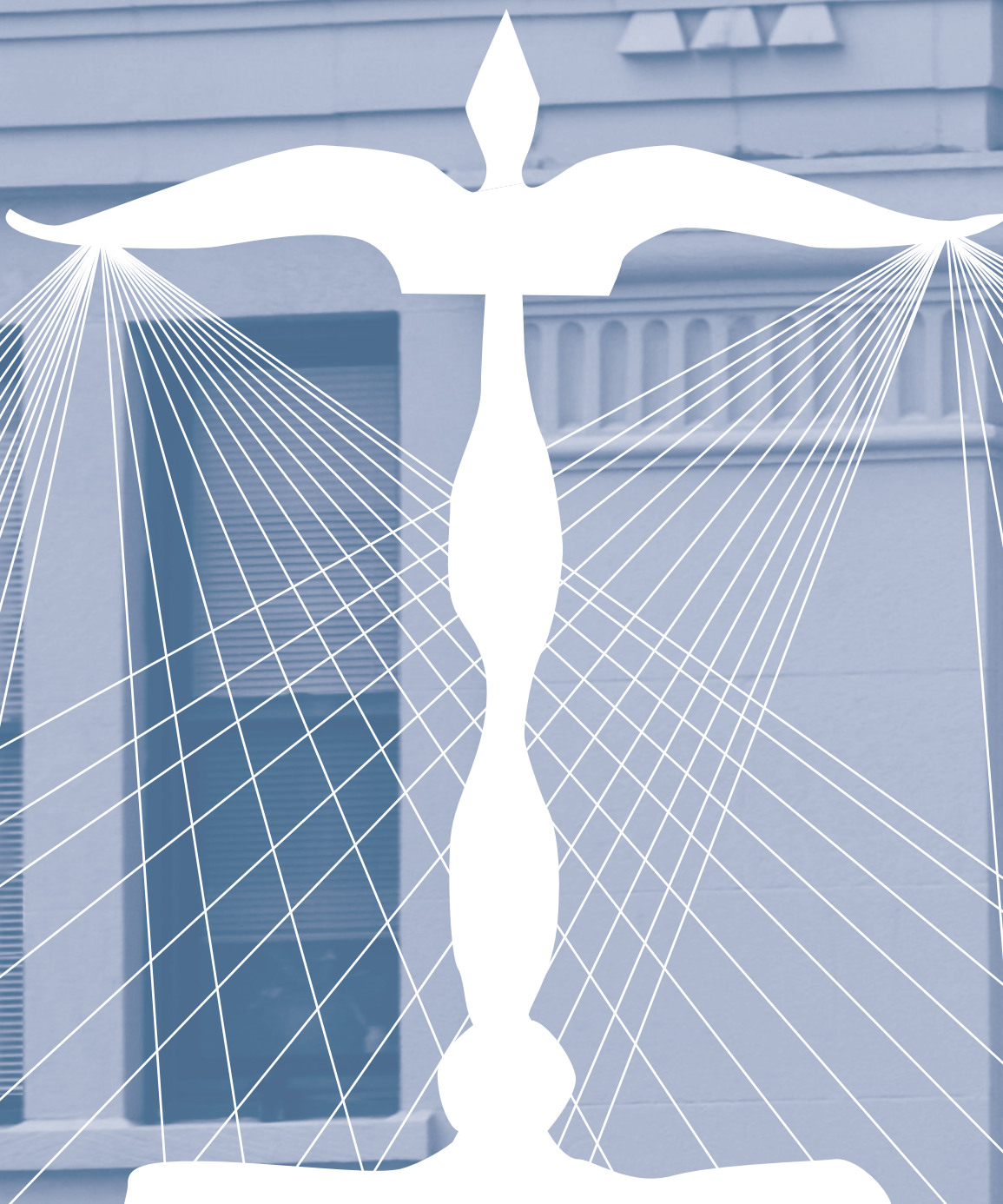


ANNUAL
REPORT
2015

Brooklyn Legal Services Corporation A



MESSAGE FROM OUR CO-EXECUTIVE DIRECTORS



Brooklyn Legal Services Corporation A

Dear Friends and Colleagues:

Every day Brooklyn Legal Services Corporation A (Brooklyn A) helps improve the lives of people who live in poverty. We are dedicated to the principle that lawyers can help open doors and level the playing field for people facing enormous life challenges.

Over the past year, hundreds of people like you - our friends and supporters - have supported our Mission to advance social and economic justice and community empowerment through innovative, collaborative, neighborhood-based legal representation and advocacy. Thanks to your support, Brooklyn A has been able to help more people in need than ever before. Our staff has tirelessly assisted thousands of people throughout Brooklyn, and New York City wide, in their fight for social justice.

Through our Preserving Affordable Housing Program we closed 614 individual cases, affecting 1,666 individuals and families. We represented 86 tenant associations, in rent-stabilized housing, through which we have kept in and/or restored tenants to their homes. The Community and Economic Advocacy Program provided services to 160 homeowners facing foreclosure of which 49 cases were closed, impacting the lives of 355 adults (including 52 seniors) and 129 children. The Community and Economic Development Program represented 50 not-for-profit community-based organizations (CBOs) and community development corporations (CDCs) on 70 development and operational projects, which impacted the lives of 103,101 individuals and families. Our Community Legal Education work, including presentations, brochures, and website information, reached 46,038 people, enabling them to learn about their rights and protect themselves against landlord harassment.

As we continue to grow and expand in the next year, our work will become that much more important to the communities that we serve, those that have been our core communities for decades and the new ones that we are able to assist as a result of our growth.

We are thankful to our clients, partners, and supporters for their support. Without you we would not be here today. We are looking forward to serving even more clients in the year to come and continuing to defend and protect those in need; as well as providing critical legal support for the great CBOs that serve them and the neighborhoods in which we live.

Sincerely,



Martin S. Needelman, Esq.
Co-Executive Director & Chief Counsel



Paul J. Acinapura, Esq.
Co-Executive Director & General Counsel

Building Community. Ensuring Opportunity. Achieving Justice.



ABOUT BROOKLYN A

WHO WE ARE

Brooklyn Legal Services Corporation A (Brooklyn A) advances social and economic justice and community empowerment through innovative, collaborative, neighborhood-based legal representation and advocacy. We assist individuals, families, not-for-profit community-based organizations (CBOs), community development corporations (CDCs), and coalitions in sustaining and developing vibrant, healthy communities.

Since our establishment in 1968, we have addressed the systemic problems facing our communities by providing a combination of full legal representation, brief advice, advocacy and education to low-moderate income individuals and CBOs/CDCs throughout NYC.

OUR CORE PROGRAMS

CONSUMER AND ECONOMIC ADVOCACY (CEA).

The primary focus of the program is representing consumers victimized by fraudulent, abusive, and predatory business practices and promoting justice for consumers. We represent low-income and other vulnerable homeowners in foreclosure as well as in state and federal court litigation challenging predatory lending, abusive mortgage servicing, and fair housing and lending violations. We represent homeowners in settlement conferences and help clients negotiate loan modifications. We conduct education, counseling, and outreach to educate the community about fair housing/lending laws, providing updates on developments and changes in the law.

COMMUNITY AND ECONOMIC DEVELOPMENT (CED).

We provide in-house and special project legal counsel, which encompasses a full range of transactional legal services, to CBOs/CDCs. We provide our clients with ongoing, comprehensive legal counsel in their daily operation and functioning and at all stages of project and program development. We also provide a broad range of legal services to start-up CBOs and NYCHA Tenant Associations (TAs) by helping them to incorporate, obtain federal and state tax exemptions, register with the NYS Office of the Attorney General Charities Bureau, and establish functional corporate structures and governance and operational policies.

LOW-INCOME TAXPAYER CLINIC (LITC).

Through education and representation of low-income taxpayers, primarily in Brooklyn, but services are available to residents city-wide, Brooklyn A's

WHAT WE DO

- Prevent and stop evictions and improve the living conditions of hundreds of low-moderate income tenants and their families each year.
- Preserve and expand affordable housing.
- Litigate against predatory mortgage schemes, discriminatory lending practices and other forms of consumer fraud perpetrated against low-moderate income people.
- Support community and economic development efforts undertaken by CBOs and CDCs.
- Assist income-eligible taxpayers with Internal Revenue Service issues.

Low Income Taxpayer Clinic (LITC) helps to ensure the fairness and integrity of the U.S tax system. Free legal representation and services for taxpayers with federal and New York State income tax controversies including assisting clients with audits and examinations, innocent spouse relief requests, appeals, and collection issues.

PRESERVING AFFORDABLE HOUSING PROGRAM.

Brooklyn A's aggressive housing practice fights to prevent evictions, preserve affordable housing, and ensure that apartments are safe. We provide legal services, including advice, advocacy, and aggressive litigation, to prevent evictions, in court and in administrative proceedings; obtain needed repairs in apartments and buildings; obtain benefits to pay rent arrears and future rent, and fight to reduce illegally high rents. Through our model of affirmative group representation, we preserve the affordability of entire buildings. We support tenant associations and tenant organizations and represent them in litigation; and provide training and education on tenants' rights and fair housing.

2015 YEAR IN REVIEW



Brooklyn Legal Services Corporation A

A YEAR OF IMPACT

CONSUMER & ECONOMIC ADVOCACY PROGRAM (CEA)

The CEA Program represented 160 homeowners facing foreclosure, of which 49 cases were closed; impacting the lives of 355 adults (including 52 seniors) and 129 children.

COLLABORATING WITH PARTNERS TO MULTIPLY OUR EFFECTIVENESS:

We collaborated with Neighborhood Housing Services of East Flatbush, Inc. and their resident certified Reverse Mortgage Counselor on the case of Wells Fargo v. Sybil and Jason Weekes. Ms. Weekes, an elderly woman, had fallen victim to an obviously predatory loan with payments vastly exceeding her ability to pay. After years of refusing to modify the loan, we were able to accept the case and prosecute the claim of predatory lending based upon racial discrimination. Judge Carolyn Demarest agreed with our claim, and we were able to reach an agreement with Wells Fargo that reduced their claim from over \$800K to \$310K that could be satisfied with a reverse mortgage. NHS's housing counselor was able to model this solution for other clients, which kept Ms. Weekes in her home and allowed her son to refinance the home after the crisis of foreclosure passed.

COMMUNITY & ECONOMIC DEVELOPMENT PROGRAM (CED)

The CED Program represented 50 not-for-profit clients on 70 development and operational projects which impacted the lives of 103,101 individuals and families.

SUPPORTING COMMUNITY DEVELOPMENT:

In October of 2015, the CED Program and its long-time client and partner, Cypress Hills Local Development Corporation, Inc. (CHLDC), closed on the "Cypress Hills Senior Housing Project." The project is the first senior housing



development for CHLDC; the first affordable senior housing in Cypress Hills/East New York and CHLDC's first project to see LEED Silver certification from the U.S. Green Building Council.

Cypress Hills Senior Housing, located at 137 Jamaica Avenue in Brooklyn, will contain 53 one-bedroom dwelling units. The apartments will be rented to very low-income senior citizens earning up to 50% of the Area Median Income as defined by HUD.

Brooklyn A represented CHLDC in various pre-development aspects of the project including: the negotiation and drafting of a demolition and remediation contract; license agreements with the City of New York; the drafting and ongoing administration of their architect contract; the drafting of the construction contract; the preparation of the property management agreement; the formation of the various subsidiaries needed for the project, including the title holding Housing Development Fund Corporation; and the Limited Partnership for bringing low-income housing tax credits into the financing.

2015 YEAR IN REVIEW

A YEAR OF IMPACT *continued*

PRESERVING AFFORDABLE HOUSING PROGRAM

- Closed 614 individual housing cases, affecting 1,666 people.
- Represented 86 tenant associations in rent-stabilized housing through which we have restored tenants to their homes.
- Expanded our Community Legal Education work, including presentations, brochures, and website information, to reach 46,038 people, enabling them to learn about their rights and protect themselves against landlord harassment.

PREVENTING HOMELESSNESS: In late 2015, Brooklyn A advocates met with a tenant who had been evicted from her East New York Apartment, with her five month old infant. In May 2015, the tenant, who at the time was still pregnant, appearing without legal representation, signed an agreement to vacate her apartment by July 31, 2015. While pregnant, and due any day, she began searching for an affordable apartment. She could not find one so she stayed in the apartment to keep a roof over her new baby's head. She was evicted in October and was unable to get access to her baby formula or diapers. Soon after, she was referred to Brooklyn A by one of our community partners. Our Preserving Affordable Housing Program - Individual Representation Unit accepted the case and quickly drafted an emergency motion stating that the tenant had unknowingly waived her rights when she signed the agreement. We then requested that the court vacate the judgment because there was a defect in the initial termination. The notion of termination never specified a termination date. In early November, the court dismissed the case and restored the tenant to possession of her home, preventing her from having to take her infant child into the shelter system.

COMBATING TENANT HARASSMENT: The Preserving Affordable Housing Program – Group Representation Unit initiates building-wide investigations into systemic fair housing violations. One such investigation has been commenced at 104 Empire Boulevard. Through a referral from the



Flickr/Matthew Rutledge

Brooklyn Borough President's constituent services department, we came into contact with a tenant who was being denied services and repairs, severely harassed, intimidated, and discriminated against because of her race. We launched a building-wide investigation into the issue of disparate conditions within the apartments of white tenants and black tenants and have discovered serious and illegal discrepancies. Through multiple rounds of door knocking, individual interviews and visits with tenants, and meetings with groups of tenants, we have been able to provide this building with other legal-related services as part of our fair housing investigations, including know-your-rights education, fair housing testing, and in the near future, administrative action on their behalf under fair housing laws.

A YEAR OF RECOGNITION



Jessica Rose, Esq.



Ndukwe Agwu, Esq.

JESSICA ROSE, ESQ., Program Director of Brooklyn A's Community & Economic Development Program, received the Fordham University School of Law Stein Alumni Award. The Stein Alumni Awards recognize outstanding alumni of the Stein Scholars Program, which provides tailored guidance and mentorship to students interested in pro bono law, government, and public interest work. NDUKWE AGWU, ESQ., Senior Staff Attorney of Brooklyn A's Consumer & Economic Advocacy Program, was awarded with a Blackshear Fellowship. The Fellowship honors five up-and-coming minority bankruptcy lawyers for their professional accomplishments and who show potential to distinguish themselves in future years as highly respected members of the bankruptcy bar.

PRO BONO RECOGNITION

At the 2015 Annual Partnership Awards Benefit, Brooklyn A recognized the law firms and attorneys who performed outstanding pro bono service during the year. The breadth and depth of their commitment, as well as work on cases, is critical to Brooklyn A providing access to legal representation that helps improve the lives of those living in a state of poverty.



PHOTO: TODD PLITT PHOTOGRAPHY

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2015 YEAR IN REVIEW

A YEAR OF CELEBRATION & HONOR

2015 ANNUAL PARTNERSHIP AWARDS BENEFIT

HELD OCTOBER 29, 2015

JUDGE HAROLD R. TYLER AWARD

WILLIAM SCHWARTZ

Of Counsel, Cadwalader, Wickersham & Taft LLP

SARGENT SHRIVER AWARD

LUZ YOLANDA COCA

Community Organizer, Bushwick Housing Independence Project, Catholic Migration Services

DENIS BERGER AWARD

HONORABLE JUDGE SHEILA ABDUS-SALAAM

Associate Judge of the New York Court of Appeals

GUEST SPEAKER

ERIC L. ADAMS

Brooklyn Borough President

MASTER OF CEREMONIES

DEBORAH NORVILLE

Anchor, Inside Edition

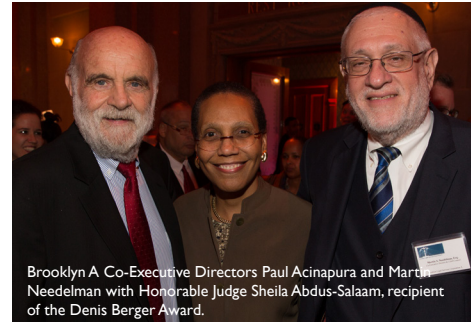
SPECIAL GUEST

GERALDO RIVERA

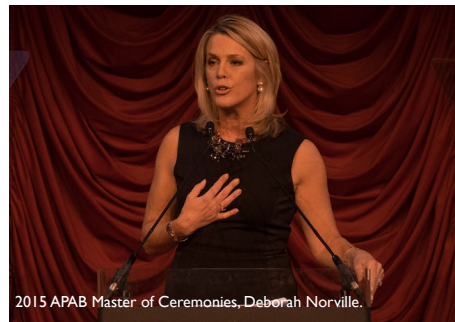
Senior Correspondent, Fox News



Recipient of the Judge Harold R. Tyler Award, William Schwartz, with Viacom C.E.O Philippe Dauman.



Brooklyn A Co-Executive Directors Paul Acinapura and Martin Needelman with Honorable Judge Sheila Abdus-Salaam, recipient of the Denis Berger Award.



2015 APAB Master of Ceremonies, Deborah Norville.



2015 APAB Special Guest, Geraldo Rivera.



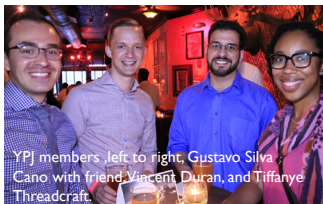
2015 APAB Honorees Yolanda Coca and William Schwartz alongside Brooklyn A Co-Executive Directors, Paul Acinapura and Martin Needelman.



Brooklyn A Co-Executive Director, Martin Needelman alongside Brooklyn Borough President Eric Adams.



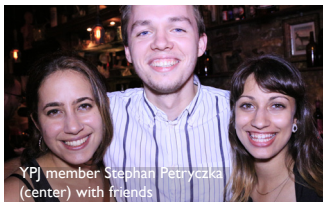
YPJ members, left to right, Brian Shupack, Tiffany Femiano, Romy Ganschow and Lynn Horowitz.



YPJ members, left to right, Gustavo Silva, Cano with friend, Vincent Duran, and Tiffany Threadcraft.



YPJ member Domenico Sirao (center) with friends.



YPJ member Stephan Petryczka (center) with friends.

PHOTOS: TODD PLITT PHOTOGRAPHY

2015 RUCKUS FOR JUSTICE

HELD MAY 7, 2015

Young Professionals for Justice (YPJ) is a membership based group of professionals dedicated to supporting the work of Brooklyn A and raising awareness of the need for accessible legal services for low-moderate income individuals and communities in Brooklyn, and NYC wide. YPJ supports communities by promoting Brooklyn A's efforts to sustain and develop vibrant, healthy communities and advocate for social justice.

Ruckus for Justice celebrates the young attorneys and social justice advocates that have been integral to Brooklyn A's work. On May 7, 2015, YPJers gathered together to raise awareness about the need for high-quality legal representation for everyone.

2015 COMMUNITY PARTNERS AND CLIENTS



Brooklyn Legal Services Corporation A

CONSUMER AND ECONOMIC ADVOCACY PROGRAM

Bridge Street Development Corporation
Coalition for Debtor Education
Cypress Hills Local Development
Corporation, Inc.
IMPACCT Brooklyn (formerly Pratt
Area Community Council)
Kings County Foreclosure Defense Bar
Neighborhood Housing Services of East
Flatbush, Inc.
New Yorkers for Responsible Lending
(NYRL)
Right to Counsel NYC Coalition

COMMUNITY AND ECONOMIC DEVELOPMENT PROGRAM

African American Planning
Commission, Inc.
Alliance for Healthy Communities NCB
LLC
Arts East New York, Inc.
Beat the Betes, Inc.
The Bedford Stuyvesant Family Health
Center, Inc.
Berry Street Tenants Association
Brevoort Resident Association, Inc.
Borough Development Group
Boulevard Houses Tenant Association
Brooklyn Clergy Action Network 2 Save
Our Communities
Brooklyn-West District Council of
Presidents, Inc.
Brownsville Community Development
Corporation (Brownsville Multi-Service
Family Health Center)
Bushwick Houses Resident
Association, Inc.
Churches United For Fair Housing
(CUFFH)
Community Driven Solutions

Community Services Housing
Development Corporation
Cooper Park Resident Council, Inc.
Cypress Hills Child Care Corporation
Cypress Hills Local Development
Corporation, Inc.
Cypress Hills Tenant Association, Inc.
Foundation for Urban Health & Well
Being, Inc.
Gowanus Resident Council, Inc.
Harvest Life Center, Inc.
Hester Street Collaborative
Ingersoll Resident Association, Inc.
Jamaica Drum Jam, Inc.
John F. Hylan Houses Tenants
Association, Inc.
Lafayette Gardens Residents
Association, Inc.
Living Through Movement, Inc.
Make the Road New York
Museum of Contemporary African
Diasporan Arts (MOCADA)
National Congress of Neighborhood
Women
Northeast Brooklyn Housing
Development Corporation
NYC Yoga Project, Inc.
Peoples First Baptist Church
Progressive People Movement, Inc.
Sister Friends Galleria, Supporting Low
Income Women and Their Children, Inc.
Sisters Building Sisters In Brooklyn, Inc.
Somos El Futuro
Southside United Housing Development
Fund Corporation (Los Sures)
St. Stephen Outreach Community
Development Corporation
St. Stephen Outreach, Inc.
The Tenants Association of Marcy
Houses, Inc.
Tompkins Houses Resident
Association, Inc.
Trey Whitfield School
Universal Baptist Church
Urban Health Plan, Inc.

PRESERVING AFFORDABLE HOUSING PROGRAM

GROUP AND INDIVIDUAL REPRESENTATION UNITS

Allied Communities Against Buy Outs
(ACABO) Coalition
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)
Shareholders for the Betterment of
Lindsay Park
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)
St. Nicks Alliance
Swinging Sixties Senior Center
United Neighbors Organization (UNO)

2015 PRO-BONO PARTNERS, EXTERNS, INTERNS & VOLUNTEERS



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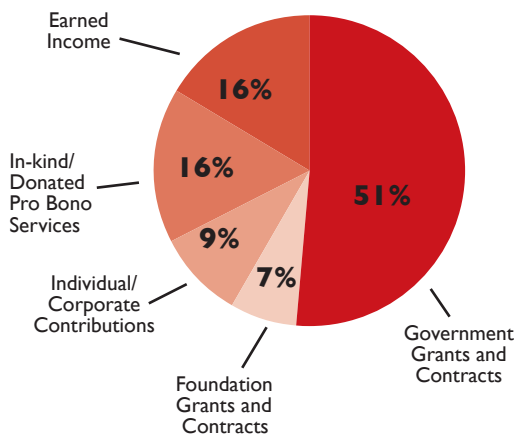
2015 FINANCIALS



Brooklyn Legal Services Corporation A

REVENUE BY SOURCE

All figures are based on the 2015 Audited Financial Statements:



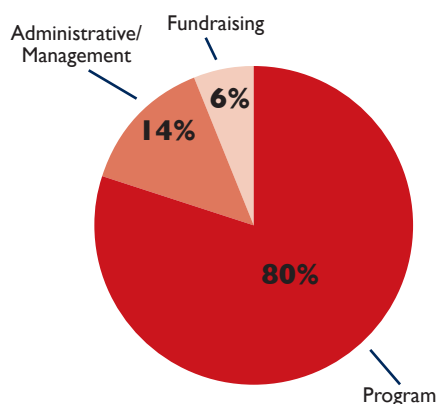
Government Grants and Contracts	\$ 1,900,596	51%
Foundation Grants and Contracts*	262,029	7%
Individual/Corporate Contributions	324,268	9%
Earned Income**	603,775	16%
In-kind/Donated Pro Bono Services	600,000	16%
TOTAL	\$ 3,690,668	100%

*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 are based on the 2015 Audited Financial Statements:



Program*	\$ 2,797,562	80%
Administrative/Management	499,085	14%
Fundraising	208,197	6%
TOTAL	\$3,504,844	100%

*Includes donated pro bono services valued at \$600,000.

2015 GRATITUDE



Brooklyn Legal Services Corporation A

Brooklyn A is deeply grateful to those individuals, corporations, foundations, law firms and government supporters that have sustained us over this past year. You provide the critical financial support we need to accomplish our work and achieve impact and lasting change in our communities.

We thank you for your continued support.

100,000+

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New York City Human Resources Administration
New York State Division of Criminal Justice Services
New York State Office of the Attorney General
New York State Office of Court Administration
U.S. Department of Housing and Urban Development
Viacom

\$50,000 – \$99,999

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New York State Interest on Lawyer Account Fund

\$25,000 – \$49,999

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\$100 – \$999

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Paul J. Acinapura, Esq.
Co-Executive Director & General Counsel

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