

A Message from MFY's Chair

2013 has been a wonderful and landmark year for MFY Legal Services. Founded originally as the legal arm of Mobilization for Youth in 1963, the organization celebrated its 50th year of "mobilizing for justice."



In FY 2013, MFY handled a record number of cases and continued to add staff to meet the ever-growing need for civil legal services. Over the past year, with increased resources from the state and the ongoing support of law firms, foundations, and people like you, MFY expanded its foreclosure, consumer, mental health, and disaster response units, and created a new unit to handle income maintenance and government benefits issues.

I am particularly proud of MFY's Board of Directors, which has been steadfast and generous in its support of MFY's mission to ensure equal access to justice for all. Many of the institutions and law firms represented on MFY's Board provide pro bono assistance to MFY's clients and three of the law firms provide year-round externs who work side by side MFY's staff.

MFY is in a strong position as it enters its second half-century. Its staff and its Board are committed to continuing to provide direct legal assistance to large numbers of low-income New Yorkers while initiating impact litigation and pursuing policy changes to address the underlying inequities our clients face.

As former Chief Judge Judith Kaye said at our 50th Anniversary Gala in June, MFY has had a "magnificent fifty years." With your continued support, the next fifty years will be even better.

— Mark E. Segall
Board Chair

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Pro Bono Partners

2013 was a banner year for support from the private bar for MFY's clients. Over the past year, the following firms have provided pro bono assistance to MFY clients:

Abbey Spanier LLP
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LEGAL SERVICES, INC.
299 Broadway, New York, NY 10007
www.mfy.org

MFY Legal Services Mobilizing for Justice



2013 Annual Report

Mobilizing for Justice: 2013 Highlights

Saving a Senior's Housing



William is a 68-year old Vietnam veteran who has lived in his rent-stabilized apartment for more than 30 years. To help him cope with his depression, his doctor recommended he get an emotional support animal.

William's mood and symptoms improved dramatically once Stevie, a certified service dog, became part of his household.

Using the presence of a dog as pretext to evict William, his landlord filed for eviction, claiming that William violated his lease by having a dog and making alterations to his apartment. MFY took the case and documented Stevie's service dog status and requested a reasonable accommodation for William's disability from the landlord. MFY also showed that the landlord's allegations about alterations were unfounded.

After many months of litigation, the improper violations were removed and the case was discontinued. William was granted the reasonable accommodation to have a service dog for the duration of his tenancy. William and Stevie now have a secure home and William's health continues to be stable.

African Workers Settle Unlawful Discrimination Suit



After their boss routinely made discriminatory comments about Africans, then fired them because his manager did not want to work with Africans, two hair salon workers filed an unlawful discrimination claim with the State Division of Human Rights. MFY negotiated a highly favorable settlement the night before a full-blown evidentiary hearing was scheduled.



A Permanent Home

When Tammy was two years old, her mother dropped her off at her grandmother's apartment and disappeared. Eighteen months later, the grandmother found she could not get medical care for Tammy without an order of legal guardianship. The court dismissed her petition because she was unable to locate and serve Tammy's mother.

MFY represented her at the guardianship hearing, securing the father's consent and successfully getting service on the mother waived. With a legal guardianship order, Tammy's grandmother is now able to access the health services the child needs.

Surviving Super Storm Sandy



When Super Storm Sandy hit, 160 residents of Belle Harbor Home for Adults in Rockaway, many of whom have a mental illness, watched helplessly as seawater surged into the building and the lights went out.

They were evacuated in a haphazard way the day after the storm, most leaving without clothing, medication, IDs, dentures or glasses. They were sent to the armory in Brooklyn, where they slept on cots, not allowed to go out and not knowing what was happening. They were later moved to a hotel in East New York that had no beds, so again they slept on army cots. Finally, they wound up in a building at the Creedmoor Psychiatric Hospital in Queens, where they slept on cots for weeks until beds finally arrived.

Throughout this torturous process, MFY attorneys were their eyes and ears, running interference with staff, getting the heat turned on, dealing with an outbreak of scabies, and working to get residents proper care and medical attention. Three and a half months later, the residents returned to Belle Harbor. Many found that their belongings disappeared in the chaos. MFY then helped

residents file FEMA applications for their losses and ensured that the home provided needed care after months of neglect. MFY is now advocating for new policies to ensure that adult home and nursing home residents will be safe should such a disaster happen again.

Retiree Gets a Fresh Start



Marlene is retired and receives Social Security, but also works part time for a non-profit organization. When her hours were cut, she ran into financial trouble and was later tricked into using a bogus debt settlement company. That decision made a bad situation worse and she defaulted on several credit cards. Bankruptcy was the only way she could get a fresh start, but she could not afford a private attorney.

She started the process on her own, but found she needed help. Luckily, MFY had a new Skadden Fellow who had started a bankruptcy project a few months earlier, designed to help working poor New Yorkers like Marlene. With MFY's help Marlene was able to file a successful Chapter 7 bankruptcy petition and she is working with a counselor to avoid financial pitfalls in the future.

S.I. Home Saved

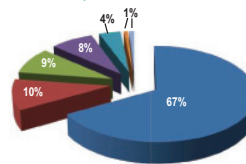


When Lisa lost her job in 2009, the family fell behind on mortgage payments. Although they complied with their bank's requests for documents, their application for a loan modification was denied four times, allegedly due to missing documents.

MFY represented the couple at court-mandated settlement conferences and eventually negotiated a loan modification that cut their monthly payments in half and reduced their mortgage loan interest rate from 7.25% to 2%.

2013 Audited Financial Overview

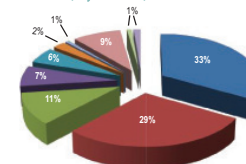
Revenue Sources July 1, 2012 - June 30, 2013



Total Revenue: \$7,526,282

- Government: \$5,023,919
- Foundations & Corporations: \$789,476
- Special Event: \$688,750
- Donated Services: \$600,000
- Individuals: \$298,646
- Cy Pres Awards: \$59,447
- Other: \$66,044

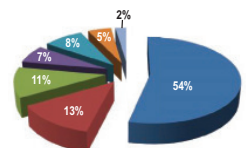
Program Expenses July 1, 2012 - June 30, 2013



Total Program Expenses: \$6,880,263

- Legal programs for tenants and homeowners (33%)
- Legal programs for people with mental illness (29%)
- Legal programs for the elderly (11%)
- Legal programs for low-wage workers (7%)
- Legal programs for low-income consumers (6%)
- Legal programs for kinship caregivers (2%)
- Legal programs for disaster victims (1%)
- General/administrative expenses (9%)
- Fundraising (1%)
- Special Event expenses (1%)

2013 Cases

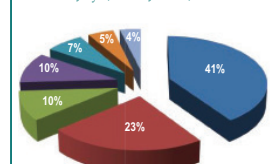


Benefits to Clients in FY 2013

- MFY handled 8,979 cases benefitting over 16,000 people.
- MFY won \$1.5 million in affirmative landlord-tenant judgments.
- MFY saved distressed homeowners more than \$6 million in principal and interest.
- MFY secured \$1.8 million in affirmative employment judgments.
- MFY handled more than 500 cases for Super Storm Sandy victims.
- More than 400 pro bono attorneys and other volunteers worked on 1,020 cases.

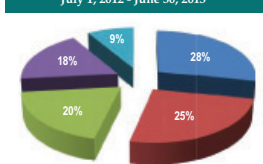
Our Clients

Client Income Sources July 1, 2012 - June 30, 2013



- Public Assistance, SSI, SSD (41%)
- Employment (23%)
- Social Security only (10%)
- Pension / Social Security (10%)
- Other Benefits (7%)
- Unemployment Ins. & Workers' Comp. (5%)
- No Income (4%)

Client Ethnicity July 1, 2012 - June 30, 2013



- White (28%)
- African-American (25%)
- Hispanic (20%)
- Mixed Race / Other (18%)
- Asian (9%)