

Mr. John Arntz  
Director  
Department of Elections  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 48  
San Francisco, CA 94102

Dear Director Arntz,

I write in response to your request for a departmental analysis from the Office of Economic and Workforce Development of the measure entitled “Hunters Point Shipyard/Candlestick Point Job Stimulus Proposition.”

OEWD’s analysis finds that the measure will allow office projects within the Hunters Point Shipyard Redevelopment Plan Area and Zone 1 of the Bayview Redevelopment Project Area to be exempt from the Office Development Annual Limit Program. This means that such projects would not be required to go before the Planning Commission in request of Proposition M allocation, and could move immediately to the Commission on Community Investment and Infrastructure (OCII) for approval.

Furthermore, OEWD estimates that, if sufficient demand existed for the office space permitted under the Hunters Point Shipyard and Bayview Redevelopment Plans, this measure could potentially affect Citywide office development in two ways:

**1. The measure may accelerate the construction of office space, and job opportunities, in Hunters Point and Candlestick Point.**

2008’s Proposition G expressed “the voters’ intent that the City and other applicable agencies move forward with the revitalization of the Project Site [Hunters Point and Candlestick Point] to provide tangible benefits for the Bayview in particular and the City generally.” These benefits include thousands of commercial and construction job opportunities for San Francisco and Bayview-based residents and businesses, in conjunction with the Redevelopment Plans’ goal that 50% of jobs will be filled by local San Francisco residents with a preference for Bayview residents. Under this measure, office projects in the Hunters Point and Candlestick Point areas will not be limited by the amount of space that is available under the Office Development Annual Limit Program, and they would not need to spend additional time seeking a Planning Commission allocation. Thus, office space will be able to



move forward more quickly, potentially accelerating job opportunities for San Francisco and Bayview residents.

**2. The measure could remove obstacles to office development in other parts of the City.**

Currently approved development plans grant priority office allocation to 800,000 gsf in Hunters Point and Candlestick Point large projects and also permit an additional 4.2 million gsf of office space development. This space would compete for allocation under the Office Development Annual Limit Program with proposed office construction elsewhere in the city. Without the exemption proposed by this measure, a portion of future office construction in Hunters Point and Candlestick Point could pre-empt other projects in the City. This measure would remove all of that planned office space from competition in the Office Allocation Pool.

Sincerely,



Todd Rufo  
Director

