



# Legacy Business Registry Staff Report

Hearing Date: August 24, 2020

## LEGAL ASSISTANCE TO THE ELDERLY

*Application No.:* LBR-2020-21-004  
*Business Name:* Legal Assistance to the Elderly  
*Business Address:* 1663 Mission Street, Suite 225  
*District:* District 6  
*Applicant:* Laura Slade Chiera, Executive Director  
*Nomination Date:* July 21, 2020  
*Nominated By:* Supervisor Aaron Peskin  
*Staff Contact:* Richard Kurylo  
legacybusiness@sfgov.org

### BUSINESS DESCRIPTION

Legal Assistance to the Elderly (LAE) was established in April of 1979 to offer legal services to San Francisco residents over 60 years of age or living with a disability. LAE has been an invaluable asset and safety net for some of San Francisco's most vulnerable populations and is the only legal organization of its kind in San Francisco, with its focus on the elderly and/or disabled.

LAE was informally shaped by a group of volunteer attorneys in 1977 who met and offered services out of the Jewish Community Center. In 1979, the clinic became officially incorporated as the Legal Assistance to the Elderly (LAE) as an independent 501(c)(3) non-profit, with the mission "to provide legal services at locations in the City and County of San Francisco to older persons of all races, creeds, colors and ethnic backgrounds." After 41 years, LAE has moved seven times, but has never ceased operations and has remained committed to safeguarding seniors and people with disabilities through their compassionate counseling and free legal services.

LAE's multilingual and multi-cultural staff serves over 1,500 seniors annually in seven (7) different languages and a variety of topics, including but not limited to: Physical and Financial Elder Abuse Prevention; Income Support and Benefits Advocacy; Health Law; Conservatorship Defense; Consumer Law; End of Life Planning; End of Life Planning for LGBT Seniors; Consumer Debt Collection Defense; and (LAE's most prevalent area of focus) Housing Law. LAE's client base is diverse and comes from every corner of the city. Most clients (58%) are physically frail or disabled and some (6%) are homebound or in a medical facility. The majority (98%) are also considered "indigent" under California State Law, many clients (75%) fall below the 200% federal poverty line (\$25,520 annual income), and almost half (47%) have incomes of less than \$995 per month. Regardless of location or ability to travel, LAE ensures that their clients are able to receive service and will send attorneys to their clients' locations. LAE is relied upon, not only by individuals seeking high-quality, free legal assistance, but also by other organizations within San Francisco, such as: Adult Protective Services, the San Francisco Rent Board, San Francisco Superior Court, the Sheriff's Office, Family Services Agency, Currey Senior Center, Bayview Senior Services, and the Eviction Defense Collaborative, just to name a few. LAE has seen a growing need for their services as San Francisco continues to face an unprecedented crisis of affordability. According to LAE's application, 12% of seniors 65 or older in San Francisco are living below the poverty line and one out of every ten people who are homeless are over the age of 61. For over 40 years, LAE has been a force to help safeguard some of San Francisco's most vulnerable populations and combat the dangers that seniors and adults with disabilities face.

### Legacy Business Program

Office of Small Business  
City Hall Room 140  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6680  
legacybusiness@sfgov.org  
[www.legacybusiness.org](http://www.legacybusiness.org)





## CRITERION 1

**Has the applicant operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?**

Yes, Legal Assistance to the Elderly has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years:

942 Market Street from 1977 to 1979 (Organization incorporated in 1979)  
944 Market Street from 1979 to 1983 (4 years)  
474 Valencia Street from 1983 to 1987 (4 years)  
1453 Mission Street from 1987 to 2000 (13 years)  
100 McAllister Street from 2000 to 2005 (5 years)  
995 Market Street from 2005 to 2015 (10 years)  
701 Sutter Street, 2nd Floor, from 2015 to 2019 (4 years)  
1663 Mission Street, Suite 225 from 2019 to Present (1 year)

## CRITERION 2

**Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?**

Yes, Legal Assistance to the Elderly has contributed to the history and identity of San Francisco.

The Historic Preservation Commission recommended the applicant as qualifying, noting the following ways the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community:

- The business is associated with providing free legal counsel to the elderly and/or disabled.
- Although the building at 1663 Mission Street was surveyed and found to be a Historic Resource in 2009, additional information was discovered in the 2019 Hub Plan Historical Resources Survey and the subject property was determined to not be eligible for national, state, or local designation. Therefore, the business's location at 1663 Mission Street is not significant for its architecture. Legal Assistance to the Elderly's founding directors (in 1979) were San Francisco Superior Court Judge Leland Lazarus, Frank Winston, and the Levi Strauss chairman and president, Walter Haas. Walter Haas was also owner of the Oakland A's and founder of a family foundation Evelyn and Walter Haas, Jr. foundation. However, he was not associated with the business's current location.
- Legal Assistance to the Elderly has been featured in several local and national publications, including: The New York Times, Hoodline, Mission Local, and 48 Hills.

## CRITERION 3

**Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?**

Yes, Legal Assistance to the Elderly is committed to maintaining the services and traditions that define the organization.

## HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission recommends that Legal Assistance to the Elderly qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) and recommends safeguarding of the below listed physical features and traditions.

Physical Features or Traditions that Define the Business:

- Compassionate and free legal services for senior and disabled San Francisco residences.
- Training and informational programs for community groups.



## **CORE PHYSICAL FEATURE OR TRADITION THAT DEFINES THE BUSINESS**

Following is the core physical feature or tradition that defines the business that would be required for maintenance of the business on the Legacy Business Registry.

- Services for the elderly and adults with disabilities.

## **STAFF RECOMMENDATION**

Staff recommends that the San Francisco Small Business Commission include Legal Assistance to the Elderly currently located at 1663 Mission Street, Suite 225 in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

Richard Kurylo, Program Manager  
Legacy Business Program

### **Legacy Business Program**

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# Small Business Commission

Resolution No. \_\_\_\_\_

August 24, 2020

## LEGAL ASSISTANCE TO THE ELDERLY

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legacybusiness@sfgov.org

**Adopting findings approving the Legacy Business Registry application for Legal Assistance to the Elderly, currently located at 1663 Mission Street, Suite 225.**

**WHEREAS**, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

**WHEREAS**, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; or

**WHEREAS**, the subject business has operated in San Francisco for more than 20 years but less than 30 years, has had no break in San Francisco operations exceeding two years, has significantly contributed to the history or identity of a particular neighborhood or community and, if not included in the Registry, faces a significant risk of displacement; and

**WHEREAS**, the subject business has contributed to the neighborhood's history and identity; and

**WHEREAS**, the subject business is committed to maintaining the physical features and traditions that define the business; and

**WHEREAS**, at a duly noticed public hearing held on August 24, 2020, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore

**BE IT RESOLVED**, that the Small Business Commission hereby includes Legal Assistance to the Elderly in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

**BE IT FURTHER RESOLVED**, that the Small Business Commission recommends safeguarding the below listed physical features and traditions at Legal Assistance to the Elderly.

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Physical Features or Traditions that Define the Business:

- Compassionate and free legal services for senior and disabled San Francisco residences.
- Training and informational programs for community groups.

**BE IT FURTHER RESOLVED**, that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain Legal Assistance to the Elderly on the Legacy Business Registry:

- Services for the elderly and adults with disabilities.

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I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on August 24, 2020.

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Regina Dick-Endrizzi  
Director

RESOLUTION NO. \_\_\_\_\_

Ayes –  
Nays –  
Abstained –  
Absent –

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# Legacy Business Registry

# Application Review Sheet

*Application No.:* LBR-2020-21-004  
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**CRITERION 1:** Has the applicant has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?

Yes  No

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1663 Mission Street, Suite 225 from 2019 to Present (1 year)

**CRITERION 2:** Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?

Yes  No

**CRITERION 3:** Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?

Yes  No

**NOTES:** N/A

**DELIVERY DATE TO HPC:** July 21, 2020

Richard Kurylo  
Program Manager, Legacy Business Program

**Legacy Business Program**  
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Member, Board of Supervisors  
District 3



City and County of San Francisco

**AARON PESKIN**  
佩斯金 市參事

July 21<sup>st</sup>, 2020

Director Regina Dick-Endrizzi  
San Francisco Office of Small Business  
City Hall, Room 110  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Director Dick-Endrizzi,

It is my privilege to nominate Legal Assistance for the Elderly (LAE) for inclusion on the San Francisco Legacy Business Registry at 1665 Mission St.

Since 1979, the LAE has provided free legal services to elders and adults with disabilities who are at risk of losing their housing, healthcare or income, or are victims of physical or financial abuse. Their work helps to keep San Francisco's most vulnerable residents safe, financially stable, and housed. For over 40 years the LAE has served as a lifeline for San Franciscans; keeping our cities vibrant history alive in the diversity of our residents.

Legal Assistance for the Elderly is not only a beacon of our neighborhood, but for all of the city. After decades of service LAE is absolutely deserving of inclusion on the Legacy Business Registry. It is my sincere honor to nominate it for inclusion.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Peskin".

Aaron Peskin

## Section One:

### Business / Applicant Information.

Please provide the following information:

- The name, mailing address and other contact information of the business;
- The name of the person who owns the business. For businesses with multiple owners, identify the person(s) with the highest ownership stake in the business;
- The name, title and contact information of the applicant;
- The business's San Francisco Business Account Number and entity number with the Secretary of State, if applicable.

<b>NAME OF BUSINESS:</b>	
Legal Assistance to the Elderly	
<b>BUSINESS OWNER(S)</b> (Identify the person(s) with the highest ownership stake in the business):	
Laura Chiera, Executive Director	
<b>CURRENT BUSINESS ADDRESS:</b>	<b>TELEPHONE NUMBER:</b>
1663 Mission St. Suite 225 San Francisco, CA 94103	(415) 538-3333
	<b>EMAIL ADDRESS:</b>
	info@laesf.org
<b>MAILING ADDRESS – STREET ADDRESS:</b>	<b>MAILING ADDRESS – CITY AND STATE:</b>
<input checked="" type="checkbox"/> Same as Business Address	
	<b>MAILING ADDRESS – ZIP CODE:</b>
<b>WEBSITE ADDRESS:</b>	
www.laesf.org	
<b>FACEBOOK PAGE:</b>	
www.facebook.com/LAESFORG	
<b>TWITTER NAME:</b>	
@lae_sf	
<b>APPLICANT'S NAME:</b>	<b>APPLICANT'S TELEPHONE NUMBER:</b>
Laura Chiera	(415) 218-1608
<b>APPLICANT'S TITLE:</b>	<b>APPLICANT'S EMAIL ADDRESS:</b>
Executive Director	lchiera@laesf.org
<b>SAN FRANCISCO BUSINESS ACCOUNT NUMBER:</b>	
0315060	
<b>SECRETARY OF STATE ENTITY NUMBER (If applicable):</b>	
C0916082	



## Section Two:

### Business Location(s).

List the business address of the original San Francisco location, the start date of business and the dates of operation at the original location. Check the box indicating whether the original location of the business in San Francisco is the founding location of the business. If the business moved from its original location and has had additional addresses in San Francisco, identify all other addresses and the dates of operation at each address. For businesses with more than one location, list the additional locations in section three of the narrative.

ORIGINAL SAN FRANCISCO ADDRESS	ZIP CODE	START DATE OF BUSINESS
942 Market Street	94102	May 1977 (Incorporated April 16, 1979)
IS THIS LOCATION THE FOUNDING LOCATION OF THE BUSINESS?	DATES OF OPERATION AT THIS LOCATION	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	1977 - 1979	

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
944 Market Street	94102	Start: 1979 (?)
		End: 1983 (?)

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
474 Valencia Street	94110	Start: 1983 (?)
		End: Sept. 1987

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
1453 Mission Street	94103	Start: Sept. 1987
		End: Oct. 2000

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
100 McAllister Street	94102	Start: Nov. 2000
		End: Jan. 2005

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
995 Market Street	94103	Start: Jan. 2005
		End: Jan. 2015

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
701 Sutter Street, 2nd Floor	94109	Start: Feb. 2015
		End: Oct. 2019

OTHER ADDRESSES (If applicable)	ZIP CODE	DATES OF OPERATION
1663 Mission Street, Suite 225	94103	Start: Oct. 2019
		End: Present

## Section Three:

### Disclosure Statement.

#### San Francisco Taxes, Business Registration, Licenses, Labor Laws and Public Information Release.

This section is verification that all San Francisco taxes, business registration, and licenses are current and complete, and there are no current violations of San Francisco labor laws. This information will be verified and a business deemed not current in with all San Francisco taxes, business registration, and licenses, or has current violations of San Francisco labor laws, will not be eligible to apply for the Business Assistance Grant.

In addition, we are required to inform you that all information provided in the application will become subject to disclosure under the California Public Records Act.

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- I am authorized to submit this application on behalf of the business.
- I attest that the business is current on all of its San Francisco tax obligations.
- I attest that the business's business registration and any applicable regulatory license(s) are current.
- I attest that the Office of Labor Standards and Enforcement (OLSE) has not determined that the business is currently in violation of any of the City's labor laws, and that the business does not owe any outstanding penalties or payments ordered by the OLSE.
- I understand that documents submitted with this application may be made available to the public for inspection and copying pursuant to the California Public Records Act and San Francisco Sunshine Ordinance.
- I hereby acknowledge and authorize that all photographs and images submitted as part of the application may be used by the City without compensation.
- I understand that the Small Business Commission may revoke the placement of the business on the Registry if it finds that the business no longer qualifies, and that placement on the Registry does not entitle the business to a grant of City funds.

Laura Slade Chiera 4/8/19

Name (Print):

Date:

Signature:



## **LEGAL ASSISTANCE TO THE ELDERLY**

### **Section 4: Written Historical Narrative**

#### **CRITERION 1**

**a. Provide a short history of the business from the date the business opened in San Francisco to the present day, including the ownership history. For businesses with multiple locations, include the history of the original location in San Francisco (including whether it was the business's founding and or headquartered location) and the opening dates and locations of all other locations.**

Legal Assistance to the Elderly (LAE), presently located on the second floor at 1663 Mission Street, Suite 225, was established on April 16, 1979. For over 40 years, LAE has been a vital safety net for San Francisco's most vulnerable seniors. When facing the loss of their housing, healthcare or income, or suffering physical or financial abuse, we have been there, providing essential legal services. The only requirements to qualify for our free legal services are that our client live in San Francisco and be either over 60 years old or have a disability.

LAE is the only legal services organization in San Francisco that focuses solely on the legal needs of elders and disabled adults. We work closely with community-based and governmental health and social service providers because legal problems faced by this vulnerable community often require a multi-disciplinary approach to achieve a lasting solution. We take a holistic approach to the legal issues these clients face, often assisting with multiple legal issues as well as connecting clients with vital social services. The referring issue, for instance eviction defense, may have its roots in other legal issues such as elder abuse or an unwarranted termination of benefits. Because our attorneys work closely and collaboratively, they can tap into the expertise of our entire legal team to address the immediate issue as well as other underlying legal issues that our vulnerable clients face.

LAE was formed by a group of volunteer attorneys working to address the unmet legal needs of San Francisco's elders. We started as a legal services clinic held at the Jewish Community Center at 3200 California Street in the mid-1970s. In 1977, the clinic grew with the award of five VISTA (Volunteers In Service To America) positions and the appointment of Oran Young as director. Ms. Young would serve as LAE's Executive Director until 1989, growing the agency through grants, contracts, donations and partnerships with local law firms such as Pettit and Martin.

In 1979, the clinic became officially incorporated as Legal Assistance to the Elderly (LAE), an independent 501(c)(3) non-profit. The founding directors included San Francisco Superior Court Judge Leland Lazarus, Frank Winston and Levi Strauss chairman Walter Haas. The primary purpose was "to provide legal services at locations in the City and County of San Francisco to older persons of all races, creeds, colors and ethnic backgrounds." For 40 years LAE has provided these services.

Howard Levy became director in 1989 and helmed the agency for the next 28 years, continuing the model established by Orah Young. Throughout this time, LAE's legal staff remained remarkably stable – as of today, two of LAE's attorneys count for nearly 60 years of service at LAE. While LAE was historically funded primarily through the Older Americans Act, in 2003 LAE's mission expanded to include providing legal services to adults with disabilities. LAE continues to serve this community today.

In 2016, Laura Slade Chiera became LAE's third executive director. Under Laura's leadership, LAE has grown to include 13 attorneys, including five attorneys dedicated to eviction defense.

Since the original location of our office on Market Street (former staff members still remember viewing the first 49ers Super Bowl parade!), LAE has moved seven times over the ensuing 40 years, not counting a short temporary relocation after the 1989 earthquake. While most often located in the mid-Market/Tenderloin area, LAE has always served all of San Francisco, with clients coming from virtually every part of the city – from the Bayview to the Presidio and from Ingleside to Treasure Island. Our central location allows us to be close to the San Francisco Superior Courthouse and easily accessible by public transportation.

Many former LAE attorneys still practice locally, and the attorneys of LAE past and present are respected throughout the San Francisco legal community. LAE is viewed by all as a valuable San Francisco resource. Adult Protective Services relies on LAE for legal back-up for its clients, and LAE regularly receives referrals from the San Francisco Rent Board, San Francisco Superior Court, the Sheriff's Office, Family Services Agency, Curry Senior Center, Bayview Senior Services, Eviction Defense Collaborative and many other agencies for seniors.

After 40 years, LAE continues to provide high-quality, free legal services for San Francisco's seniors and adults with disabilities. LAE has shown a long-term commitment to serving our community and looks forward to continuing to do so.

**b. Describe any circumstances that required the business to cease operations in San Francisco for more than six months?**

LAE has been serving SF seniors uninterrupted since our inception. After the 1989 earthquake, the office remained open but was moved temporarily to 49 Powell Street for less than two months.

**c. Is the business a family-owned business? If so, give the generational history of the business.**

LAE is not a family-owned business. It is a 501(c)(3) nonprofit organization governed by a board of directors.

**d. Describe the ownership history when the business ownership is not the original owner or a family-owned business.**

There is no specific owner. LAE has maintained its status as a 501(c)(3) registered, nonprofit organization since our establishment in 1979. This status has not changed.

**e. When the current ownership is not the original owner and has owned the business for less than 30 years, the applicant will need to provide documentation of the existence of the business prior to current ownership to verify it has been in operation for 30+ years. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.**

Documentation of the existence of the business verifying it has been in operation for 40 years is provided in this Legacy Business Registry application.

**f. Note any other special features of the business location, such as, if the property associated with the business is listed on a local, state, or federal historic resources registry.**

The historic resource status of the building at 1663 Mission Street is classified by the Planning Department as Category C, No Historic Resource Present / Not Age Eligible, with regard to the California Environmental Quality Act. It was originally built as a Ben Davis Clothing factory and later converted into office space. The location has housed small and mid-sized nonprofit organizations and small businesses for decades. The proximity of other nonprofit organizations in the building and San Francisco's Department on Disability and Aging Services (across the street) allows for close collaborations. For example, LAE and AIDS Legal Referral Panel (a Legacy Business in the same location) are able to pool resources and share staff. This has allowed LAE to hire a social worker to assist tenants who are being evicted.

## **CRITERION 2**

**a. Describe the business's contribution to the history and/or identity of the neighborhood, community or San Francisco.**

After 40 years, LAE continues to provide high-quality, free legal services for San Francisco's seniors and adults with disabilities. LAE has shown a long-term citywide commitment to serving our community and looks forward to continuing to do so. We have 40 years of experience in developing and implementing a program approach designed to address the needs of our elders. Our services are easy to access – just a phone call away. Our services are multi-lingual. And if a senior cannot come to us, we will go to them. Our net of legal services prioritizes those that ensure our seniors receive healthcare, maintain their income, protect their housing and keep them safe from abuse. These legal services play a critical role in stabilizing seniors' lives and allowing them to live in San Francisco with dignity and independence.

**b. Is the business (or has been) associated with significant events in the neighborhood, the city, or the business industry?**

LAE regularly participates in trainings and informational events across San Francisco. For example, we are currently providing regular trainings on Eviction Defense for *Excelsior Works!*, a workforce development community center in the Excelsior Neighborhood. Similarly we make presentations about our services and specific topics across San Francisco. An example is our end of life planning workshops at Openhouse, an LGBTQ Senior Community Center. These workshops are a collaboration with AIDS Legal Referral Panel and Openhouse.

**c. Has the business ever been referenced in an historical context? Such as in a business trade publication, media, or historical documents?**

Following is a sample of news articles about Legal Assistance to the Elderly:

- Mission Local article on saving housing for an LAE client: <https://missionlocal.org/2016/05/elderly-woman-saved-from-sf-mission-eviction/>
- New York Times article on an LAE case: <https://www.nytimes.com/2011/10/21/us/forced-from-home-at-75-as-tenant-rules-bend.html>
- Hoodline article on a former client: <https://hoodline.com/2015/10/artist-and-activist-madeline-behrens-brigham-to-say-goodbye-after-3-decades-in-hayes-valley>
- Hoodline article on hoarding, referencing an LAE client: <https://hoodline.com/2016/01/hoarding-is-much-more-common-than-you-think-and-it-s-tied-into-eviction-and-homelessness>
- 48 Hills article on senior evictions: <https://48hills.org/2017/10/senior-evictions/>

**d. Is the business associated with a significant or historical person?**

Walter Haas, a founding member of LAE, was president and chairman of Levi Strauss and owner of the Oakland A's, as well as founder of the Evelyn and Walter Haas, Jr. Fund, a private family foundation based in San Francisco.

**e. How does the business demonstrate its commitment to the community?**

LAE's services are provided citywide to seniors and adults with disabilities. We have seen the need for our services grow as our city continues to face an unprecedented crisis of affordability and homelessness that threaten the stability and security of our seniors. In San Francisco, 12% of seniors 65 years or older live below the federal poverty line (an annual income of \$12,490) and one in 10 people who are homeless are over the age of 61. Often our seniors are separated from homelessness or institutionalization by the loss of one benefit check or the refusal of a needed healthcare service. This is even truer for seniors in our isolated or marginalized communities.

Because of LAE's strong commitment to safeguarding seniors facing eviction, hundreds of seniors have kept their homes and remain in San Francisco rather than being forced out of the city. Similarly, we have long been the safeguard for seniors who are victims of physical or financial abuse. LAE has also expanded services in the areas of health law, consumer law and end of life planning for LGBT seniors.

LAE's experienced attorneys provide training and back-up to less experienced lawyers at other agencies as another service to our community.

**f. Provide a description of the community the business serves.**

San Francisco's seniors' tremendous need for stabilizing legal services can be seen through the diversity of our clients. LAE's over 1,600 clients come from every corner and every neighborhood in the city. LAE's clients are diverse: 45% European American, 15% African American, 20% Asian American, 12% Latinx and 8% other; 20% are non-English speakers; 55% identify as female, 44% identify as male, and 1% identify as transgender. Of the clients who responded to the inquiry regarding sexual orientation, 10% identified as LGBTQ. LAE provides culturally and linguistically appropriate services through bilingual and bi-cultural staff in Mandarin, Cantonese, Toishanese, Spanish, Korean and (starting in September 2019) Russian. Our clients also struggle physically: 58% are frail or disabled and 6% are homebound or in a medical facility. Finally, our clients struggle economically: 47% have incomes of less than \$995 per month, 75% have incomes below 200% of federal poverty guidelines and 98% are considered indigent under California State law.

**g. Is the business associated with a culturally significant building/structure/site/object/interior?**

The building was originally a Ben Davis clothing factory. Ben Davis Manufacturing was founded in 1935. The Davis family has been involved in the U.S. garment industry since the mid 1800s. Company founder Ben Davis' grandfather, Jacob Davis, invented jeans by using sturdy cloth and rivets to strengthen weak points in the seams, and partnered with Levi Strauss to mass produce them.

**h. How would the community be diminished if the business were to be sold, relocated, shut down, etc.?**

LAE serves over 1,500 seniors annually. The majority of those are seniors with housing issues. If the organization were to close, many seniors who are now getting representation in eviction matters would go unserved and lose their housing. LAE works closely with Adult Protective Services to provide expedited access to an attorney for representation for restraining orders in elder abuse cases. LAE's representation allows seniors to continue living in San Francisco with dignity and independence.

### CRITERION 3

#### a. Describe the business and the essential features that define its character.

Legal Assistance to the Elderly provides compassionate counsel and free legal services for senior and disabled San Francisco residents. LAE offers a wide net of legal services that provide protection on many fronts. Our primary practice areas are:

- 1) *Physical and Financial Elder Abuse Prevention* including applying for restraining orders, protection from financial exploitation and illegal transfers of real property.
- 2) *Income Support and Benefits Advocacy* including assistance with SSI, SSDI and Social Security.
- 3) *Health Law* including assistance with MediCal, Medicare, managed care, access and preservation of health services, improper discharge and neglect in skilled nursing facilities and community-based, long term care services.
- 4) *Conservatorship Defense.*
- 5) *End of Life Planning* including wills, powers of attorney documents and advance healthcare directives.
- 6) *Consumer Debt Collection Defense.*
- 7) *Housing Law* including eviction defense, tenants' rights advocacy, preservations of U.S. Department of Housing and Urban Development (HUD) and private housing subsidies, representation at San Francisco Housing Authority (SFHA) hearings, habitability and harassment issues, representation at San Francisco Rent Board hearings including cases in which there is a risk of losing rent control protections and reasonable accommodations requests and disability discrimination including filing HUD complaints and other affirmative actions.

#### b. How does the business demonstrate a commitment to maintaining the historical traditions that define the business, and which of these traditions should not be changed in order to retain the businesses historical character? (e.g., business model, goods and services, craft, culinary, or art forms)

LAE is committed to continuing to provide essential top level free legal services to San Francisco seniors and disabled adults.



**c. How has the business demonstrated a commitment to maintaining the special physical features that define the business? Describe any special exterior and interior physical characteristics of the space occupied by the business (e.g. signage, murals, architectural details, neon signs, etc.).**

Not applicable.

**d. When the current ownership is not the original owner and has owned the business for less than 30 years; the applicant will need to provide documentation that demonstrates the current owner has maintained the physical features or traditions that define the business, including craft, culinary, or art forms. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.**

Documentation that demonstrates the organization has been providing free legal services for 30+ years is included in this Legacy Business Registry application.





SECOND FLOOR

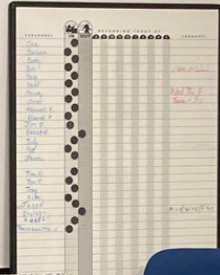
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LEGAL ASSISTANCE  
TO THE ELDERLY

---

Suite 225













Having trouble with Medicare or Medi-Cal?

# Help Me With My Health Insurance!

Drop-In Legal Clinic for San Francisco Seniors and Adults with Disabilities at Legal Assistance to the Elderly

**TUESDAYS 9:30-11:30 AM**

---

Lawyers will be on hand to advise you. Please bring your insurance card and any correspondence you have received from your insurer.

<http://sfbaytimes.com/legal-assistance-elderly/>



# Legal Assistance for the Elderly

By Dr. Marcy Adelman  
2019

When Tom and William met, fell in love, and decided to live together in Tom's apartment, they never thought about putting William on the lease. They lived together for 40 years. Then Tom passed away, and William was left living in their apartment by himself.

When the landlord found out that Tom had died, he sent William a notice of increase of rent from \$1000 to \$4000. William, now 69 years old, could not find a way to meet the new rent. Fearful of losing his home and becoming homeless, William sought the assistance of Legal Assistance for the Elderly (LAE). Fortunately, William was able to keep his home after LAE successfully represented him at the Rent Board.

William is just one of thousands of seniors and adults with disability for whom LAE attorneys and staff annually provide free legal assistance. This October, LAE is proudly celebrating 40 years of quietly and effectively providing pro bono legal assistance to such clients who are struggling to stay in their homes and in their community.

The majority of LAE clients, seventy-five percent, have incomes below 200 percent of the federal poverty guidelines. Almost half of LAE clients have incomes less than \$995 per month. Further, LAE clients are as diverse as the city itself. The majority of LAE clients are people of color (53 percent) and women (also 53 percent). Twenty percent are non-English speakers and ten percent identify as LGBTQ. Eligible San Francisco residents must be 60 years of age and older, or adults ages 18 to 59 living with a disability. All eligible clients qualify for free services regardless of income.

According to Tom Drohan, who has worked as an attorney at LAE for 26 years and is now the Director of Litigation, the housing situation for San Francisco seniors has only gotten worse. "Years ago," he told me for the *San Francisco Bay Times*, "seniors would just move

out once they received a 30-day notice. Now, because the cost of housing is so much higher, it is impossible to quickly find appropriate replacement housing they can afford. The threat of homelessness is more imminent.”

In 2016, LAE brought on a new Executive Director, Laura Chiera, who immediately went to work to grow LAE’s services in response to San Francisco’s senior housing crisis. LAE expanded their eviction defense team and added two new programs, LAE’s Access to Health Care program and a new collaboration with ALRP (AIDS Legal Referral Panel), to provide LGBTQ end of life planning services. In 2016–2017, LAE closed 930 matters, and by 2018–2019, the number of closed matters increased to 1575.



Laura Chiera

I asked Laura about LAE’s collaboration with ALRP. She replied, “We like to collaborate on projects with other legal service providers because we bring the resources, expertise, and experience of both agencies together to benefit the most people. With this project, End of Life Planning for LGBTQ seniors, our collaboration with ALRP made sense. ALRP has a deep connection with the LGBTQ community. At ALRP, as new HIV treatments have helped lengthen the lives of their clients, seniors are a rapidly growing segment of their population. At LAE, we have over forty years working with seniors and the legal issues they face.”

She continued, “Both organizations have a history of providing end of life planning for our clients. It is a clear example of how our organizations together can better provide a complete network of services for our clients by joining our resources and experience.”

Bill Hirsh, ALRP’s Executive Director, had this to say about LAE and ALRP’s new program: “Our partnership has expanded needed services for vulnerable communities and exceeded our program goals. Still, we hope to do more. We want to make sure everyone has a basic will and advance health care directive in place.”

LAE currently provides a wide net of free legal assistance in multiple areas. These include:

- housing law that addresses eviction defense, illegal rent increases, and habitability;
- physical and financial elder abuse prevention that includes protection from financial exploitation and illegal transfers of real property, as well as help with applications for restraining orders;
- health advocacy that includes assistance with MediCal, Medicare, neglect in skilled nursing facilities, and preservation of health services;

- support in obtaining SSI and SSDI benefits;
- help concerning consumer debt defense.

I asked Laura about what changes are in LAE's future. She replied, "We are focused on expanding our elder abuse program by expanding our capacity to address financial elder abuse. Adult Protective Services reports that, of the approximately 700 calls they receive each month, 30 to 40 percent are about financial elder abuse. LGBTQ seniors are particularly at risk for this type of abuse from a caretaker or someone who befriends them, as they are more likely to live alone and be isolated."

"We are also expanding our Access to Healthcare program," she added. "This is a new program and we are continuing to grow it to meet the needs of our seniors. We are investing in these specific programs while we continue to grow our existing programs as the needs of San Francisco's seniors grow. For example, we continue to receive the most calls for help with housing issues and Eviction Defense continues to be the largest practice group. This group currently has 6 attorneys and we would like to add more because we are not meeting the needs of all of the seniors who are facing evictions."

She continued, "LAE's great strength is that we have a network of experienced, dedicated and determined attorneys who work collaboratively in different practice areas. So, a senior can come to us facing eviction for non-payment of rent, but the underlying issue may be that they lost their income because of a problem with Medicare or benefits. In this instance, our Income Support/Benefits attorney can work with our Housing attorney to resolve the income issue and save the housing."

She concluded: "If you have a legal problem, we are here to help."

*Dr. Marcy Adelman, Co-Founder of the nonprofit Openhouse, oversees the Aging in Community column. She is a psychologist and LGBTQI longevity advocate and policy advisor. She serves on the Alzheimer's Prevention and Preparedness Task Force, California Commission on Aging, the Board of the Alzheimer's Association of Northern California and Northern Nevada and the San Francisco Dignity Fund Oversight and Advisory Committee.*

<https://missionlocal.org/2019/10/legal-assistance-to-the-elderly/>



# MISSION LOCAL

local news for a **global** city

## Now 40 years old, Legal Assistance to the Elderly is bigger than ever — and more necessary

By [Joe Eskenazi](#)

Oct 23, 2019



Attorneys at Legal Assistance to the Elderly kept Leonard Johnson in his Guerrero Street apartment after multiple bogus eviction attempts. Housing and eviction matters now make up the majority of LAE's burgeoning caseload.

Link to video: <https://youtu.be/GW2HA3F-in8>

“Serving San Francisco's Seniors Since 1979: Legal Assistance to the Elderly”:

“Forty-four feet,” blurts out Sheila Hembury, anticipating the imminent question. “And nine inches.”

So that’s how long the hallway is.

There’s enough wall space between the kitchen and the distant front door at 1139A Guerrero St. for many photos of Hembury’s husband, Leonard Johnson; his adult children; and more than a few handsome works of art depicting jazz musicians.

The sheer length of this hallway turned out to be a major reason the 76-year-old retired army vet and ironworker and his wife are still in this apartment, where they have lived since 1993, despite repeated attempts to oust them by notorious landlord Anne Kihagi.

That — and counsel from [Legal Assistance to the Elderly, a San Francisco nonprofit celebrating its 40th birthday on Thursday.](#)

At issue was an incident on April 22, 2015. Per court records, Johnson claims Kihagi entered his apartment, unbidden — a frequent complaint with this landlord. When he heard the door click open, he walked out of his kitchen, where he was cutting vegetables for a salad; he was not pleased to see his landlord at the other end of the long hallway, with city inspectors in tow.

An angry back-and-forth ensued. Johnson eventually relented and allowed a building inspector to approve some fixes in the unit. And that was that. Until, months later, Johnson and Hembury were given a four-day notice to vacate the premises; Kihagi declared under penalty of perjury that Johnson had “suddenly and unexpectedly put himself in close proximity” to her, threatened her with a knife, and bellowed “This is my unit! Try again and you will see!”

In a court trial, Johnson and Hembury’s attorneys from Legal Assistance to the Elderly questioned why Kihagi never called police, waited months to serve notice, why a building

inspector didn't recall Johnson holding a knife — and how the elderly retiree managed to physically “threaten” or “put himself in close proximity” to anyone while standing 44 feet, 9 inches away.

The jury found for the tenants. When the city eventually [stripped control of all of Kihagi's known buildings away from her](#), and another one was sold by a receiver, the legal nonprofit received some \$70,000 in fees. That was sweet. But not as sweet as the cake the lawyers presented to the couple after the legal victory. Atop it, written in frosting, were the words “44 feet, 9 inches.”

Everything's still in boxes at Legal Assistance to the Elderly's new offices at 1663 Mission St. near Duboce. Four decades into the nonprofit's existence, it has more lawyers than it ever has, more space than it ever has, more money than it ever has — and a hell of a lot more to do than it ever has.

For years, the firm served around 800 or 900 clients a year. Last year, that jumped to 1,663. LAE now features a staff of 19, and wants to add two more attorneys. Its budget has nearly tripled in the course of three years, to \$2.2 million, with one-third of that now coming via Proposition F of 2018, “Right to Counsel,” which guaranteed tenants legal representation in eviction matters.

And the increased caseload is exactly what you'd think it'd be. Fifteen years ago, 37 percent of the firm's cases involved housing and 14 percent involved evictions. Now 60 percent are housing cases, and 30 percent involve evictions. Remember, that's 60 percent of a far larger number of overall cases — and the figures only stand to grow.

“As seniors, they've pretty much by definition been in their units a long time,” explains Tom Drohan, the director of litigation at LAE. “So, their rent-control rate is even further out of line with today's market rates, which are insane, as everyone knows. So, the upside for a landlord to get someone out of long-term rent control has put incredible pressure on them.”

Drohan has been lawyering here for 27 years; he is now old enough to qualify for his own services. For years, he says, the “hardest part of the job” was saying “no” to cases where he just didn’t have the bandwidth to do the work.

But that’s not happening anymore.

“Having a whole crew here, we can say ‘yes’ to pretty much every case,” he says. “Because of ‘Right to Counsel,’ we can take cases and resolve them quickly with a call to opposing counsel. If we do our job and opposing counsel does theirs, a lot of these [cases] can and should settle out of court and quickly.”

The cases an attorney can now resolve with a few phone calls, however, might have overwhelmed an indigent elderly person unfamiliar with the law and perhaps not even aware they’d been served an eviction notice. An attorney can work out a deal in a non-payment case; an attorney can defuse a trumped-up nuisance case; an attorney can, in essence, keep an old person in their home.

Last year, of the 268 unlawful detainer cases repped by LAE attorneys, 74 percent of clients were able to stay in their units. Twenty-five percent received additional money and/or time and 1 percent were evicted.

Batting .740 ain’t half bad. In addition, Drohan argues he’s saving the city money. Keeping elderly tenants in their homes in eviction cases, he notes, “costs about \$2,500 per case. So look at what it costs the city when a person becomes homeless.”

While housing and evictions occupy a large and increasing role for LAE, lawyers here also specialize in elder abuse, consumer debt defense, income and benefits advocacy, healthcare advocacy and end-of-life planning.

Drohan can delegate more now and, with 27 years on the job, he’s no longer the freewheeling young attorney he once was. But the high-pressure, quick-turnaround, and



high-impact nature of eviction defense is something he's still crazy about, after all these years.

"It's an emergency-room mentality," he says. "People are coming in, they got served six days ago, you should've responded yesterday. It's invigorating."

*For more information on Legal Assistance to the Elderly, [visit its website](#).*

*LAE hosts its [40th Anniversary celebration and fundraiser](#) on Thursday, Oct. 24 at 5:30 p.m. at 450 Post St.*



## Right to Counsel Helps Tenants Stay In Place, But Effort Is Short on Attorneys



*A tenant tells the Board of Supervisors Land Use and Transportation Committee that legal representation helped keep him and his wife in their home of 40 years. Photo by Yesica Prado // Public Press.*

03.09.2020 | by  LAURA WENUS



Voters approved a measure in 2018 that guaranteed legal counsel to every tenant facing eviction in San Francisco. But six months after Proposition F was supposed to have been fully implemented, a third of tenants facing eviction have had access to only partial representation.

“It’s sick that tenants are coming back to our office, with Prop. F, saying there’s not a lawyer for them,” said Sarah “Fred” Sherburn-Zimmer, executive director of the Housing Rights Committee.

Full-scope representation, which means tenants have access to lawyers for the duration of their cases, boasts a 67% success rate, according to a report from the Mayor’s Office of Housing and Community Development. For cases in which tenants receive less than full-scope representation, the success rate drops to 38%.

In a hearing before the Board of Supervisors’ Land Use and Transportation Committee, legal aid attorneys, tenant advocates and city staff testified that tenant right to counsel as established under Proposition F is an effective protection from eviction, and an efficient and a cost-saving method of preventing homelessness. But, they said, the program needs more funding, and more attorneys, to cover everyone.

It costs more than \$222,000 to provide high-quality legal representation for 50 cases, which is the average caseload for one tenant attorney under the program, according to the Mayor’s Office of Housing. That includes \$75,000 to cover the full-time salary of an attorney working for one of the nonprofit partners organizations that the city pays to provide legal representation to tenants. The total cost also includes litigation fees, as well as part-time paralegal, social worker, supervising attorney and intake worker assistance.

Compared with the cost of constructing a unit of below-market-rate housing, providing tenants with legal counsel is inexpensive, said Supervisor Dean Preston. And 85% of the tenants represented under Proposition F, according to the report from the Mayor’s Office of Housing, were extremely low or low income. It would take \$3.7 million in additional funding to hire the 17 additional attorneys the city would need to handle current demand for representation, Preston estimated.

For now, tenants’ needs surpass legal aid attorneys’ availability, and many tenant lawyers who testified at the hearing said they are pushing themselves to their limits.

Alex Lemberg, an attorney with Open Door Legal, said he and his team rushed to open 81 cases in the three months last year when Proposition F protections were being rolled out.

“The psychological strain was incredible, and the only thing that kept us going was our belief in this mission,” Lemberg said.

“None of the practitioners should have to be representing as many clients as they are,” said Cary Gold, a director of litigation and policy for the the Eviction Defense Collaborative. “We are saying the funding is supposed to be funding for an attorney to do 50 cases. And we have established that if that is all the attorney is doing, they will not have to be working until late, late hours of the night at their low nonprofit wages.”

For tenants who can access only limited legal assistance, evictions are difficult to fight. Courtney McDonald, an aide to Supervisor Matt Haney, told the committee about a formerly homeless veteran living in SoMa who received only limited help filling out forms in response to an eviction. In the end, she was evicted, slipped back into homelessness and transitioned into a navigation center down the street from where she previously lived, McDonald said.

Laura Slade Chiera, executive director of Legal Assistance to the Elderly, said her organization gets more than 1,600 calls a year, about 60 percent of which are for help with housing. She brought with her to the hearing a 92-year-old tenant who testified that Legal Assistance to the Elderly had helped him and his wife stay in their home of more than 40 years. He added that if the landlord tried any new tactics to get them to move out, he would certainly need legal representation again.

“We need more attorneys and we need to pay them more,” Chiera said.

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<https://www.sfexaminer.com/news/breed-prohibits-evictions-of-tenants-who-cant-make-rent-due-to-coronavirus/>



## **Breed prohibits evictions of tenants who can't make rent due to coronavirus**

Moratorium good for 30-day period, but can be extended

[JOSHUA SABATINI](#)

Mar. 13, 2020 3:00 p.m.



Mayor London Breed on Friday announced a moratorium on evictions for tenants who have lost income due to coronavirus. (Kevin N. Hume/S.F. Examiner)

Mayor London Breed on Friday enacted a moratorium on evictions of tenants who are unable to pay rent due to impacts from the coronavirus.

Breed is using her legal authority under a Feb. 25 local emergency declaration to prevent landlords from evicting any resident who is unable to pay rent as a result of losing income caused by the COVID-19 pandemic. The prohibition is in place for an initial 30-day period, and Breed could extend it for an additional 30 days.

Confirmed cases of COVID-19 in San Francisco have increased from the first two reported last Thursday to 23 reported as of Friday morning. The local economy has taken a hit as a result of the spread and measures taken by health officials to encourage people to stay home, telecommute and cancel events of 250 or more. Hotel occupancy rates have dropped to as low as 20 percent, lower than after 9/11, and the convention industry has shut down until at least mid-May.

Hotels alone in San Francisco employ about 25,000 people.

The moratorium will prevent any resident from being evicted who has lost income as result of a business closure, a reduction of hours or wages, layoffs or medical expenses caused by the COVID-19 pandemic.

“Protecting public health means keeping people secure in their housing, which we know is a challenge right now as our economy and our workers are being severely impacted by this crisis,” Breed said in a statement. “This all part of our larger plan to provide support and resources to everyone in our city who is suffering under the spread of COVID-19.”

In order to take advantage of the moratorium, a tenant must first tell their landlord that they cannot make rent due to the impact of COVID-19. Within one week of the notice, the tenant is required to provide some form of proof they cannot pay rent.

Tenants will still have to pay the rent owed at some point. They have until six months after the emergency declaration is terminated to repay any back due rent.

The eviction moratorium has drawn support from a number of groups, including the San Francisco Apartment Association and the Legal Assistance to the Elderly.

“All of LAE’s clients fall into a high risk group,” said Laura Chiera, executive director of Legal Assistance to the Elderly, in a statement. “We have been extremely worried for their health and safety during this time when it is difficult to access resources and support. We believe that this eviction moratorium is a critical life-saving action.”

Supervisor Dean Preston, who called for similar protections earlier this week, praised Breed and called it an “important step to provide immediate protections for tenants who are unable to pay rent due to this health crisis.”

“I look forward to working with the Mayor and my colleagues on the Board of Supervisors on further efforts to keep people in their homes during this difficult time,” he said.

In previous economic conditions, failure to pay rent or pay rent on time was a small subset of the overall tenant evictions. In fiscal year 2018-2019, there were 1,544 evictions filed with the rent board, of which 83 were for non-payment of rent and 32 for habitual late rent payments.

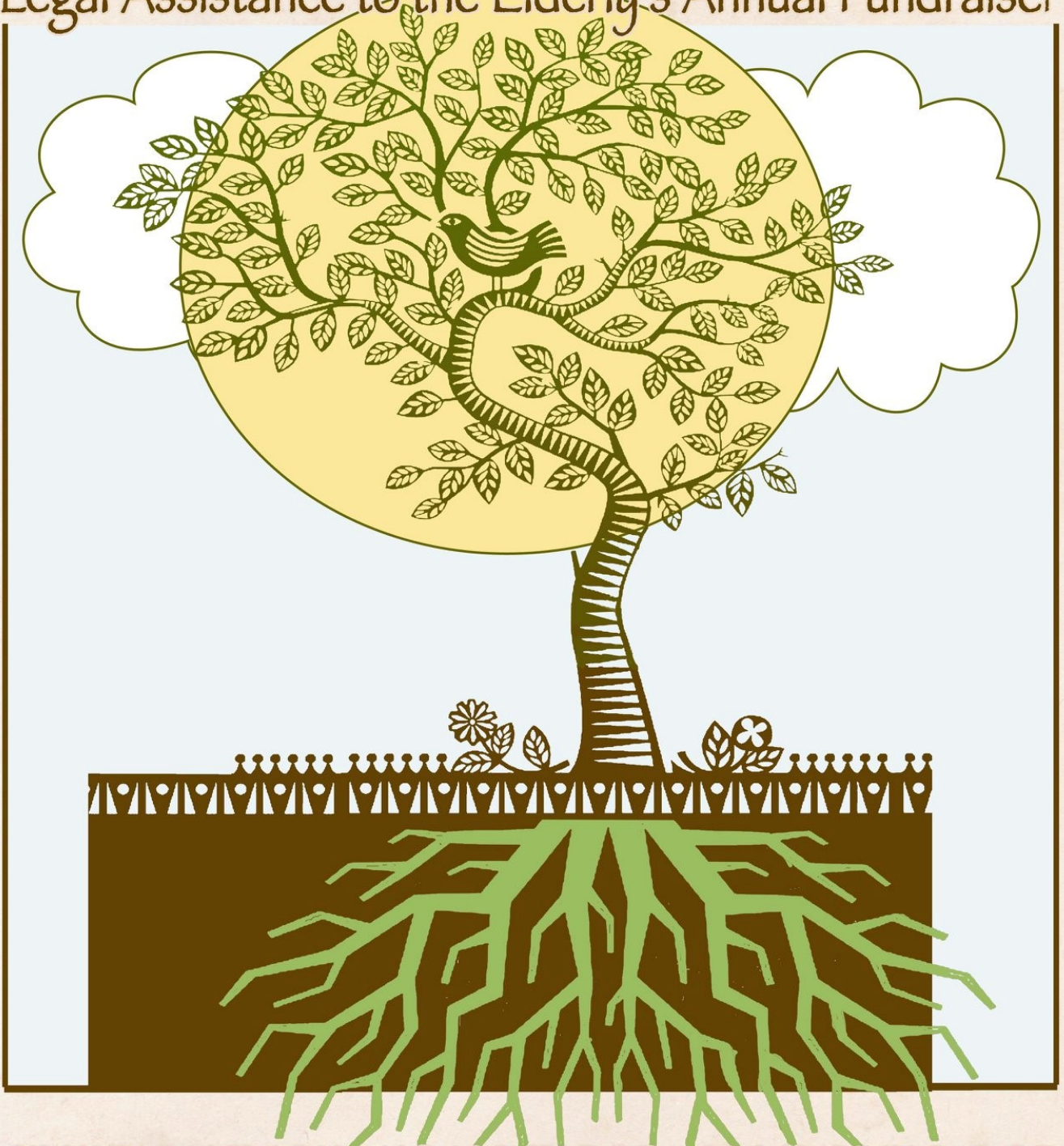
Breed’s eviction moratorium is part of a growing effort to enact similar protections throughout the state.

On Thursday, state Sen. Scott Wiener issued a statement calling for a state and federal moratorium on foreclosures along with residential and commercial evictions.

“As we move through the COVID-19 emergency, people must be able to focus on our community’s health — slowing the virus’s spread — and not on economic survival,” Wiener said. “Yet more and more California workers and businesses are being forced to choose between protecting public health and paying the mortgage or rent.”

# LAE FUNDRAISER

Legal Assistance to the Elderly's Annual Fundraiser



SILENT AUCTION - NO HOST BAR - \$25 AT THE DOOR

OCT 4TH - 5:00-7:30 PM

JOHNNY FOLEY'S IRISH PUB - CELLAR

243 O'FARRELL STREET SAN FRANCISCO



**YOU'RE INVITED TO BASEBALL MARY'S  
"BOTTOM OF THE 9TH"  
13TH & FINAL FUNDRAISING PARTY**

**RAFFLE PRIZES INCLUDE:**

**GIANTS TICKETS BOBBLE HEADS BIRDY BOTANICALS PRODUCTS THOUSANDS IN  
RESTAURANT GIFT CARDS FINE WINES AUTOGRAPHED BASEBALLS FROM BUSTER POSEY,  
BRANDON CRAWFORD, WILL CLARK, DUSTY BAKER, BRUCE BOCHY, PAUL SIMON...  
MUCH, MUCH MORE!**



**SUNDAY, JUNE 4  
1:00 PARTY / 4:00 RAFFLE  
103 22ND AVENUE, S.F.**

**BENEFITTING LEGAL ASSISTANCE TO THE ELDERLY. TAX ID #94-2391538  
THIS WILL BE MY LAST PARTY BECAUSE I AM LOSING MY HOME. RAFFLE TICKETS ARE  
\$10 EACH. BUY 10 GET ONE FREE. CONTACT ME TO DONATE RAFFLE ITEMS AND EARN  
EXTRA TICKETS. TICKETS CAN BE PURCHASED BY EMAILING ME AT  
BASEBALLMARY@BASEBALLMARY.COM OR THROUGH LAESF.ORG OR THE LEGAL  
ASSISTANCE TO THE ELDERLY FACEBOOK PAGE. RAFFLE IS OPEN TO ALL.  
NEED NOT BE PRESENT TO WIN.**

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\*Resource Name or #: (Assigned by recorder) 1663-1665 Mission Street

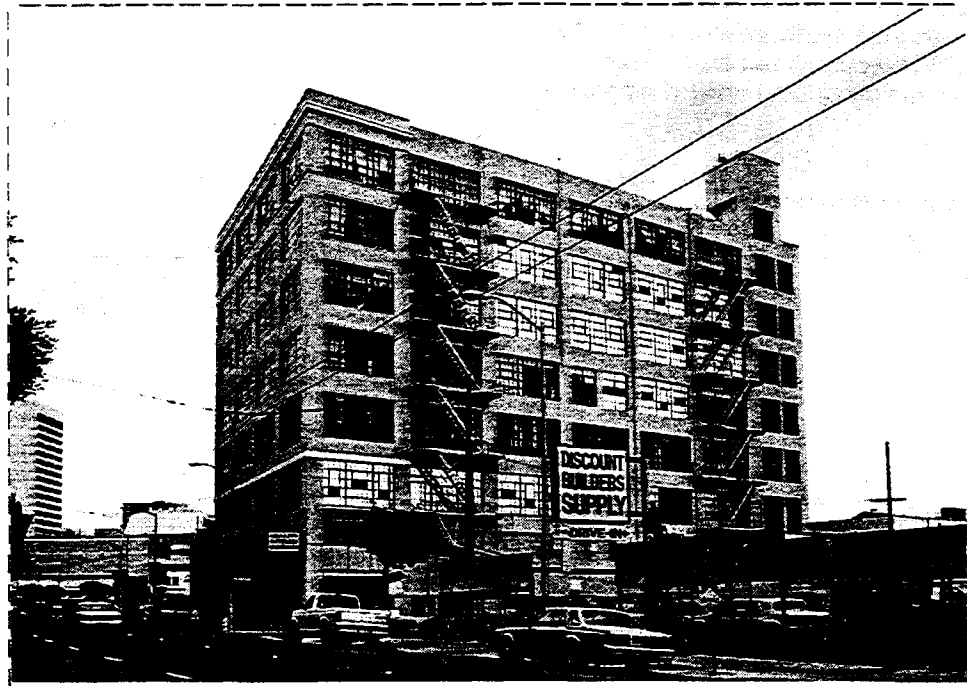
P1. Other Identifier: \_\_\_\_\_  
 \*P2. Location: Not for Publication  Unrestricted \*a. County San Francisco  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad San Francisco North Date 1956 (rev. 1973) T   ; R   ; 1/4 of 1/4 of Sec.   ; B. M.  
 c. Address 1663-1665 Mission Street City San Francisco Zip 94103  
 d. UTM: (Give more than one for large and/or linear resources) Zone   ;    mE/    mN  
 e. Other Location Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Block 3514, Lot 030

\*P3a. Description (Describe the resource and its major elements. Include design, materials, condition, alterations, size, setting & boundaries):

This building is seven stories (plus a mezzanine level above the ground floor), of concrete construction. The columns and beams of the structural frame form a grid on the facades, with the large rectangular spaces filled in with multi-pane, industrial sash. The front elevation, on Mission Street, has a stringcourse between the second and third floors and a small cornice at the top. The entrances on the Mission Street facade have been remodeled, with slate facing on the northerly entrance (1663) and ceramic tile at the southerly entrance (1665). Some of the original first floor windows have also been replaced with modern, aluminum-frame windows.

\*P3b. Resource Attributes: (List attributes and codes) 8 -- Industrial building  
 \*P4. Resources present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo: (View, Date, etc.) Looking northeast toward the corner of Mission and Plum Streets. August 1996.  
 \*P6. Date Constructed / Age and Sources:  Historic  Prehistoric  Both  
1925 (Assessor's records)  
 \*P7. Owner and Address:  
Speyer & Schwartz  
4401 Ocean Ave  
San Francisco CA 94132  
 \*P8. Recorded by: (Name, affiliation, and address) A. Hope/ E. Krase  
CALTRANS District 4  
Environmental Planning South  
Oakland, CA 94623  
 \*P9. Date Recorded: Dec. 1996  
 \*P10. Survey Type: (Describe)  
intensive

\*P11. Report Citation (Cite survey report and other sources, or enter 'none'): Historic Architecture Survey Report for the Central Freeway Replacement Project in the City of San Francisco. Andrew Hope, Elizabeth Krase, and Elizabeth McKee (1997)  
 \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure & Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List) \_\_\_\_\_

**BUILDING, STRUCTURE AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 1663-1665 Mission Street

- B1. Historic Name: none
- B2. Common Name: none
- B3. Original Use: factory      B4. Present Use: commercial / warehouse
- \*B5. Architectural Style: Industrial vernacular
- \*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed in 1925. Building permit records indicate that (unspecified) interior alterations were carried out on the fourth through seventh floors in 1954, and on the fifth floor again in 1959. The fenestration on the first and mezzanine floors has also been altered, at an unknown date.

- \*B7. Moved?  No     Yes     Unknown    Date: \_\_\_\_\_    Original Location: \_\_\_\_\_
- \*B8. Related Features:

None - the building occupies the entire parcel.

B9a. Architect: Samuel C. Heiman      b. Builder: unknown

\*B10. Significance: Theme: \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was commissioned by Samuel Speyer and Joseph Schwartz, executives of the Pacific Bag Company. It was partially occupied by Alcone Knitting Mills through 1933, and housed other light manufacturing enterprises during this period and throughout the 1930s and 1940s. The property is not associated with significant persons or events in local history that would make it eligible for National Register listing under Criteria A or B.

The building is a typical example of multi-story, urban industrial buildings of the early twentieth century and is not significant architecturally. The architect, Samuel Heiman, practiced in San Francisco from 1905 to the mid-1940s. He was best known for the design of substantial homes in Forest Hills and other San Francisco neighborhoods in the 1920s, but was not an important figure in San Francisco architecture. This property has also lost some integrity due to modern alterations and does not appear to meet the criteria for listing on the National Register of Historic Places.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

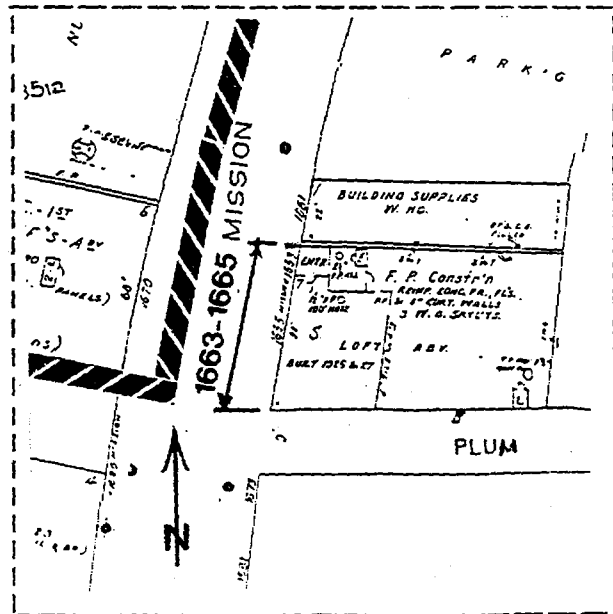
\*B12. References:

- Assessor's records
- City directories
- "Textile Building, Soon to be Built, to Cost \$210,000."  
*San Francisco Examiner*, Jan. 17, 1925.

B13. Remarks:

\*B14. Evaluator: A. Hope / E. Krase / E. McKee  
Caltrans, District 4 (Oakland)  
 \*Date of Evaluation: January 1997

(This space reserved for official comments.)





# SAN FRANCISCO PLANNING DEPARTMENT

## Legacy Business Registry Executive Summary

HEARING DATE: AUGUST 19, 2020

*Filing Date:* July 22, 2020  
*Case No.:* 2020-006843LBR  
*Business Name:* Legal Assistance to the Elderly (LAE)  
*Business Address:* 1663 Mission Street, Suite 225  
*Zoning:* Moderate Scale Neighborhood Commercial Transit (NCT-3) Zoning District  
85-X Height and Bulk District  
*Block/Lot:* 3514/030  
*Applicant:* Laura Slade Chiera, Executive Director  
1663 Mission Street, Suite 225  
San Francisco, CA 94103  
*Nominated By:* Supervisor Aaron Peskin (District 3)  
*Located In:* District 6  
*Staff Contact:* Katie Wilborn - (415) 575-9114  
[katherine.wilborn@sfgov.org](mailto:katherine.wilborn@sfgov.org)  
*Recommendation:* Adopt a Resolution to Recommend Approval

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
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Planning  
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### BUSINESS DESCRIPTION

Legal Assistance to the Elderly (LAE) was established in April of 1979 to offer legal services to San Francisco residents over 60 years of age or living with a disability. LAE has been an invaluable asset and safety net for some of San Francisco's most vulnerable populations and is the only legal organization of its kind in San Francisco, with its focus on the elderly and/or disabled. LAE was informally shaped by a group of volunteer attorneys in 1977 who met and offered services out of the Jewish Community Center. In 1979, the clinic became officially incorporated as the Legal Assistance to the Elderly (LAE) as an independent 501(c)(3) non-profit, with the mission "to provide legal services at locations in the City and County of San Francisco to older persons of all races, creeds, colors and ethnic backgrounds." After 41 years, LAE has moved seven times, but has never ceased operations and has remained committed to safeguarding seniors and people with disabilities through their compassionate counseling and free legal services. LAE's multi-lingual and multi-cultural staff serves over 1,500 seniors annually in seven (7) different languages and a variety of topics, including but not limited to: Physical and Financial Elder Abuse Prevention; Income Support and Benefits Advocacy; Health Law; Conservatorship Defense; Consumer Law; End of Life Planning; End of Life Planning for LGBT Seniors; Consumer Debt Collection Defense; and (LAE's most prevalent area of focus) Housing Law.

LAE's client base is diverse and comes from every corner of the city. Most clients (58%) are physically frail or disabled and some (6%) are homebound or in a medical facility. The majority (98%) are also considered "indigent" under California State Law, many clients (75%) fall below the 200% federal poverty line (\$25,520 annual income), and almost half (47%) have incomes of less than \$995 per month. Regardless of location or

ability to travel, LAE ensures that their clients are able to receive service and will send attorneys to their clients' locations.

LAE is relied upon, not only by individuals seeking high-quality, free legal assistance, but also by other organizations within San Francisco, such as: Adult Protective Services, the San Francisco Rent Board, San Francisco Superior Court, the Sherriff's Office, Family Services Agency, Currey Senior Center, Bayview Senior Services, and the Eviction Defense Collaborative, just to name a few. LAE has seen a growing need for their services as San Francisco continues to face an unprecedented crisis of affordability. According to LAE's application, 12% of seniors 65 or older in San Francisco are living below the poverty line and one out of every ten people who are homeless are over the age of 61. For over 40 years, LAE has been a force to help safeguard some of San Francisco's most vulnerable populations and combat the dangers that seniors and adults with disabilities face.

The business is located in a Category C (No Resource Present / Not Age Eligible) structure located in on the east side of Mission Street between Plum and 12th Streets in the South of Market neighborhood. It is within a NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District and a 85-X Height and Bulk District. The business's location is within a seven (7) storied structure that also houses another Legacy Business, *AIDS Legal Referral Panel* (added to the Registry in 2018).

## STAFF ANALYSIS

### *Review Criteria*

1. *When was business founded?*

The business was founded in 1979.

2. *Does the business qualify for listing on the Legacy Business Registry? If so, how?*

Yes. Legal Assistance to the Elderly (LAE) qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- i. LAE has operated continuously in San Francisco for 41 years.
- ii. LAE has contributed to the history and identity of San Francisco.
- iii. LAE is committed to maintaining the services and traditions that define the organization.

3. *Is the business associated with a culturally significant art/craft/cuisine/tradition?*

Yes. The business is associated with providing free legal counsel to the elderly and/or disabled.

4. *Is the business or its building associated with significant events, persons, and/or architecture?*

No. Although the building at 1663 Mission Street was surveyed and found to be a Historic Resource in 2009, additional information was discovered in the 2019 Hub Plan Historical Resources Survey and the subject property was determined to not be eligible for national, state, or local designation (NPS code 6Z). Therefore, the business's location at 1663 Mission Street is not significant for its architecture.

Legal Assistance to the Elderly's founding directors (in 1979) were San Francisco Superior Court

Judge Leland Lazarus, Frank Winston, and the Levi Strauss chairman and president, Walter Haas. Walter Haas was also owner of the Oakland A's and founder of a family foundation Evelyn and Walter Haas, Jr. foundation. However, he was not associated with the business's current location.

5. *Is the property associated with the business listed on a local, state, or federal historic resource registry?*

No. The property was surveyed in 2019 and determined to be ineligible for national, state, or local designation as a Historic Resource (NPS code 6Z).

6. *Is the business mentioned in a local historic context statement?*

No, not as of the date of this Executive Summary.

7. *Has the business been cited in published literature, newspapers, journals, etc.?*

Yes. Legal Assistance to the Elderly has been featured in several local and national publications, including: The New York Times, Hoodline, Mission Local, and 48 Hills.

### ***Physical Features or Traditions that Define the Business***

#### **Location(s) associated with the business:**

Current location:

- 1663 Mission Street, Suite 225 (2019 to Present)

Previous locations:

- Initial clinic formation within the Jewish Community Center at 3200 California (mid-1970s)
- 942 Market Street from 1977 to 1979 (Organization incorporated in 1979)
- 944 Market Street from 1979 to 1983 (4 years)
- 474 Valencia Street from 1983 to 1987 (4 years)
- 1453 Mission Street from 1987 to 2000 (13 years)
- 100 McAllister Street from 2000 to 2005 (5 years)
- 995 Market Street from 2005 to 2015 (10 years)
- 701 Sutter Street, 2nd Floor, from 2015 to 2019 (4 years)

#### **Recommended by Applicant**

- Compassionate and free legal services for senior and disabled San Francisco residences.
- Training and informational programs for community groups.

#### **Additional Recommended by Staff**

- None

### **BASIS FOR RECOMMENDATION**

The Department recommends the Historic Preservation Commission adopt a resolution recommending the business listed above be adopted by the Small Business Commission to the Legacy Business Registry.

### **ATTACHMENTS**

Draft Resolution

Legacy Business Registry Application:

- Application Review Sheet
- Section 1 – Business / Applicant Information
- Section 2 – Business Location(s)
- Section 3 – Disclosure Statement
- Section 4 – Written Historical Narrative
  - Criterion 1 – History and Description of Business
  - Criterion 2 – Contribution to Local History
  - Criterion 3 – Business Characteristics
- Contextual Photographs and Background Documentation



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Resolution No. 1128

HEARING DATE: AUGUST 19, 2020

*Case No.:* 2020-006843LBR  
*Business Name:* Legal Assistance to the Elderly (LAE)  
*Business Address:* 1663 Mission Street, Suite 225  
*Zoning:* Moderate Scale Neighborhood Commercial Transit (NCT-3) Zoning District  
85-X Height and Bulk District  
*Block/Lot:* 3514/030  
*Applicant:* Laura Slade Chiera, Executive Director  
1663 Mission Street, Suite 225  
San Francisco, CA 94103  
*Nominated By:* Supervisor Aaron Peskin (District 3)  
*Located In:* District 6  
*Staff Contact:* Katie Wilborn - (415) 575-9114  
[katherine.wilborn@sfgov.org](mailto:katherine.wilborn@sfgov.org)

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**ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR LEGAL ASSISTANCE TO THE ELDERLY CURRENTLY LOCATED AT 1663 MISSION STREET, BLOCK/LOT 3514/030.**

**WHEREAS**, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

**WHEREAS**, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; and

**WHEREAS**, the subject business has contributed to the City's history and identity; and

**WHEREAS**, the subject business is committed to maintaining the traditions that define the business; and

**WHEREAS**, at a duly noticed public hearing held on August 19, 2020, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Legacy Business Registry nomination.



**THEREFORE BE IT RESOLVED** that the **Historic Preservation Commission hereby recommends** that Legal Assistance to the Elderly (LAE) qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) as it has operated for 30 or more years and has continued to contribute to the community.

**BE IT FURTHER RESOLVED** that the **Historic Preservation Commission hereby recommends** safeguarding of the below listed physical features and traditions for Legal Assistance to the Elderly (LAE).

***Location(s):***

Current location:

- 1663 Mission Street, Suite 225 (2019 to Present)

Previous locations:

- Initial clinic formation within the Jewish Community Center at 3200 California (mid-1970s)
- 942 Market Street from 1977 to 1979 (Organization incorporated in 1979)
- 944 Market Street from 1979 to 1983 (4 years)
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- 1453 Mission Street from 1987 to 2000 (13 years)
- 100 McAllister Street from 2000 to 2005 (5 years)
- 995 Market Street from 2005 to 2015 (10 years)
- 701 Sutter Street, 2nd Floor, from 2015 to 2019 (4 years)

***Physical Features or Traditions that Define the Business:***

- Compassionate and free legal services for senior and disabled San Francisco residences.
- Training and informational programs for community groups.

**BE IT FURTHER RESOLVED** that the **Historic Preservation Commission's findings and recommendations** are made solely for the purpose of evaluating the subject business's eligibility for the Legacy Business Registry, and the Historic Preservation Commission makes no finding that the subject property or any of its features constitutes a historical resource pursuant to CEQA Guidelines Section 15064.5(a).

**BE IT FURTHER RESOLVED** that the **Historic Preservation Commission hereby directs** its Commission Secretary to transmit this Resolution and other pertinent materials in the case file 2020-006843LBR to the Office of Small Business August 19, 2020.

Jonas P. Ionin  
Commission Secretary

AYES: Hyland, Matsuda, Black, Foley, Johns, Pearlman, So

NOES: None

ABSENT: None

ADOPTED: Recommendation for Approval