

ANNUAL
REPORT
2013

Brooklyn Legal Services Corporation A



MESSAGE FROM OUR CO-EXECUTIVE DIRECTORS



Brooklyn Legal Services Corporation A

To our Friends, Supporters and Brooklyn A Family,

Our Annual Report serves as a way of highlighting what we have done in the previous year. By looking at the past we can also get a glimpse of where we are headed as an organization, and when we take into account the achievements of this previous year we are filled with a great sense of optimism for what Brooklyn A can and will achieve in the future.

When we wrote to you last year it was from a challenging and uncertain position; we had just ended our longstanding affiliation with Legal Services of NYC (LSNYC) in response to its decision to centralize legal services. While this allowed us to stay true to our mission of being accessibly represented in as many neighborhoods as possible, it also left us without the funding and resources that came to us through LSNYC. Now here we are over a year after dissociation and we couldn't be more encouraged by the outpouring of the community and elected officials' support for our work. We are reinvigorated by how our staff pulled together, including the many new excellent additions to our team, to accomplish so much and provide the high quality community-based legal services that we have practiced and cultivated for over 45 years.

In 2013, we made great strides in expanding the reach and impact of our programs. The high-quality transactional work of our Community & Economic Development Program impacted 95,571 individuals through acting as counsel to community-based organizations and community projects; over a 110% increase from the amount of individuals impacted the previous year. Our Preserving Affordable Housing Program helped over 45,000 residents of Brooklyn in keeping or gaining access to affordable housing by providing crucial legal services to tenant associations, HDHC low-income housing co-ops, community groups and community coalitions. We were also very active in providing legal assistance to small building homeowners facing foreclosure and consumers who have been the victims of predatory lending as our Consumer and Economic Advocacy Program closed 99 cases in which we protected individuals and families from being further exploited.

This type of high quality community-based work took place in the context of an ever worsening housing crisis in New York City and particularly in the areas we serve; a crisis that has recently been garnering attention from the media and policy makers alike. Both Mayor de Blasio and New York City Comptroller Stringer have released housing reports that prominently underscore the need for living in the city to become more affordable.

We know that providing free high-quality legal services is not just a cost-effective means of preserving and developing affordable housing, but indeed is a necessary element for any sustainable housing plan that aims to reverse the current trends in the housing market.

Unfortunately, these trends have generally resulted in low-income tenants being exploited and preyed upon by landlords looking to illegally push rent regulated tenants out so they can bring in new tenants willing to pay a much higher market rate. In August we participated in a rally for tenants who were forced out of their rent stabilized apartments after their landlord shut off all heat, hot water, and sewage in the building to provoke a vacate order to force them out. We represented these tenants and obtained a court order which removed their landlord from managing the building and allowed the tenants to move back in. However, this is just one example out of so many similar cases that are happening more and more in our communities.

To meet this growing crisis we plan on expanding our model of legal services that utilizes the collective power of tenants, local business and other community-based organizations. Our model combines the tools of the community with the knowledge and expertise with these issues that we have honed over our long history. It will not be an easy road, though it is one we must travel if we are to overcome the economic inequality and gap in justice that is growing throughout New York City and especially in Brooklyn.

Thank you for supporting Brooklyn A in 2013 and we look forward to your continued input and support as we grow and expand our work in building communities, ensuring opportunities, and achieving justice throughout Brooklyn.


Martin S. Needelman


Paul J. Acinapura



ABOUT BROOKLYN A

Who We Are

Brooklyn Legal Services Corporation A (Brooklyn A) provides high-quality legal assistance to low-income individuals and community groups in Brooklyn. We address the systemic problems facing our communities by providing a combination of full legal representation, brief advice, and legal education services to vulnerable populations including low-income working poor, unemployed, disabled, elderly, immigrants, families in crisis and the community-based organizations (CBOs) that serve them.

Established in 1968 as part of the “War on Poverty”, Brooklyn A embraces the value that lawyers have in combating poverty. We endorse the idea that legal services providers are accountable to low-income communities, and are thus charged with the responsibility of understanding their needs and participating in addressing the problems confronting those communities.

What We Do

- * Prevent and stop evictions and improve the living conditions of hundreds of low-income tenants and their families each year.
- * Preserve and expand affordable housing.
- * Litigate against predatory mortgage schemes, discriminatory lending practices and forms of consumer fraud perpetuated against low-income people.
- * Support community and economic development efforts undertaken by nonprofit, neighborhood-based organizations.

Our Core Programs

Community and Economic Development (CED). We represent groups that organize tenants, build affordable housing, expand access to health and dental care, establish community-run senior centers, schools and daycare facilities, and undertake other activities that help alleviate the negative repercussions of poverty. CED attorneys work both as in-house and special project counsel, offering our nonprofit clients ongoing, long-term representation.

Consumer and Economic Advocacy (CEA). We empower underrepresented consumers to assert their rights in the marketplace and courts, in order to be financially stable. CEA attorneys provide legal assistance, including advice, advocacy and litigation services, to homeowners facing foreclosure and/or victimized by predatory lending practices.

Preserving Affordable Housing. We prevent homelessness and displacement and support the creation and preservation of affordable housing by representing tenants individually and collectively, through tenant associations, low-income tenant owned HDHC co-ops defending them in eviction proceedings, and, if necessary, bringing affirmative cases to stop landlord neglect and harassment.



A Year of Impact

Preserving Affordable Housing Program

- * Provided legal representation to 170 individual tenants of which 50 of those cases were closed preventing eviction and displacement; 120 are still ongoing.
- * Provided legal representation to 74 tenant associations, community groups and community coalitions impacting the lives of 25,200 residents.
- * Provided general counsel services to 22 tenant owned low-income HDHC co-op buildings.
- * Our legal support helped maintain the affordability of 829 affordable housing units; impacting 5,408 residents.

PREVENTING HOMELESSNESS: Brooklyn A represented a young mother of two with a disabled son. When her landlord failed to make necessary repairs, her apartment failed Section 8's required Housing Quality

Standards inspection. The landlord then brought her to Housing Court seeking to evict her family. Brooklyn A helped the client secure an emergency transfer voucher from Section 8 in the proper amount, using advocacy work to exempt the mother from NYCHA's current Section 8 policy capping voucher amounts at the level the family was last paying. Our legal team also persuaded the court to give our client over nine months to find a new apartment and await Section 8 approval. She and her family transitioned seamlessly into their safe and well maintained new apartment.

PRESERVING AFFORDABLE HOUSING: In August 2013, Brooklyn A helped organize a rally for the beleaguered tenants of 172 North 8th Street, an 8 family building at the epicenter of Williamsburg gentrification, to demand that they be able to return to their homes after four years of repair work by the landlord. In 2009, the landlord shut off all heat, hot water, and sewage in the building to provoke a vacate order to force the rent-stabilized tenants from the building. The tenants had to live in emergency Red Cross shelters for a period of time because they lost their home; including one who had lived at the building for thirty years. Brooklyn A's Group Housing Representation Unit began representing the tenants after these predatory actions and defended their right to a livable housing environment. Brooklyn A brought a 7A case which enables landlords to be removed as property managers or owners from buildings they have neglected and replaced with a CBO or tenant association to act as a court-appointed administrator. After a lengthy trial the court took the building away from the landlord for creating dangerous and hazardous conditions and then appointed a community-based organization as the administrator. We are currently still working with the administrator to manage the building, and the landlord continues to try and get the building back.



Community & Economic Development Program (CED)

- * Represented 33 nonprofit organizations on 52 development and operational projects which impacted the lives of 95,571 individuals and families.

THIS PAST YEAR BROOKLYN A'S CED PROGRAM aided the Brownsville Multi-Service (BMS) Family Health Center in expanding its primary health care, nutrition and social services throughout the Brownsville and East New York communities. Through its "Towards a 21st Century Medical Home" project, BMS has been engaged in a multi-site capital expansion and improvement project to improve access to and utilization of high quality primary and preventive health care services for 14,000 new and 25,000 existing users of BMS's clinical services. CED program representation of BMS in this project involved the preparation and negotiations of architectural, construction and real estate documents with counterparties and landlord/owners as well as the structuring and preparation of the financing documents which blended the sources of public and private support for this large multi-site expansion undertaking.

SUPPORTING NON-PROFITS AND SMALL BUSINESS: On October 29, 2013, Brooklyn A's Community and Economic Development Program, along with the Association of Pro Bono Counsel (APBCO) and eight other legal service providers, held the Small Business Legal Academy, a free all-day expo to provide legal counseling to small business owners and nonprofits throughout New York City.



Consumer & Economic Advocacy Program (CEA)

- * Served 236 homeowners of which 101 cases were brought to conclusion and 135 are still ongoing.

FAR REACHING ADVOCACY: Brooklyn A's CEA Program won a favorable decision last year in *Cadlerock v. Callendar* that will have far reaching implications for a post 2008 housing crash statute that gives warning to homeowners who are now facing or have faced default for their home loans. Following the crash of Lehman and the consequent foreclosure epidemic in the fall of 2008, the New York State Legislature instituted RPAPL sec. 1304. This statute required that before a homeowner was sued for their default in payment of their home loans, a conspicuous notice must be served 90 days before a lawsuit could be started. The notice was to push the homeowner to find nonprofit agencies that could assist in resolving the debt as well as put the homeowner on notice that they were in imminent danger of losing their home. Mr. Callendar had been in default on both his first and second mortgages. He had however reached an agreement with his first mortgage lender to modify the loan so as to have an affordable payment and avoid a mortgage foreclosure case. However Cadlerock had obtained a judgment on the note for the second mortgage and served a subpoena on Mr. Callendar seeking to obtain all information available so that they might levy against his assets and garnish his wages. The attorneys of our CEA Program, argued that the plain language of the aforementioned statute was inclusive of all lawsuits involving residential real estate transactions including mortgage foreclosure. This permitted an argument that the judgment against Mr. Callendar was unlawfully obtained. Mr. Callendar's case is one that may well resonate across New York State since debt buyers have proliferated in recent years due to the ease of electronic record keeping of debt, automated collection efforts and the rise of the attorney/collection agency model.



A Year of Recognition

The Silver Shingle Award

Brooklyn A'S Co-Executive Director Martin S. Needelman was a recipient of the 2013 Boston University School of Law's Silver Shingle Alumni Award for Distinguished Service to the Community. The Silver Shingle Awards are presented in recognition of notable contributions to the legal profession, leadership with the community, unflinching service to the School of Law, and superlative contributions to society.

New York Law Journal's 2013 Impact Award

Brooklyn A's Co-Executive Paul Acinapura and the Community Economic Development (CED) program were recipients of the New York Law Journal's 2013 Impact Award! The award is given to honor individuals, groups or projects that have had significant and lasting impact on the legal community in New York. The CED program and its founder Paul Acinapura were honored for the creation of an effective legal model for promoting and sustaining community economic development.



'B' Green Challenge Award

Brooklyn A was awarded the 2013 'B' Green Challenge hosted by National Grid, Barclays Center, and the Brooklyn Nets. The Challenge promotes energy efficiency among Brooklyn small businesses. Brooklyn A has taken steps to reduce our energy use by installing programmable thermostats on each floor of our building to help manage energy usage, sealing air leaks around windows with weather stripping, and making roof repairs. Since making these improvements, we've had a 20 percent reduction in our energy costs. Through our Green Building Law and Justice (GBLJ) Project, we provide legal assistance to non-profit community development corporations and community-based organizations undertaking environmentally sustainable or "green" community development projects.





A Year of Celebration and Honor

2013 ANNUAL PARTNERSHIP AWARDS BENEFIT

Judge Harold Tyler Award
Michael Cooper
 Sullivan & Cromwell LLP

Guest Speaker
Glenn Lau-Kee
 President-Elect New York State Bar Association

Sargent Shriver Award
David Lopez
 Community Activist and Poet

Master of Ceremonies
Roma Torre
 NYI

Denis Berger Award
Marty Markowitz
 Former Brooklyn Borough President



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 Weil, Gotshal & Manges LLP
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 Simpson Thacher & Bartlett
Charles Clinton
 Simpson Thacher & Bartlett LLP
Lindsey Conrad Kennedy
 Debevoise & Plimpton LLP

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 Kelley Drye & Warren LLP
Mina C. Masiami
 Paul Hastings LLP

Mitch McGuffey
Nicholas Montorio
 Herrick, Feinstein LLP
Thomas Pease
 Quinn Emanuel Urquhart
 & Sullivan LLP
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 Stroock & Stroock & Lavan LLP
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 & Tyler LLP

Holly Sawyer
 Curtis, Mallet-Prevost,
 Colt & Mosle LLP
David Schwartz
 Quinn Emanuel Urquhart
 & Sullivan LLP
David Shapiro
 Simpson Thacher
 & Bartlett LLP
Derek Silverman
 Stroock & Stroock & Lavan LLP

2013 COMMUNITY PARTNERS AND CLIENTS



Brooklyn Legal Services Corporation A

CONSUMER AND ECONOMIC ADVOCACY

Bridge Street Development Corporation
Cypress Hills Local Development Corporation, Inc.
Kings County Foreclosure Defense Bar
Pratt Area Community Council
Neighborhood Housing Services

PRESERVING AFFORDABLE HOUSING PROGRAM

Broadway Triangle Community Coalition
Bushwick Housing Independence Project (BHIP)
Churches United for Fair Housing (CUFFH)
Cypress Hills Local Development Corporation, Inc.
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)
Small World Day Care Center
Southside Community Schools Coalition (SCSC)
Southside United Housing Development Fund Corpora-
tion (Los Sures)
St. Nicks Alliance
Swinging Sixties Senior Center
The Partnership for the Homeless

COMMUNITY & ECONOMIC DEVELOPMENT - CLIENTS

3D's Aftercare Inc.
70 East 4th Street Cultural Center, Inc.
African American Planning Commission, Inc.
Alliance for Healthy Communities NCB LLC
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
Community Services Housing Development Corporation
Cypress Hills Child Care Corporation
Cypress Hills Local Development Corporation, Inc.
Cypress Homes HDFC
El Puente
Empowering U2 SucSeed, Inc.
Friend of American Dream Charter School, Inc.
Fresh Creek Nature Association
Gates to Success Inc.
Harvest Revival Christian Fellowship
Howard Houses Tenant Council, Inc.
Interactive Drama for Education and Awareness in the
Schools, Inc. (I.D.E.A.S.)
In the Spirit of Love Foundation
Jamaica Drum Jam, Inc.
Little Sun People Child Development Center
North Brooklyn Coalition Against Family Violence
Northeast Brooklyn Housing Development Corporation
Northside Town Hall Community Cultural Center
Penn-Wortman Tenant Association
Peoples First Baptist Church
Project New Ground Inc.
Progressive People Movement Inc
Trey Whitefield School
The Foundation for Urban Health & Well Being, Inc
Sisters Friends Galleria Supporting Low Income Women
and their Children
Southside United Housing Development Fund Corpora-
tion (Los Sures)
St. Stephen Outreach Community Development, Inc.
Urban Health Plan, Inc.
Urban Health Foundation, Inc.
Wayside Out-Reach Development Inc. (WORD)

2013 VOLUNTEERS, INTERNS, EXTERNS & PRO-BONO



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Samuel Chiera

Brooklyn Law School

Ashleigh Goit

Brooklyn Law School

Austen Ishii

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Harvard Law School

Henry Parr

Fordham University School of Law

Maabo Tsheko

City University of New York School of Law

Michael Zimmerman

City University of New York School of Law

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Simpson Thacher & Bartlett LLP

Kevin Chang

Charles Clinton

David Shapiro

Stroock & Stroock & Lavan LLP

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Weil, Gotshal & Manges LLP

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Stacey Harkey

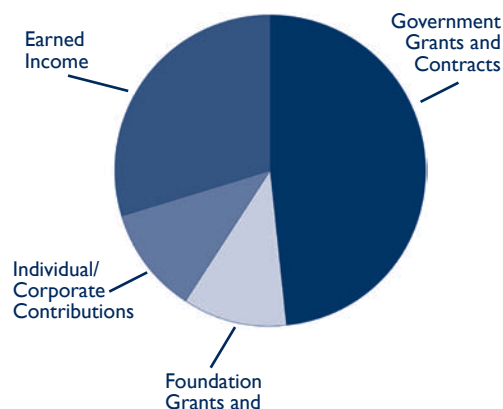
2013 FINANCIALS



Brooklyn Legal Services Corporation A

Revenue by Source

All figures based on the 2013 Audited Financial Data:



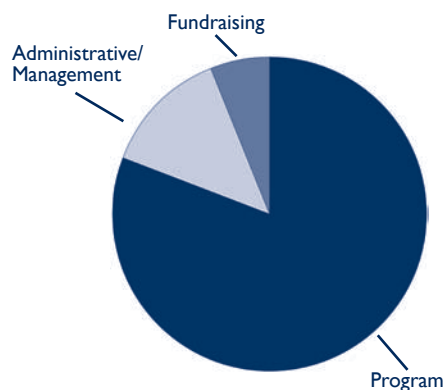
Government Grants and Contracts	\$892,092	49%
Foundation Grants and Contracts*	\$193,067	11%
Individual/Corporate Contributions	\$192,905	11%
Earned Income**	\$537,046	30%
TOTAL		\$1,815,110 100%

**Includes Interest on New York State Interest on Lawyer Account Fund and law school fellowships.*

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

Expense by Functional Allocation

All figures based on the 2013 Audited Financial Data:



Program	\$1,368,001	81%
Administrative/Management	\$144,230	13%
Fundraising	\$178,615	6%
TOTAL		\$1,690,846 100%

2013 GRATITUDE



Brooklyn Legal Services Corporation A

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.

\$100,000 +

New York City Department of Housing Preservation and Development
New York State Office of the Attorney General - Homeowner Protection Program
New York State Office of Court Administration
New York State Office of Criminal Justice Services
United States Department of Housing and Urban Development

\$50,000 - \$99,999

New York City Department of Homeless Services
New York State Interest on Lawyer Account Fund

\$25,000 - \$49,999

DIME Savings Bank of Williamsburg
Scherman Foundation
Skadden, Arps, Slate, Meagher & Flom LLP

\$15,000 - \$24,999

Davis Polk & Wardwell LLP
Debevoise & Plimpton LLP
Jean and Louis Dreyfus Foundation

\$10,000 - \$14,999

Capitol One Bank
Deutsche Bank Americas Foundation
The Flom Family Foundation
Kelley Drye & Warren LLP
M&T Bank
The M&T Charitable Foundation

Robert C. and Elizabeth M. Sheehan
Sullivan & Cromwell LLP
James H.R. Windels

\$5,000 - \$9,999

Astoria Federal Savings Bank
Jyotin Hamid
Kramer Dillof Livingston & Moore
New York City Department for the Aging
Patterson Belknap Webb & Tyler LLP
Tiger Baron Foundation

\$2,500 - \$4,999

Bank Leumi
Robert Begleiter
Brownsville Community Development Corporation/
Brownsville Multi-Service Family Health Center
Con Edison
Michael and Nan Cooper
Curtis, Mallet-Prevost, Colt & Mosle LLP
Pitta, Bishop, Del Giorgio & Giblin LLC
Pitta & Giblin, LLP
Plato Malozemoff Foundation
Southside United HDFC, Los Sures

\$1,000 - \$2,499

16 Maujer St. HDFC
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Valarie Hing
Management Consulting and Controls Group
Paul Hastings
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Ridgewood Savings Bank
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\$100 - \$999

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Paul J. Acinapura, Esq.

Co-Executive Director and General Counsel

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Social Justice Initiatives Fellow

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Simpson Thacher & Bartlett Extern

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Staff Attorney

Victor Torres

Senior Paralegal

Program Wide Intake Coordinator

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Staff Attorney

Skadden Fellow

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Christopher Sina, J.D.

New York University School of Law Fellow

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Maria Posner

Office Manager

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