

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Sally Oerth, Director of Real Estate

May 4, 2026

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

**RE: Lease of Ella Hill Hutch Community Center to Booker T. Washington
Community Service Center at 1050 McAllister**

Dear Board Members,

I am transmitting for your consideration a Resolution authorizing the Director of Property to execute a short-term lease (the "Lease") with the Booker T. Washington Community Service Center (BTWCSC) for the City-owned property at 1050 McAllister Street, which includes the Ella Hill Hutch Community Center.

The City has historically leased this site to community-serving nonprofit organizations. Most recently, Collective Impact has operated the facility and provided youth and family programs, including space for the Public Defender's MAGIC Program. Collective Impact notified the City that both corporate and programmatic operations have concluded as of April 30, 2026.

BTWCSC is an experienced San Francisco nonprofit that currently operates a community center at 800 Presidio Avenue and delivers youth, family, and community-based services funded by the Department of Children, Youth and Their Families (DCYF), the Human Rights Commission (HRC), and the Department of Public Health (DPH). Entering into this interim Lease will allow for uninterrupted services, including critical summer programming for school-aged children, at the site while the City conducts a competitive process for a long-term operator, expected in Fiscal Year 2026–2027.

Under the proposed Lease:

- The term will begin upon full execution and run through June 30, 2027, with one optional six-month extension.

- The annual rent will be \$1. BTWCSC will pay for utilities, security, and janitorial services.
- The City, through the Real Estate Division, will provide property maintenance.
- The MAGIC Program will continue at the site.

Leasing the property to BTWCSC at this nominal rent supports an important public purpose by maintaining youth, family, and community services for San Francisco residents, including low-income children and transitional-age youth. The public benefit provided through continued programming exceeds the difference between the nominal rent and fair market value.

The Resolution also confirms the Lease's indemnification provisions. It requires BTWCSC to indemnify the City for claims arising from its use or operations at the property. However, the lease states that BTWCSC is not responsible for indemnifying the City for certain preexisting conditions that may be present, specifically, hazardous materials, asbestos, lead-based paint, or mold, so long as those conditions are not disturbed or worsened by BTWCSC.

The Lease will become effective upon full approval and execution, which is anticipated to be completed by June 8th. Based on that schedule, BTWCSC anticipates opening summer camp programming the week of June 15th.

Should you have any questions, please don't hesitate to contact my office at (415)554-9850.

Respectfully,

A handwritten signature in blue ink that reads "Sally Oerth". The signature is written in a cursive style and is positioned above a horizontal line.

Sally Oerth
Director of Real Estate