

Annual  
Report  
2012

# Brooklyn Legal Services Corporation A

**Building Communities // Ensuring Opportunities // Achieving Justice**





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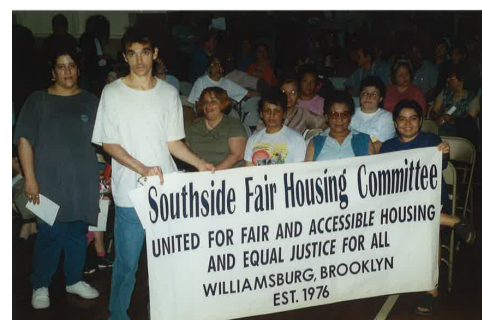
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*To understand your future,  
you must examine your past  
—Anonymous*

BROOKLYN

# MESSAGE FROM OUR EXECUTIVE DIRECTOR AND GENERAL COUNSEL

## TO ALL OF OUR SUPPORTERS AND THE EXTENDED BROOKLYN A FAMILY,

We use the publication of this Annual Report as a mechanism not only to reflect upon our accomplishments over the last year but also to prepare ourselves and our friends for the challenges that remain before us. We saw positive outcomes throughout 2012 in the number of individuals, households, and community-based organizations (CBOs) that we were able to reach. We also refocused our initiatives into three core Programs: Community and Economic Development, Consumer and Economic Advocacy, and Preserving Affordable Housing.

Nevertheless, in many ways 2012 was a weighty and difficult year for the Brooklyn A family.

Changes in the political and legal services environment led Brooklyn A to end its longstanding and mutually beneficial affiliation with Legal Services of NYC (LSNYC); a unanimous decision was reached on this matter by the Brooklyn A Board of Directors. LSNYC's decision to centralize and homogenize legal services in Brooklyn is at odds with Brooklyn A's view that the best way to serve our clients is to establish more neighborhood points of contact with the community, not fewer. Our recognized history of success tells us that it is better to provide full representation to a more limited number of clients, especially community-based organizations, that can promote lasting change, than to provide limited advice and counsel to a larger number of individual clients.

The disassociation from LSNYC forced us to develop a leaner budget for 2013 and to reinforce our priorities moving forward: we remain resolved in our commitment to our Mission. We have recruited and attracted more volunteers and are working to expand our private and philanthropic donor base.

We continue to remain committed to providing high-quality and accessible legal services for people in need and partnering with a wonderful network of CBOs within our



neighborhoods. This work addresses a variety of needs for our communities and involves advocacy across a wide range of issues contributing to a cleaner, safer, and more just and habitable environment.

Despite our fiscal challenges and cuts in 2012, our staff has continued to achieve much for our clients and the neighborhoods we serve. For example:

- ▶ We helped to restore control to the majority tenant-shareholders in a low-income cooperative building that had been taken over by a new, corrupt board president. The president, in conjunction with other family member shareholders, was renting and selling apartments secretly in order to divert profits to their own pocketbooks, as well as harassing other tenant-shareholders to move out. In collaboration with St. Nick's Alliance, Brooklyn A successfully restored control to the majority shareholders and helped to implement policies that promote transparency and conformity to their mission and rules.
- ▶ As counsel to Urban Health Plan, Inc. (UHP), our work helped in the expansion of its health center located at 1065 Southern Boulevard in the South Bronx. In 2012, we represented UHP and its controlled nonprofit subsidiary (the Foundation for Urban Health and Well Being, Inc.) in successfully meeting requirements for a second funding tranche of New Market Tax Credit (NMTC) syndication financing for the expansion project that is in construction. This will enable UHP to increase its capacity to provide an additional 80,000 patient visits for primary and specialty care services in the first year after construction is completed, and by at least 180,000 more visits annually thereafter.
- ▶ A study commissioned by The Task Force to Expand Access to Civil Legal Services and reported to the Chief Judge of the State of New York concluded that: 1) 40% of all foreclosures averted result in preventing a household from becoming homeless, and 2) that the cost to taxpayers of services provided to a single homeless household averages \$12,822. Applying this formula to the 186 cases of foreclosure prevention that Brooklyn A successfully resolved in 2012, 74 families avoided homelessness, saving taxpayers nearly \$950,000.


This past year's Annual Partnership Awards Benefit marked the first annual presentation of the Judge Harold R. Tyler Award, in memory of a dear friend and advocate on behalf of Brooklyn A and equal access to justice for all. Judge Tyler led a distinguished career during which he dedicated many years to the twin goals of civil rights and social justice. For him, the practice of law was always about public service, and his close involvement with Brooklyn A

that began in the mid-1980s was a result of his understanding of the vital function civil legal service organizations can provide in communities throughout the country.

We have since our inception moved into the future staying true to our Mission as: to provide high-quality representation for and within the low-income communities that we serve. We seek to spur a conversation about, and allow for a greater understanding of, the role of legal services within our community and throughout the country. While the cutbacks in funding and staffing have been difficult, we are resolved to extend our reach within our neighborhoods in order to meet our clients' needs and defend their fundamental rights.

It is thanks to the tireless efforts of our Board, staff, attorneys, interns, volunteers and outstanding members of the community that we are able to provide the services that we do. 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 2013 has to offer as we move forward with all of our supporters helping to bring social and economic justice to Brooklyn communities!

Sincerely,



Martin S. Needelman

Executive Director and Chief Counsel



Paul J. Acinapura

General Counsel

# ABOUT BROOKLYN A

Brooklyn Legal Services Corporation A (Brooklyn A) has provided high-quality, neighborhood based civil legal services to low-income individuals, families, community groups, and nonprofit organizations in Brooklyn for over forty-four years. While we are broadening our focus toward expanding services throughout all of Brooklyn and beyond, our efforts have typically focused on neighborhoods where much of the borough's poverty is concentrated, including: Williamsburg, Greenpoint, Bushwick, Oceanhill-Brownsville, East New York, Bedford-Stuyvesant, Cypress Hills, Starrett City, City Line, East Flatbush, Flatlands, and Canarsie.

Established in 1968 as part of the federally-funded legal services program, Brooklyn A embraces the value that lawyers have in combating poverty. We endorse the idea that legal services programs are responsible to low-income communities, and are thus charged with the responsibility of identifying, understanding their needs, and participating in addressing the problems confronting those communities.

## What We Do

We offer representation and advocacy:

- ▶ To tenants and tenant associations to prevent their displacement and to ensure decent living conditions;
- ▶ To counter predatory lending practices; and
- ▶ To support community and economic development efforts undertaken by nonprofit, neighborhood-based organizations.

We also provide education, counseling and outreach not only directly to our target population but also to other stakeholders, including community boards, community-based organizations (CBOs), advocacy groups, and offices of elected officials. The range of these interventions is designed to allow us to extend our reach as far as possible in providing accessible services, and our activities include: workshops, educational meetings, informational materials, and skills-building sessions.

## Principal Programs

- ▶ **COMMUNITY AND ECONOMIC DEVELOPMENT (CED) PROGRAM.** Through its role as the lawyer for CBOs and their initiated projects, Brooklyn A's CED Program provides critical legal support and representation to CBOs and community development corporations (CDCs) that, amongst a variety of community services, seek to: create, develop, and operate

new and rehabilitated affordable housing, provide high quality health care services, develop community-wide sustainable development strategies, provide support and educational services to youth from infancy through college, and generally work for social and economic justice in local low-income communities. CED attorneys, as general counsel, provide CBOs with ongoing, comprehensive legal counsel in their daily operation and functioning and at all stages of project and program development, thereby increasing their client's organizational strength, the effectiveness of the services they deliver and their ability to meet their community's needs.

- ▶ **CONSUMER AND ECONOMIC ADVOCACY PROGRAM.** The goal of the Consumer and Economic Advocacy Program is to empower underrepresented consumers to assert their rights in the marketplace and courts, and achieve financial stability. As Brooklyn A was establishing our consumer rights practice, the foreclosure crisis was beginning to seriously impact low-income homeowners. In response, we expanded our foreclosure defense work as a part of our consumer rights practice. We provide legal assistance, including advice, advocacy and litigation services, to homeowners facing foreclosure and/or victimized by predatory lending practices. Over the past four years, Brooklyn A has provided services to more than 550 homeowners.
- ▶ **PRESERVING AFFORDABLE HOUSING PROGRAM.** The goal of the Housing Program is to preserve tenancies and increase affordable housing for low-income clients. We represent tenants individually and collectively through tenants' associations in Supreme and Housing Courts, defending them in eviction proceedings, and, if necessary, bringing affirmative cases to ensure that their landlords provide essential services and perform adequate repair and maintenance work. This work is done in conjunction with community organizations that promote the expansion of resources for affordable housing and try to minimize the loss of currently affordable units. Additionally, the Housing Program directly supports HDFC apartment building cooperative corporations and community coalitions.



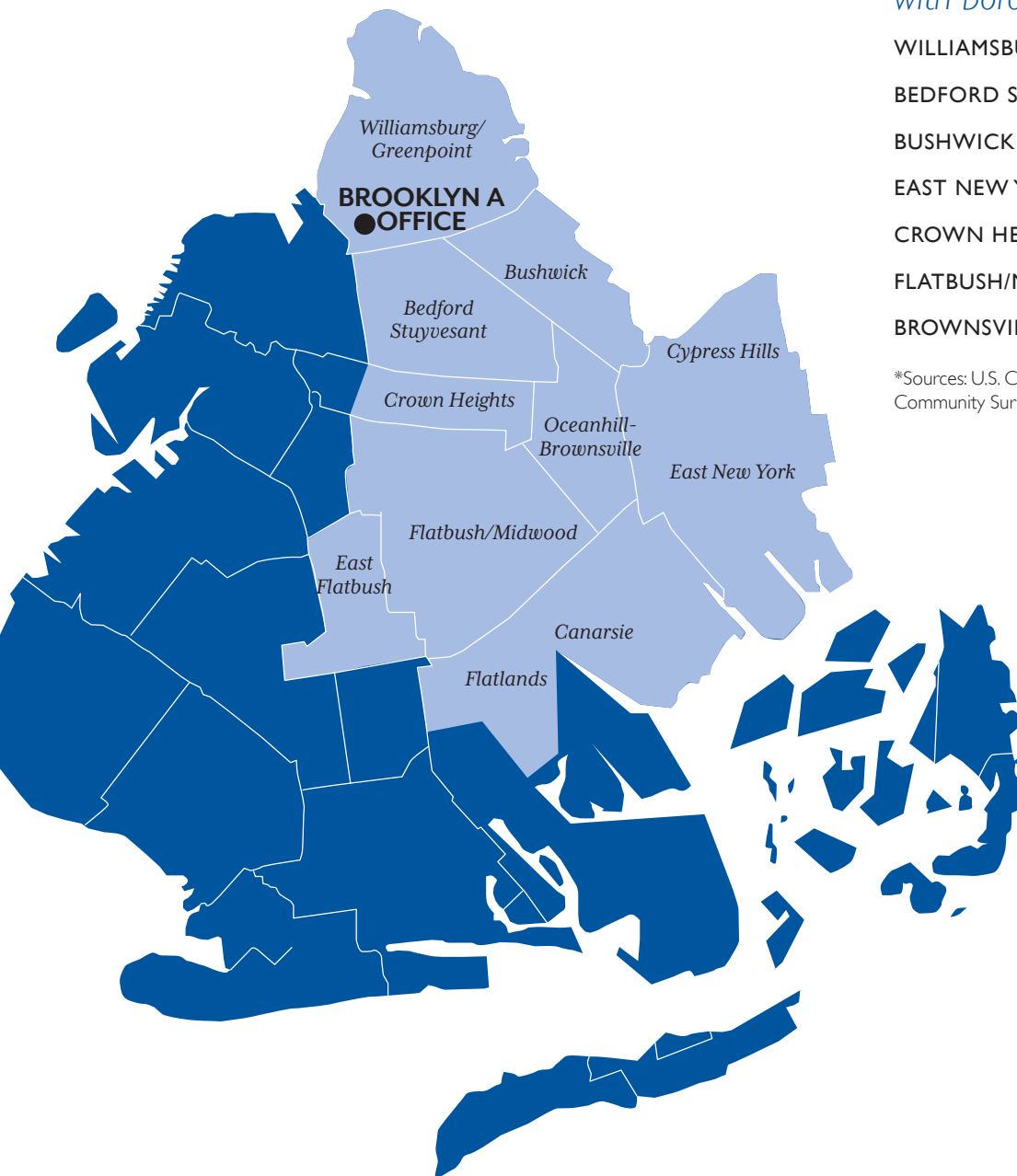
# BROOKLYN A'S TARGET COMMUNITIES

\* BROOKLYN A SERVES NEIGHBORHOODS THROUGHOUT THE BOROUGH, PRIMARILY THOSE WITH A HIGHER PERCENTAGE OF POPULATION LIVING IN POVERTY.

*Brooklyn neighborhoods living in poverty compared with borough-wide (21.1%).\**

WILLIAMSBURG/GREENPOINT	28.0%
BEDFORD STUYVESANT	33.1%
BUSHWICK	30.3%
EAST NEW YORK/CYPRESS HILLS	28.1%
CROWN HEIGHTS	24.9%
FLATBUSH/MIDWOOD	20.9%
BROWNSVILLE	35.3%

\*Sources: U.S. Census Bureau, 2007/09 American Community Survey.



# BROOKLYN A

## HISTORY: A TIMELINE SNAPSHOT



### 1968

Brooklyn A opens with offices in Williamsburg (at its present location at 260 Broadway), Brownsville and East New York, each respectively known as Williamsburg Legal Services, Brownsville Legal Services, and East New York Legal Services.

### 1968 (cont.)

The founding Project Director was Cesar Perales (founding President of the Puerto Rican Legal Defense & Education Fund (PRLDEF) and current Secretary of State of New York), with Mark Spires managing the Brownsville office and Tom Rothchild managing the East New York office. The program's first Board Chair is Brownsville Assemblyman Samuel Wright.

### 1969

Cleary Gottlieb Steen & Hamilton establishes externship program at Brooklyn A: Leslie Samuels (who became Assistant Secretary of the United States Treasury under Richard Rubin, and is currently a senior Partner at Cleary) and John Coffee (now Adolf A Berle Professor of Corporate Law at Columbia U.) were the first externs.

### 1970

Cesar Perales leaves to establish PRLDEF (now Latino Justice PRLDEF) and he is succeeded by former Fordham Law classmate Richard Panebianco (now deceased).

### 1971

Martin Needelman joins the Williamsburg office as a Reginald Heber Smith Fellow, after two years as a VISTA lawyer at Southside Community Mission.

### 1973

Brooklyn A attorneys Larry McGaughey and David Glasel represent tenant advocates in creating Los Sures (Southside United Housing Development Fund Corporation); Brooklyn A continues to partner with Los Sures to this day.

### 1973 (cont.)

Approached by Father John Powis, Brooklyn A attorney Ron Parker incorporates the Oceanhill-Brownsville Tenants Association (OHBTA) which later became the largest producer of affordable housing in Brownsville during the 1980s and 1990s.

### 1974

Paul Acinapura joins the Brownsville office and, along with staff attorney Ron Parker, works with Brooklyn A's first CED client, the Brownsville Child Development Center.



## 1976

Martin Needelman and PRLDEF attorneys Herb Teitlebaum and Rich Hiller represent Williamsburg Fair Housing Committee against the NYC Housing Authority (NYCHA) in a landmark case successfully challenging absolute mathematical racial quotas providing for 75% white residents at the expense of non-whites who made up over 90% of NYCHA waiting lists in over 1,000 South Williamsburg public housing apartments.

## 1980

Arnie Rothbaum succeeds Richard Panebianco as Project Director.

## 1982

Paul Acinapura, working with Joe Francois and Maurice Reid, represents the Brownsville Community Development Corporation in founding the Brownsville Multi-Service Family Health Center: a nurturing, community-based health facility meant to replace hospital emergency rooms and private Medicaid mills as the place where local residents could go for high-quality health care services. Brooklyn A and Brownsville remain community partners to this day.



## 1982 (cont.)

Brooklyn A assists in the creation of a private school in East New York, Bethlehem Baptist Academy. In 2000, Allison Dunlop joins Brooklyn A's CED Program and assists Bethlehem Baptist Academy to charter and convert into the Trey Whitfield School, which now educates more than 500 young men and women each year.

## 1984

In response to pressure from the White House, Congress drastically cuts federal funding for legal services. As a result, the Legal Services Corporation had dramatic reductions in the availability of services, and Brooklyn A experienced a reduction of staff to 9 attorneys, creating the need for Brooklyn A's subsequent aggressive diversification of funding sources.

## 1985

Martin Needelman succeeds Arnie Rothbaum as Brooklyn A's Project Director and Chief Counsel; Paul Acinapura succeeds Gary Connor as Managing Attorney of the East Brooklyn office and is designated as program's Deputy Administrator and General Counsel.



## 1985 (cont.)

Joe Holly comes to Brooklyn A for legal assistance to establish the Northeast Brooklyn Housing Development Corporation (NEBHDCO).

## 1986

Brooklyn A attorneys Rick Wagner and Hillary Exter represent OHBTA and a broad community wide coalition of individuals and organizations in litigation challenging NYC's "Super Bowl Sunday" unannounced closing of the Tin House fire house.

## 1988

Brooklyn A celebrates its 20th anniversary with two events. The first, a costume party in the base of the Brooklyn Bridge, hosted by East New York native Jimmy Smits, honors 25 community leaders and is attended by over 300 guests. The second event, an awards dinner, honored former American Bar Association (ABA) and New York State Bar Association (NYSBA) President and native of Greenpoint, Robert MacCrate of Sullivan & Cromwell, then Medicaid prosecutor (now Brooklyn District Attorney) Charles Hynes, New York City Housing Authority (NYCHA) Chair and legal services alumna Sally Hernandez-Piñero, and then-Brooklyn Law School Dean who subsequently became Federal Judge David Trager (now deceased).

## 1990

Brooklyn A attorneys Paul Acinapura and Brian Glick represent NEBHDCO in its first of many low-income housing tax credit projects, Cheryl's Villa, producing affordable rental housing for hundreds of very low-income tenants in central Brooklyn.

## 1990 (cont.)

Brooklyn A attorneys Hillary Exter and Paul Acinapura assist CHLDC in the formation of the Cypress Hills Child Care Corporation (CHCCC), which now serves approximately 500 children and their families each year. CHCCC has three primary programs: the Family Day Care Network, the Child Care Center, and the Head Start Family Day Care Program.

## 1992

Paul Acinapura successfully advocates to the state, for the first time, for the utilization of bond financing, traditionally reserved for hospitals only, to use in building a new, dramatically expanded, modern facility for the Brownsville Multi-Service Family Health Center. The expansion enabled the organization to handle 50,000 patient visits per year.

## 1993

Brooklyn A celebrates its 25th Anniversary with the beginning of its annual benefits, this at the historic Dime Savings Bank of NY and hosted by then Dime President Dick Parsons. Sargent Shriver (now deceased), founder of the national Legal Services program within the "War on Poverty" during the Administration of Lyndon Johnson, is the program's first honoree. Also honored are Sally Hernandez-Piñero, President of East Harlem Business Capital Corporation (formerly of NYCHA) and Vito J. Lopez, former New York State Assemblyman.





## 1995

Brooklyn A attorneys Paul Acinapura and Brian Glick represent Bushwick Information Coordinating and Action Committee (BICAC) HDfC in its acquisition and low income housing tax credit syndication of 1109 Madison Street, a 18-dwelling unit affordable rental project.



## 1995 (cont.)

Brooklyn A honors two individuals at its Annual Partnership Awards Benefit: Judge Harold R. Tyler, Jr. (now deceased), former U.S. Federal Judge and partner at Patterson Belknap Webb & Tyler LLP; and Joseph K. Francois (now deceased), former Executive Director of Brownsville Multi-Service Family Health Center.



## 1996

Brooklyn A honors two individuals at its Annual Partnership Awards Benefit: Henry King, Senior Counsel at Davis Polk & Wardwell LLP; and Angela Battaglia, Housing Director at Ridgewood Bushwick Senior Citizens Council, Inc.

## 1997

Brooklyn A honors two individuals at its Annual Partnership Awards Benefit: Conrad Harper, retired partner at Simpson Thacher & Bartlett LLP; and Michelle Neugebauer, Executive Director of Cypress Hills Local Development Corporation (CHLDC).

## 1997 (cont.)

After working over a decade with CHLDC, Brooklyn A attorney Hillary Exter represents the organization in the founding of the Cypress Hills Community School, P.S. 89, a dual language grades K-8 New Visions school.





## 1998

Brooklyn A teams up with five other CBOs (Los Sures, St. Nick's Alliance, El Regreso, Nuestros Niños and Ridgewood Bushwick) to form the North Brooklyn Coalition Against Family Violence. This grassroots organization continues to be a critical partner in the fight against domestic violence.

## 1998 (cont.)

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Barry Garfinkel, Of Counsel at Skadden, Arps, Slate, Meagher & Flom LLP; Magda Yrizarry, Vice President of Workplace Culture Diversity and Compliance at Verizon Wireless (formerly Bell Atlantic); and John Mulhern of Nuestros Niños Child Development School.



## 1999

Under the leadership of former Brooklyn A Director of Development Denis Berger (now deceased), Brooklyn A launches a \$3 million capital campaign, led by Forest City Ratner's Bruce Ratner and Kelley Drye & Warren's John Callagy, that allows for the acquisition of its Williamsburg headquarters, the 4 story Chase Manhattan Bank building, and the creation of its new Bushwick office. Brooklyn A welcomes its new Williamsburg tenants and community collaborators, including the Brooklyn AIDS Network, the Community Health Care Network, and an AIDS/HIV case management and support program.

## 1999 (cont.)

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Patricia Hynes, Of Counsel at Milberg Weiss Bershad Hynes & Lerach, LLP; Frances Resheske, Senior Vice President of Public Affairs at Con Edison; and Abdur Rahman Farrakhan, former President of Oceanhill-Brownsville Tenants Association.

## 1999 (cont.)

Brooklyn A handles the first NYS Industrial Development Agency bond financing of a community health center in New York City for its client, Urban Health Plan, Inc., enabling it to move to a larger facility and increasing patient volume in the first year from 80,000 to 140,000 visits.





## 2000

An evaluation commissioned by the Legal Services Corporation this year noted that Brooklyn A's "CED program [is] one of the nation's outstanding examples of [community] advocacy and development." The report continued to note that Brooklyn A's "demonstrated a connectedness to the community that must be considered one of its fundamental strengths. The program's housing and community development work could not have been successful without this long-term sincere connection. ... [Brooklyn A] has an important story to tell other programs in New York and throughout the country about the benefits that can flow from long-term collaboration and representation of nonprofit corporations."



### 2000 (cont.)

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Frederick A.O. Schwarz, Jr., Senior Counsel at Cravath, Swaine & Moore LLP; John Imperiale, Senior Vice President, Community Relations at J.P. Morgan Chase & Co.; and David Pagán, former Executive Director of Los Sures (Southside United Housing Development Fund Corporation).

### 2001

Rick Wagner (now deceased) launches anti-predatory lending litigation, including affirmative litigation on the institutional causes of such practices, that continues to the present day in the face of a collapsing economy and a tsunami of foreclosures against economically marginal homeowners, particularly in East New York, Cypress Hills, Brownsville, Bedford-Stuyvesant and Bushwick.

### 2001 (cont.)

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Barbara Paul Robinson, Of Counsel at Debevoise & Plimpton LLP; Marilyn Gelber, President of the Brooklyn Community Foundation (formerly known as the Independence Community Foundation); and Maurice Reid, former Executive Director of Brownsville Multi-Service Family Health Center.



## 2002

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Zachary Carter, partner and co-Chair at Dorsey & Whitney LLP; MacDara Lynch, Vice President and Team Leader at Pfizer Global Manufacturing; and Sister Peggy Walsh, of Southside Community Mission.

2003

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: James Gill, partner at Bryan Cave LLP; Frederick Hill, Executive Vice President of Marketing and Communications at J.P. Morgan Chase & Co.; and Jeffrey Dunston, Chief Executive Officer of Northeast Brooklyn Housing Development Corporation.

2004

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Evan Davis, partner at Cleary Gottlieb Steen & Hamilton LLP; Maureen Batemen, Managing Director of Rose Hill Consultants at Evercore Trust Company (formerly of Bank of America); and Michael Rochford, Executive Director of St. Nicholas Neighborhood Preservation Corporation (St. Nick’s Alliance). Daphne Rubin-Vega, actor (RENT), served as emcee.

2005

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: John M. Callagy, partner at Kelley Drye & Warren LLP; Thomas Early, Executive Vice President of Managed Plans at Elderplan (formerly of Health Plus); and Dr. Claude Offord, of Brownsville Multi-Service Family Health Center.

2005 (cont.)

Brooklyn A represents BICAC HDFC and its subsidiary, Ozzie Wilson HDFC, in the acquisition of the property and in the HUD Section 202 construction financing of the Ozzie Wilson Senior Housing Project.

2006

The Mobilization Against Displacement, a coalition of all major housing groups in Williamsburg-Greenpoint, with Brooklyn A as counsel, forces the city to incorporate “inclusionary zoning” with a minimum of 20% affordable units, in the re-zoning of the Williamsburg-Greenpoint waterfront, enabling the construction of over 10,000 affordable rental units.

2006 (cont.)

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Robert Sheehan, Of Counsel at Skadden, Arps, Slate, Meagher & Flom LLP; Terri Thomson, of Thomson Strategies LLC and formerly of Citigroup; and Barbara Schliff, Director of Housing Resources for Los Sures (Southside United Housing Development Fund Corporation).

2007

Los Sures opens the doors to its first senior housing project at 145 South 3rd Street, with the representation of Brooklyn A’s attorney Ralph Martinez.

2007 (cont.)

The Broadway Triangle Community Coalition (BTCC) is formed in response to a rezoning plan proposed for 21 acres of land located between the neighborhoods of Williamsburg and Bedford-Stuyvesant. The BTCC is a group of neighborhood residents and business people involved in efforts to make the public planning of the Broadway Triangle area more transparent and more reflective of the needs of the community. The coalition consists of over 40 organizations (religious, civic, educational, and community-oriented) that represent the largely black, Hassidic, and Latino demographics of the community. The individuals and organizations of the coalition advocate for a re-zoning plan that is free of political favoritism and special interests, in addition to one that provides for affordable housing and public amenities.

*of [community] advocacy and development.” Brooklyn A “demonstrated a connectedness to the community that must be considered one of its fundamental strengths. ... [Brooklyn A] has an important story to tell other programs about the benefits that can flow from long-term collaboration and representation of non-profit corporations.”*

### 2007 (cont.)

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Paul J. Curran (now deceased), partner at Kay Scholer LLP; Brendan J. Dugan, President of St. Francis College and former Chairman & CEO of Sovereign Bank (Metro NY Division); and Maria Contreras-Collier, Director of Cypress Hills Child Care Center. Dominic Chianese, film, television and theatre actor (The Sopranos) served as emcee.

### 2008

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Bettina Plevan, partner at Proskauer Rose LLP; Vincent Palagiano, Executive Chairman and Chief Executive Officer of Dime Community Bancshares, Inc.; and Luis Garden Acosta, President and CEO of El Puente. Michael Cardozo, Corporation Counsel of the City of New York, was the guest speaker and Rosanna Scotto, co-anchor of Good Day, New York, served as emcee.



### 2008 (cont.)

Brooklyn A attorney Mike Haber represents Make the Road by Walking in its merger with the Latin American Integration Center resulting in today's Make the Road New York.

### 2008 (cont.)

Nicole Prenoveau joins Brooklyn A's CED Program as an Equal Justice Works Fellow to found the Green Building Law and Justice Project.

### 2009

Shekar Krishnan, a deferred associate from Weil Gotshal, joins Brooklyn A and with Marty Needelman represents the BTCC in challenging a racially and politically exclusionary process and plan for the rezoning of the large Urban Renewal Area at the border of South Williamsburg and North Bedford-Stuyvesant. They initiate a law suit in the Manhattan Supreme Court and get the rezoning stayed and then, with co-counsel New York Civil Liberties Union and Emery Celli Brinckerhoff & Abady LLP, obtain a preliminary injunction with the litigation ongoing to the present day.

### 2009 (cont.)

For 18 months, clients, friends, and Brooklyn A staff rallied against the Brooklyn Planning Process, proposed by Legal Services NYC (LSNYC), and its recommended centralization of Brooklyn legal services; over 25 community organizations were instrumental in voicing support for the work of Brooklyn A, as well as several elected officials, including: New York State Senator John L. Sampson, Congresspersons Nydia Velazquez and Edolphus Towns, Councilmember Diana Reyna, and Brooklyn Borough President Marty Markowitz. The decision was seen as a victory for Brooklyn A, its partners, and the community.







## 2009 (cont.)

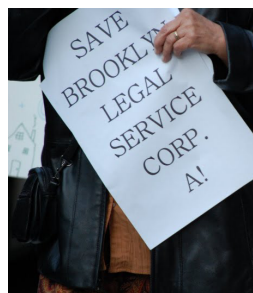
Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: John D. Feerick, Sidney C. Norris Professor and former Dean of Fordham University School of Law; Eileen Auld, Community Development Director for New York State at Citi; and Father John Powis of the Bushwick Housing Independence Project. Judith Kaye, retired Chief Judge and current Of Counsel at Skadden, Arps, Slate, Meagher & Flom, was the guest speaker; and Errol Louis of NYI served as emcee.

## 2010

After vocal opposition from Brooklyn A and its supporters, the LSNYC Board of Directors decides to abandon a plan that would restructure legal services in Brooklyn, known as the "Brooklyn Planning Process."

## 2010 (cont.)

Brooklyn A Attorney and Skadden Fellow, Daniel Hafetz, represents CHLDC in its development and implementation of its Cypress Hills Verde Initiative, a community-wide development initiative focused upon sustainable housing, jobs, food, transportation, and brownfield development in Cypress Hills.



## 2010 (cont.)

Brooklyn A assists Arts East New York to incorporate in New York State and obtain federal tax exempt status. Brooklyn A continually partners with Arts East New York which has become a beacon for the arts and cultural life in East New York, Brooklyn. Arts East New York is one of 100s of start-ups that Brooklyn A has assisted over the years.



## 2010 (cont.)

Brooklyn A honors four individuals at its Annual Partnership Awards Benefit: Thomas Moore and Judith Livingston, partners at Kramer, Dillof, Livingston & Moore; Steven Flax, Vice President of M&T Bank; and Mildred Tudy Johnston of the Crispus Attucks Community Council. Stephen Younger, former President of the New York State Bar Association and current partner at Patterson Belknap Webb & Tyler LLP served as emcee and guest speaker.



## 2011

In the continuing struggle over the redevelopment of the Broadway Triangle Urban Renewal Area at the border of Williamsburg and Bedford Stuyvesant, Brooklyn A succeeded in obtaining a preliminary injunction against the City's plan that, if implemented, would have exacerbated shocking patterns of racial discrimination and internal exclusion in both the planning and impact of the proposed re-zoning and land transfers.

### 2011 (cont.)

Brooklyn A's CED Program represents Brownsville Multi-Service Family Health Center (BMS) in the expansion of its primary care facilities at four sites as part of *BMS' Towards a 21st Century Medical Home* initiative enabling BMS to provide additional primary and specialty health and dental care services to tens of thousands additional patients each year..



### 2011 (cont.)

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Sargent Shriver (posthumously); Daniel Nissenbaum, Chief Operating Officer at the Urban Investment Group of Goldman Sachs Bank; and Harvey Lawrence, President and Chief Executive Officer of Brownsville Multi-Service Family Health Center. James Sandman, President of the Legal Services Corporation, was the guest speaker, and Roma Torre of NYI served as emcee.

### 2011 (cont.)

Brooklyn A represents Urban Health Plan, Inc. in its 50,000 s.f. expansion project of its main health care facility in the South Bronx which will enable UHP to treat hundreds of thousands of additional patients over the first five years following construction completion.

### 2012

New York State Supreme Court Judge Emily Goodman grants a preliminary injunction barring the City from moving forward with the development of the proposed Broadway Triangle. Judge Goodman stated that the plaintiffs would likely win at trial in demonstrating that the proposed rezoning violated the federal Fair Housing Act, state and city human rights laws, and the U.S. Constitution's Equal Protection Clause. On the day of the ruling, New York Civil Liberties Union Executive Director Donna Libermann stated, "Today's ruling shows that the city's housing plan for the Broadway Triangle would perpetuate segregation and discrimination in an area that has been heavily segregated for far too long."

### 2012 (cont.)

The Brooklyn A Board of Directors unanimously vote to disassociate from LSNYC, of which it has been a part since its inception in 1968. James Windels, Brooklyn A's Board Chair, said: "The Legal Services NYC Board's recently announced plan to consolidate the programs in Brooklyn that would eliminate Brooklyn A as a separate program and as a localized force for community support and development. Centralization of legal services runs counter to Brooklyn A's historic mission of providing services in the neighborhoods where our clients live and representing community groups who play a critical in building and sustaining the infrastructure that supports those residents."



### 2012 (cont.)

Brooklyn A honors three individuals at its Annual Partnership Awards Benefit: Mariadele Priest, VP, CRA Housing Development at Capital One Bank, with the Denis Berger Award; Diana Reyna, NYC Council Member of the 34th District, with the Sargent Shriver Award; and William Cavanaugh, partner at Patterson Belknap Webb & Tyler LLP, with the Judge Harold R. Tyler Award. Samuel Seymour, Partner at Sullivan & Cromwell LLP and former President of the New York City Bar Association, was the guest speaker, and Jeanine Ramirez of NYI served as emcee.

# BROOKLYN A BY THE NUMBERS

## Community & Economic Development Program

27 NONPROFIT CLIENTS, 415 PROJECTS, AND 45,287 INDIVIDUALS IMPACTED

Brooklyn A is one of the few legal services programs in the country which has developed a sustained, substantial practice representing community-based organizations in low-income neighborhoods. We have worked for decades with nonprofit CBOs and CDCs in order to create stronger, more vibrant low-income communities. We represent grassroots groups that organize tenants, build affordable housing, expand access to health and dental care, and establish community-run senior centers, schools and daycare facilities.

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
- ▶ Corporate formation, including incorporation, obtaining tax-exempt status and organizing structuring

Our attorneys provide legal support and representation to community led efforts to remedy social and economic inequalities, 2012 highlights include:

- ▶ Expansion and improvement of healthcare facilities based in and controlled by the community, including a health center based in the South Bronx, and the Brooklyn neighborhood of Brownsville and Bedford-Stuyvesant.
- ▶ Worked with 27 organizations to meet the fundamental needs of low-income communities, create jobs and generally strive for social and economic justice for the benefit of the communities we serve.



BROOKLYN A

CLIENTS BY AGE

UNDER 18	6%
18–29	18%
30–45	34%
45–50	35%
60 AND OVER	7%
*Program-wide	

CLIENTS BY ETHNICITY

AFRICAN AMERICAN	53%
LATINO	38%
WHITE	3%
OTHER	4%
ASIAN	1%
NATIVE AMERICAN	1%
*Program-wide	

2012 CLIENTS

- 3D's Aftercare Inc.
- African American Planning Commission, Inc.
- Arts East New York, Inc.
- Bedford Stuyvesant Family Health Center
- Bedford Stuyvesant Restoration Corporation
- Borough Development Group
- Boulevard Houses Tenant Association
- Brownsville Community Development Corporation (Brownsville Multi-Service Family Health Center)
- Center for Popular Democracy
- Churches United For Fair Housing, Inc.
- Cypress Hills Local Development Corporation, Inc.
- Cypress Hills Child Care Corporation
- El Puente
- Gates to Success
- Harvest Revival Christian Fellowship
- Howard Houses Tenant Council, Inc.
- Little Sun People Child Development Center
- Make the Road New York
- Northeast Brooklyn Housing Development Corporation
- Northside Town Hall Community Cultural Center
- Penn-Wortman Tenant Association
- Peoples First Baptist Church
- Progressive People Movement
- Raven's Elementary School
- Southside United Housing Development Fund Corporation (Los Sures)
- Urban Health Plan, Inc.
- Wayside Out-Reach Development Inc. (WORD)

BROOKLYN

### Green Building Law and Justice Project

Established in 2008, as part of Brooklyn A's CED Program, the Green Building Law and Justice (GBLJ) Project has been cultivating a green and sustainability law practice that provides legal assistance to nonprofit community development corporations (CDCs) and community based organizations (CBOs) undertaking environmentally sustainable, or "green," community development projects.

The services we regularly provide include:

- ▶ **Transactional legal advocacy**
- ▶ **Development of resources and networks**
- ▶ **Program development with CDC clients to adapt or develop programs focused on sustainability**

In 2012, our GBLJ Project attorneys served as general counsel for the Cypress Hills Verde Initiative, a project of the Cypress Hills Local Development Corporation, Inc. (CHLDC), an organization with whom we have worked closely for almost three decades. Our work with the Verde initiative has included various aspects of the project. In terms of the construction and operation of "green" affordable housing, Brooklyn A drafted and negotiated new property management agreements for CHLDC's existing rental housing portfolio that includes green property management provisions. We assisted CHLDC in converting a vacant lot into community garden and chicken coop. Brooklyn A also continues to represent CHLDC in the brownfield development of over 12 sites, as well as serving as general counsel on a regular basis on issues that arise in the Verde Initiative's development and implementation.

## Consumer and Economic Advocacy Program

550 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. We provide legal assistance, including advise, advocacy and litigation services to counter the effects of discrimination in the housing marketplace of our communities.

In 2012, attorneys in the Consumer and Economic Advocacy Programs

- ▶ Conducted eleven workshops to educate low and moderate income household on fair lending and discriminatory lending practices
- ▶ Held monthly meetings with community groups for similar educational purposes

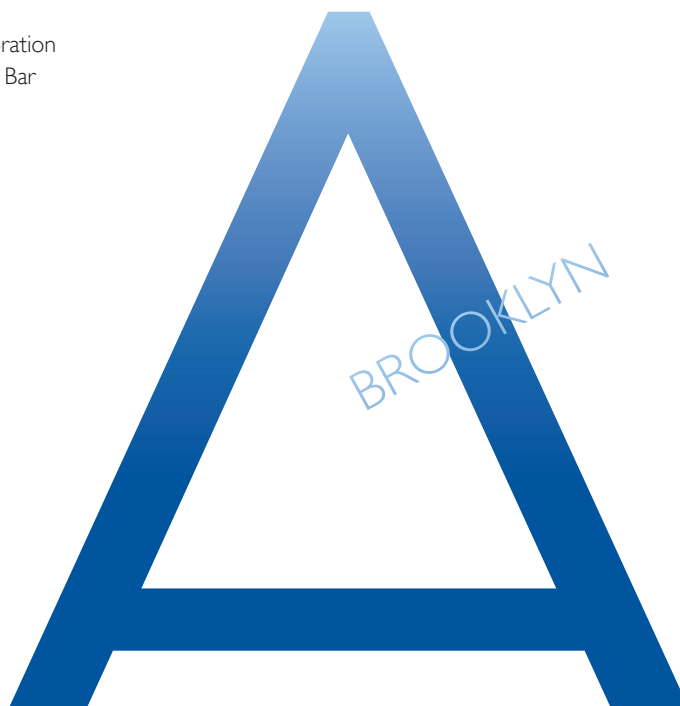
Attorneys provide the following services to homeowners facing foreclosure:

- ▶ Defend homeowners in court
- ▶ Ensure that the foreclosure process is fair and the law is appropriately followed and applied
- ▶ Assist homeowners in settlement conferences with lenders and helped renegotiate the terms of loans
- ▶ Assist homeowners in analyzing mortgages and other legal documents and determined appropriate legal defenses and counterclaims

### COMMUNITY PARTNERS

Bridge Street Development Corporation

Kings County Foreclosure Defense Bar



### Preserving Affordable Housing Program

600 INDIVIDUALS AND 408 HOUSEHOLDS SERVED;  
AND 5,428 INDIVIDUALS IMPACTED

Lack of decent and affordable housing is the largest issue facing Brooklyn neighborhoods today. The Housing Program preserves tenancies and increases affordable housing for low-income clients. We represent tenants individually and collectively through tenant associations in Supreme and Housing Courts, defending them in eviction proceedings, and, if necessary, bringing affirmative cases to ensure that their landlords provide essential services and perform adequate repair and maintenance work.

In 2012, our advocates provided legal counsel and representation to:

- ▶ 10 low-income Housing Development Fund Corporation (HDFC) apartment building cooperative corporations
- ▶ 24 tenant associations
- ▶ 12 neighborhood-based, nonprofit corporations
- ▶ 2 neighborhood-based, nonprofit day care centers (Nuestros Ninos and Small World)
- ▶ 1 senior citizens center (Swinging Sixties Senior Center)
- ▶ 1 community coalition of 40 community groups involved in significant litigation (Broadway Triangle Community Coalition)
- ▶ 1 community coalition dedicated to providing a community voice in school decision-making for Williamsburg Schools (Southside Community Schools Coalition)

#### COMMUNITY PARTNERS

Broadway Triangle Community Coalition  
Bushwick Housing Independence Project (BHIP)  
El Puente  
Mobilization Against Displacement (MAD)  
Neighbors Allied for Good Growth (NAG)  
North Brooklyn Development Corporation  
Nuestros Niños Day Care Center  
Organization United for Trash Reduction and Garbage Equity (OUTRAGE)  
Save Our Southside (SOS)  
Sisters Friends Galleria Supporting Low Income Women and their Children  
Small World Day Care Center  
Southside Community Schools Coalition (SCSC)  
Southside United Housing Development Fund Corporation (Los Sures)  
Swinging Sixties Senior Center  
United Neighbors Organization (UNO)

BROOKLYN

## Disability Advocacy Project

1,060 CLIENTS SERVED, 434 DECISIONS

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
- ▶ 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 Project

36 CASES, IMPACTING 100 INDIVIDUALS

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 visitation 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

# 2012 ANNUAL PARTNERSHIP AWARDS BENEFIT



## HONOREES

*Judge Harold R. Tyler Award*  
**William F. Cavanaugh, Jr.**  
Patterson Belknap Webb & Tyler, LLP

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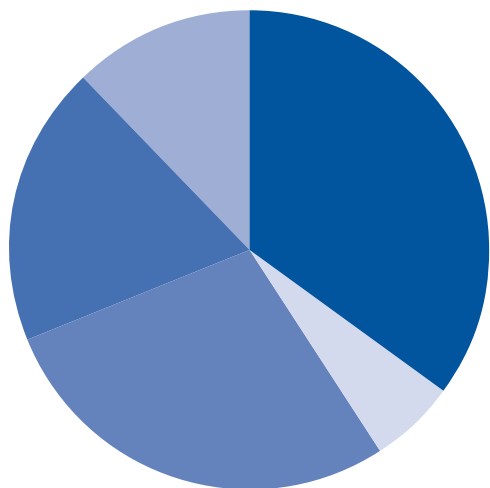
## MISTRESS OF CEREMONIES

**Jeanine Ramirez**  
NYI



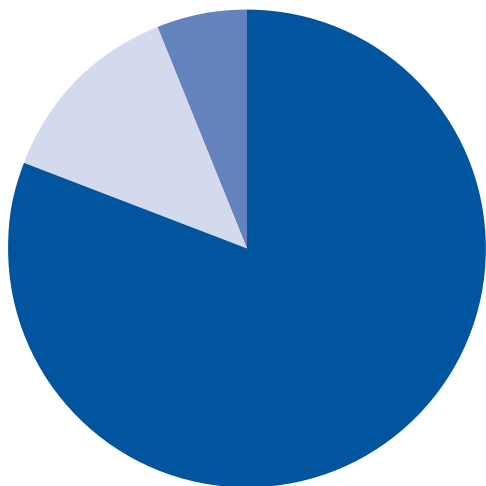


# REVENUE AND EXPENSES



## REVENUE 2012\*

■ LEGAL SERVICES CORPORATION	\$1,434,060	35%
■ INTEREST ON LAWYERS ACCOUNT (IOLA)	\$233,768	6%
■ GOVERNMENT CONTRACTS	\$1,124,055	28%
■ PRIVATE GRANTS AND CONTRIBUTIONS	\$776,031	19%
■ EARNED INCOME**	\$501,120	12%
TOTAL	\$4,069,034***	



## EXPENSES 2012

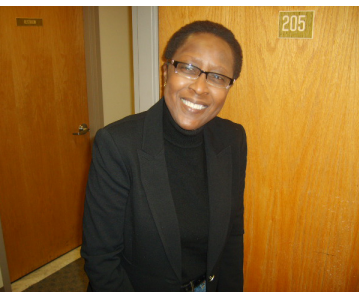
■ PROGRAM	81%
■ ADMINISTRATIVE/MANAGEMENT	13%
■ FUNDRAISING	6%

\* Based on the 2012 audited financial data

\*\* Includes rental income and community and economic development fees

\*\*\* Excludes donated pro bono services valued at \$925,802

BROOKLYN



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BROOKLYN

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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 Annual Partnership Awards Benefit provide the critical financial support we need to accomplish our work.

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