classes out on the sidewalk. People just come and pull up a chair. And it works here because of the way we run it, and all of our programs. You cannot just preach; you have to educate. Here we have a demonstration kitchen where we teach people how to cook good, healthy food. At the new building we will be able to accommodate at least 30 people at a time for our diabetes program. Imagine what we can do!"

Kilgore and his staff believe the building's aesthetics and environment are almost as important as the services they will provide. "It's going to be gorgeous," he said. "The setting is going to be quiet, beautiful, and tranquil. People in this community haven't seen anything like this before. We're going to have clean air in the building, clean everything in the building. Plenty of sunlight. And each practice will have its own waiting area, so our targeted educational efforts will have a much greater impact. We'll be able to do everything we need to serve this community."

For Paul Acinapura, this is exactly what he envisioned back in 1990 when he dove headlong into the morass of New York State law to find an avenue of funding for these sorely needed projects. "These new health centers," he said, leaning forward across his desk, "are simply more humane and helpful; more encouraging. They are designed to encourage people to come in, and built to help them leave feeling better.

Of 400 diabetic patients, not a single one has needed to have a limb removed. This would be a staggering success for a full scale hospital; for a neighborhood health center it's unprecedented.'
‘Green’ Building Project Spurs Healthy Development
Equal Justice Works Fellow to Lead Brooklyn A Initiative

By Jessie Rose

Brooklyn A is helping its community partners build ‘green’ health centers, housing, and other vital neighborhood infrastructure to reduce environmental health hazards, save energy costs, and develop the local economy. We are now expanding this green initiative thanks to Equal Justice Works, which has awarded a two-year fellowship to Nicole Prenoveau to begin working on the project with Brooklyn A’s Community and Economic Development (CED) team this fall.

As an Equal Justice Works Fellow, Prenoveau will lead the CED Unit’s assistance to our community development corporation (CDC) clients who seek to incorporate energy-efficient “green” elements into their affordable housing and other community development projects. Equal Justice Works is a nonprofit that promotes public interest legal work in communities traditionally underserved by the legal system. The organization established its prestigious fellowship program in 1992 to enable law school graduates with a strong commitment to public service to lead innovative projects in this country’s most disadvantaged neighborhoods. Prenoveau’s fellowship is co-sponsored by American International Group, Inc. and Sullivan & Cromwell LLP.

Prenoveau will help CDCs access green development financing and technical assistance so that North and East Brooklyn’s most polluted communities can enjoy the health, environmental, and economic benefits of environ-

mentally sound construction. After graduating from Brooklyn Law School, Prenoveau says she’s “looking forward to seeing the impact of my work in these communities, whether it’s an abandoned factory turned into a school or a dilapidated structure transformed into a new home.” Prenoveau first got to know these neighborhoods as a Brooklyn A summer intern in 2006.

Nonprofit CDCs empower residents and build community wealth by increasing home ownership opportunities, building schools and other facilities and making productive use of vacant or distressed land. They increasingly count environmental and public health hazards among the top community problems. North and East Brooklyn have extraordinarily high rates of cancer, asthma, and lead-related illnesses, due in part to environmentally hazardous housing, and contaminated soil and air.

Skyrocketing fuel costs are also straining the resources of CDCs that create and maintain affordable housing, and increasing the hardship of the families they serve. Low-income households in New York now pay as much as 25-30 percent of their income toward energy bills. Green building – design, construction and maintenance that focuses on healthy indoor environment, maximum energy efficiency and conservative use of natural resources – provides tools to confront these community health and economic problems. And going green is cost-effective: According to the New York State Energy Research and Development Authority, an initial investment of less than one percent of building costs can increase energy efficiency over standard building code practices by 20-30 percent.

“Green development is clearly the wave of the future for construction generally,” says Prenoveau, “and with the help of this project, we can take real steps toward showing that its benefits can and should be included in projects that serve low-income communities, like those of North and East Brooklyn.”

Jessie Rose is Director of Brooklyn A’s Community and Economic Development Unit.

Community meeting at Cypress Hills Local Development Corp.; Brooklyn A is helping this grassroots client build ‘green’ housing.

‘I’m looking forward to seeing the community impact, whether it’s an abandoned factory turned into a school or a dilapidated structure transformed into a new home.’

Nikki Prenoveau: ‘Green development should be accessible to Brooklyn’s poorest neighborhoods.’
Brooklyn A Targets Perpetrators of Foreclosure Fraud

While Brooklyn A attorneys fight to keep low-income families from losing their homes to foreclosure, they are pursuing an innovative legal strategy to confront the root causes of the crisis. Our aim is to hold all participants in these fraudulent transactions accountable for their actions and ensure that they face strong legal and economic consequences.

Our legal strategy focuses on “impact litigation” — taking cases with factual and legal issues that present opportunities to achieve broad and lasting effects on judicial precedent, public consciousness, public policy, and remedial legislation. With this strategy we aim to:

- **Expand the rights of borrowers and their defenses to foreclosure**, in cases where mortgages were originated in a predatory, deceptive manner;

- **Target the perpetrators of this massive fraud** — corrupt sellers, lenders, lawyers, appraisers, and title companies, as well as financial institutions that purchase a huge volume of sub-prime mortgages and later claim they have no responsibility for the fraudulent nature of those transactions;

- **Underscore the racial targeting and other civil rights violations** inherent in much of the predatory lending that has spurred the foreclosures now destroying vulnerable families and destabilizing entire neighborhoods in Brooklyn A’s service area;

- **Hold the U.S. Department of Housing and Urban Development (HUD) accountable** for its abdication of responsibility and even complicity in widespread violations of the Fair Housing Act. Brooklyn A has already won important federal decisions denying HUD’s motions to dismiss our case, rejecting the agency’s argument that it has no enforceable duty to prevent racial targeting by lenders given federal mortgage insurance;

- **Challenge mortgage agreements** that allow lawyers for lenders who win in court to collect attorneys’ fees, but deny such awards to attorneys successfully representing victims of predatory lending against foreclosure. Our goal is to create a reciprocal right to attorneys’ fees that would provide an incentive for local individual practitioners and small firms to take these cases, broadening private bar participation in obtaining justice and economic redress for victims.

Brooklyn A is uniquely qualified to mount an “impact litigation” strategy against those who benefited from and perpetuated the foreclosure crisis. Litigation Director Rick Wagner, who leads Brooklyn A’s Predatory Lending and Foreclosure Prevention Project, is a veteran attorney who has represented clients in Brooklyn’s foreclosure “hot zones” for over 20 years. Wagner has initiated groundbreaking legal strategies, including the use of the federal civil RICO statute against owners of dilapidated federally subsidized housing projects, and affirmative federal litigation against predatory sellers and mortgage lenders engaged in a conspiracy to commit fraud.

Brooklyn A is currently litigating 10 high-impact foreclosure cases in Federal or New York State Supreme Courts. We brought our first major case in 2001, pioneering the use of a strong affirmative assault upon fraudulent, unconscionable lending and selling practices. By targeting institutions holding thousands of packaged sub-prime mortgages, we are seeking to narrow or eliminate legal barriers that insulate them from responsibility for their lack of due diligence as nationwide predatory lending patterns became clear.

Brooklyn A is committed to sharing our foreclosure prevention strategy with the broader community of public interest attorneys and advocates. Through our close working relationships with scores of community-based organizations we empower grassroots activists to counsel and train their constituents in understanding and protecting their rights.

As the foreclosure disaster ravages the communities we serve, we are expanding our dual legal strategy of combining efforts to protect individual Brooklyn families from foreclosure with groundbreaking litigation to achieve broad, urgently needed changes in the law and public policy.
2008 Docket Highlights Grassroots Success
New report cites dynamic local projects

Brooklyn A's upcoming 2008 Docket will outline our work over the past year with dynamic grassroots community groups in North and East Brooklyn. Our Community and Economic Development (CED) Unit is one of the few legal services teams in the country to develop and sustain a substantial practice representing local community groups. Based in our East Brooklyn office, our CED Unit works with local partners that organize tenants, build affordable housing, expand access to health care, and establish community-run senior centers, schools, and daycare facilities in the struggling neighborhoods we serve.

The 2008 Docket outlines several innovative projects stemming from this partnership, including initiatives to provide low-income neighborhoods with quality and affordable housing, and projects to create minority- and community-owned businesses. The Docket also tells the story of scores of community-run, low-income housing cooperatives, most of which grew out of protracted organizing to end landlord harassment and ensure decent living conditions. Brooklyn A provides these co-ops with ongoing representation and legal advice to ensure their stability as a unique local resource.

Renzo Sosa, Project Manager for the Cypress Hills Local Development Corp.'s Cypress Mews Project (left), with Brooklyn A Senior Attorney Ralph Martinez at December 2007 groundbreaking.

Barbara Schiff of longtime community partner Los Sures, with Robert Santiago, a tenant activist who helped create one of Williamsburg's longest-standing low-income housing cooperatives. Brooklyn A provides counsel to scores of these community-run buildings.

To receive your free copy of Brooklyn A's 2008 Docket, please contact Karen Gellen, Director of Development and Communications, at kgellen@bka.org, or view and download a copy later this month from our website, www.bka.org.

Wanted: Law Students, Fellows for Compelling Projects

Brooklyn A is seeking law students and recent graduates to work as Interns and Fellows on meaningful, community-based projects.

INTERNSHIPS: We welcome Student Interns for both summer and term-time internships that provide hands-on experience in the practice of public interest law. Associates work with Brooklyn A's experienced, committed legal staff to: draft papers, interview clients, participate in discovery (including depositions), gain courtroom experience, and conduct legal research.

FELLOWSHIPS: Law school graduates committed to public interest law are eligible for many one- and two-year fellowships to work at Brooklyn A. We have recently sponsored Equal Justice Works Fellows in Community and Economic Development, and Education Projects, and a Skadden Arps Fellow in our Predatory Lending and Foreclosure Prevention Project. All fellowships involve direct legal services, such as individual client representation, group representation, courtroom advocacy, fair hearings, policy advocacy, research, discovery, and settlement negotiations.

Please visit our website, www.bka.org for postings of our Spring 2008 fellowship opportunities. If you would like to discuss a specific fellowship application or project, or apply for an internship, please contact Batya Miller, Pro Bono Coordinator, at bmiller@bka.org or 718-487-2341.