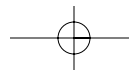
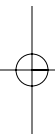


EAST  
BAY

COMMUNITY  
LAW CENTER

ANNUAL REPORT 2003 - 2004





HEALTHY  
SECURE  
PRODUCTIVE  
HOPEFUL

## EBCLC's MISSION

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**A** core value of our society is equal access to justice. The complex nature of the legal system limits equal access, especially for people in poverty and those faced with language and cultural barriers. Well-trained legal advocates should be available to all people, regardless of economic status. To that end, EBCLC provides:

- hands-on clinical education to law students to make these future lawyers aware of and skilled in addressing the needs of indigent communities; and
- desperately-needed legal services to the low-income community in the areas of housing, welfare, HIV/AIDS, homelessness and community economic development.

Since its founding in 1988 by law students at UC Berkeley's Boalt Hall School of Law, EBCLC has become the largest provider of free legal services in the East Bay and a nationally-recognized poverty law clinic.

EBCLC's work makes the lives of East Bay community members more healthy, secure, productive, and hopeful.

## DEAR FRIENDS,



An Annual Report no longer does justice to the incredible work at EBCLC, nor to the unfinished business that lies ahead.

Each year, 80 clinic students under the training and supervision of 20 full-time staff serve more than 2,000 low-income clients and families with a broad range of critical legal issues related to housing, welfare, HIV/AIDS and homelessness. Thousands of other East Bay residents receive education, information or referrals to help meet their basic needs for shelter, income and health care. Such services are especially important during this time of growing economic insecurity, income inequality and health disparities in our community.



In response to client and community need, we launched several projects during the last year to:

- reduce legal barriers to employment and housing for the homeless;
- meet the immigration needs of people living with HIV;
- help low-income workers take advantage of the Earned Income Tax Credit; and
- assist monolingual Southeast Asian clients with housing and welfare needs.



At the same time that we work alongside clients to address the symptoms of poverty, EBCLC staff and students are committed to innovative and impactful advocacy that addresses the root causes of social and economic injustice. Since 1995, our Community Economic Development (CED) practice has provided technical legal assistance to initiatives designed to bring together community stakeholders and build long-term assets. From a credit union in West Oakland to a food justice and youth employment project in East Oakland, EBCLC staff and students have been leading collaborators in local and regional community development projects.

While this report cannot begin to capture the breadth and depth of 10 years of CED activities, we hope you find in these pages the same inspiration which motivates our work – an abiding commitment to ensure that everyone has access to the basic resources, tools and institutions upon which healthy, secure, productive and hopeful communities are built and sustained.

With your continued help, we look forward to an amazing partnership – of staff, students, clients and supporters – as we work together to create a more just and equitable society.

With gratitude and warm regards,

Jeff Selbin  
*Executive Director*

Deborah Moss-West  
*Deputy Director*

Michael Loeb  
*Chair, Board of Directors*

# COMMUNITY ECONOMIC DEVELOPMENT AT EBCLC

## *A Decade of Building Community and Promoting Economic Justice*

### **EBCLC's Direct Services: Grounding CED in the Needs of East Bay Residents**

EBCLC was founded in 1988 by law students from Boalt Hall who wanted practical training while making a difference in the lives of low-income clients. While serving thousands of individual clients with welfare, housing and HIV-related needs, staff and students identified gaps in community assets and infrastructure.

In response to these needs and to address the root causes of inequality, EBCLC created a Community Economic Development practice in 1995. This natural evolution to invest in long-term, community initiatives has led to in-depth student involvement in a series of multi-year, large-scale projects described below.



*A Community Workshop*

### **The Joint Community Development Project: CED Takes Root**

With the help of Boalt professor Eleanor Swift, and under the leadership of Bernida Reagan and Maeve Elise Brown, EBCLC partnered with the Institute of Urban and Regional Development to assist Enhanced Enterprise Communities in Oakland through the HUD-funded Joint Community Development Project (JCD).

JCD efforts included providing legal resources to address impediments to community revitalization, including technical assistance workshops and community clinics

on managing small businesses and non-profits. As a natural outgrowth of the JCD work, EBCLC began to explore ways to incubate new community enterprises.

*"In the early-1990s, we were increasingly aware of the importance of community building as a critical complement to our service work, and the JCD Project offered the perfect entrée. The community economic development work was a logical extension of the model we had developed serving individual clients, and Eleanor, Bernida and Elise showed us the way."*

— Jeff Selbin  
*EBCLC Executive Director*

## 1996-2004 The People's Community Partnership Federal Credit Union:

### Bringing Banking and Financial Services to West Oakland

In 1996, EBCLC participated in a working group of community activists, non-profits and county service providers to address the increasing lack of banking and financial services available to low-income residents in many parts of the East Bay. The group pooled expertise and envisioned a credit union as a community-based alternative to vanishing branch banks. Under Elise's supervision, dozens of law students worked on all aspects of the credit union's development: conducting market research, surveying community members, researching federal regulations, developing a business plan and raising funds.

In March 2001, with many individual, corporate and foundation supporters, the People's Community Partnership Federal Credit Union opened its doors in West Oakland.

During the last three years, the credit union has expanded its vital banking services, now serving approximately 1,000 members, 75% of whom are low-income. EBCLC continues to serve as a fiscal agent for the credit union, helping to ensure it can access much-needed resources to increase its profile and expand its membership and services.



Credit Union Founder Maeve Elise Brown

*"I know that this credit union is going to allow for residents in West Oakland to begin to realize the American dream of financial security, homeownership and credit worthiness. This is the type of effort that I like to take to my colleagues in Congress to say 'my district is leading the way in progressive social and economic change.'"*

— Barbara Lee  
U.S. Congresswoman

## 1999-2003 The Bay Area Construction Sector Intervention Collaborative:

### Creating Training and Apprenticeship Opportunities for Living Wage Jobs

In 1999, Bernida and her students began providing technical assistance to the Coalition for an Accountable Port, a project of the East Bay Alliance for a Sustainable Economy. In March 2000, EBCLC gained a place at the table for community groups in negotiating a Project Labor Agreement with the Port of Oakland, governing all aspects of the Port's \$1.3 billion capital improvement plan and including the nation's first-ever social justice component.

At the same time, EBCLC staff and students began working with a coalition of organizations, agencies and interested parties committed to increasing opportunities for local residents in the construction trades, with an emphasis in gaining access for women and people of color who traditionally have been excluded from the industry. The Bay Area Construction Sector Intervention Collaborative (BACSIC) was born!

BACSIC works to increase the supply of local residents able to fill apprenticeship and journey-level positions while increasing the demand for such workers through implementation of local hiring provisions in major public works contracts. BACSIC helps prepare individuals for apprenticeship programs, places individuals directly in

construction jobs, and provides meaningful support and retention services.

Under the leadership of Deborah Moss-West, students have provided critical assistance to help BACSIC incorporate and carry out its important mission. BACSIC became fully independent in November 2003, another important community asset incubated by EBCLC staff and students.

*“BACSIC is one of the most exciting projects in EBCLC’s history. The building trades provide an opportunity for low-income people to get out of poverty, and everyone deserves that chance. I am proud that EBCLC is helping to make that happen in the East Bay.”*

— Bernida Reagan  
Director of Social Responsibility  
Port of Oakland

### **The Regional Pro Bono Initiative: Building Community by Building Capacity in the Non-Profit Sector**

While working on large-scale projects such as the credit union and BACSIC, EBCLC also focused CED resources on meeting the needs of smaller non-profits struggling in an increasingly difficult funding and service climate. With the National Economic Development and Law Center and the San Francisco Bar Association’s Volunteer Legal Services Program, EBCLC helped to launch a collaborative legal services support system for non-profit organizations in the Bay Area.

EBCLC and its partners developed local programs to help build stronger, healthier organizations, better able to serve their communities and carry out their missions. During a two and a half year period, Deborah Moss-West, NAPIL Fellow Beatriz Rodriguez and their students assisted more than 100 non-profit and community-based organizations (CBOs) in the areas of corporate formation, tax law, employment/labor



Non-Profit Partner Carolyn Russell

law, contracts development, intellectual property, and other legal issues. EBCLC continues to provide technical assistance and make directed referrals for non-profits with a wide range of legal needs.

*“Organizations like ours [a battered women’s program] just don’t have the funding to start human resources departments – the Law Center’s technical assistance has been invaluable.”*

— Carolyn Russell  
Executive Director, A Safe Place

### **Economic Justice: The Promise of Community-Driven Development**

In 2003, EBCLC hired Margaretta Lin (Boalt ’91) as the first full-time CED director. Under Margaretta’s leadership, EBCLC continues to work in partnership with community groups toward a vision of economic justice, community leadership, and long-term innovative solutions to poverty. Margaretta and her students provide legal and advocacy support to community coalitions through a two-pronged approach:

First, EBCLC supports grassroots economic justice campaigns through technical assistance, legal research, policy and media advocacy, popular education, community outreach, and litigation. Current examples include:

- the People’s Agenda Project, pursuing policy changes that will ensure jobs and community benefits from large-scale retail development in Oakland with a broad range of community groups;
- the Condo Conversion effort, challenging rollbacks of current legal protections in Oakland that would result in displacement of low-income tenants and the loss of affordable housing, in partnership with a broad-based community coalition led by the Oakland Tenants’ Union; and
- the Pacific Renaissance struggle, seeking housing development accountability in Oakland’s Chinatown, in partnership with the Asian Pacific Environmental Network, Just Cause Oakland, the Oakland Tenants



*The Pacific Renaissance Team*

Union, CJWP, and a pro bono legal team that includes the California Affordable Housing Law Project, Heller Ehrman White & McAuliffe LLP, Paul, Hastings, Janofsky & Walker LLP and Siegel & Yee.

*“The work of the community groups, legal team and Councilmember Wan to pursue justice for the tenants of Pacific Renaissance Plaza has allowed my mother to spend the remainder of her days in her home. My mother would have not survived the eviction from her home. Because of all the community efforts, we have had the gift of this year with my mother.”*

— Art Hom  
(son of Pacific Renaissance plaintiff  
Yen Ho Hom)

Second, EBCLC assists efforts that promote community-driven economic development principles, especially those that address critical local needs and interests. Current project examples include:

- technical assistance to the West Oakland Food Collaborative on their cooperative enterprise proposal for the West Oakland Mandela Gateway development;
- the development of a cultural arts center in Lower San Antonio utilizing anti-gentrification strategies in partnership with Eastside Arts Alliance and the Northern California Land Trust; and
- the incubation of HOPE Enterprises, a food justice and youth employment project in East Oakland in partnership with the POWER Movement.

*“As a model of youth enterprise, HOPE provides an innovative vision of youth employment and sustainable economics in Oakland communities.”*

— Wilma Chan  
California Assemblywoman, 16th District

## The Next Ten Years: Expanding Economic Opportunity, Self-Sufficiency and Justice

Compounding the challenges facing low-income communities in the East Bay (and elsewhere) is the lack of access to the institutions, tools, and other resources needed to build and maintain economic self-sufficiency and independence.

With this in mind, we plan to expand our community economic development work during the next 10 years. Although government and private resources can and should be brought to bear in our communities, long-term solutions will require asset building approaches informed and driven by people on the ground.



*HOPE Co-Founder Ed James*

*“I am honored to be entrusted with the legacy of EBCLC’s incredible CED work, especially in these challenging times. With staff, student, community and policymaking partners, I look forward to increasing the opportunities for economic self-determination and justice in our community, and thereby advancing our goal of making the community more healthy, secure, productive and hopeful.”*

— Margaretta Lin  
EBCLC CED Director

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EBCLC is delighted to announce the creation of an annual post-graduate fellowship made possible through the support of the San Francisco law firm of Shartsis, Friese & Ginsburg LLP. Beginning August 2004, the generous, three-year commitment by the firm will support a fellow at EBCLC to provide direct legal services to low-income clients in the East Bay.

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*We strive to ensure the accuracy of our information. If we have made a mistake, please accept our apology and send us corrections.*

**EAST BAY COMMUNITY LAW CENTER**

**Statement of Financial Position  
 June 30, 2004\***

<b>ASSETS</b>		
Cash	\$481,929	
Marketable securities	898,325	
Grants and contracts receivable	175,925	
Prepaid expenses	13,640	
Other assets	54,069	
Property (less depreciation)	76,747	
<b>TOTAL ASSETS</b>		<b>\$1,700,635</b>
<b>LIABILITIES AND NET ASSETS</b>		
Accounts payable	\$40,396	
Pension plan contribution payable	35,951	
Trust funds payable	4,472	
Accrued vacations	86,969	
Deferred income	20,965	
<b>TOTAL LIABILITIES</b>		<b>\$188,753</b>
Unrestricted net assets	\$1,408,199	
Restricted net assets	103,683	\$1,511,882
<b>TOTAL LIABILITIES AND NET ASSETS</b>		<b>\$1,700,635</b>

**Statement of Activities  
 for the year ending June 30, 2004\***

<b>REVENUE</b>	
Grants and contract support	\$1,169,340
Pass through grants	299,423
Contributions	421,648
Interest income	21,733
Unrealized gain on securities	56,379
Fee awards & misc. income	52,593
<b>TOTAL REVENUE</b>	<b>\$2,021,116</b>
<b>EXPENSES</b>	
Salaries and wages	\$963,321
Benefits and payroll taxes	292,541
Contracted services	24,445
Pass through expenses	336,879
Non-personnel costs	302,178
<b>TOTAL EXPENSES</b>	<b>\$1,919,364</b>
<b>CHANGE IN NET ASSETS</b>	<b>\$101,752</b>

*\*Unaudited financials.  
 Audited financial statements are available upon request.*

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