

## Pipeline of Residential Development

Site #	Planned & Approved Projects			HE RHNA Goal						Actual Permitted						Remaining to Meet
	Project Name	Address	Nov 2025 Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
1	Baker Metal Live/Work	1265 65th St	Under Construction	0	0	0	0	17	17	0	0	0	0	17	17	0
2	Bayview Emeryville	6701 Shellmound St	TCO December 2023	0	8	0	0	78	186	0	8	0	0	178	186	0
3	The Emery (Bldg C)	1450 Sherwin Ave	Certificate of Occupancy Dec 24	0	4	5	12	101	122	0	4	5	12	101	122	0
4	The Emery (Bldg D)	1450 Sherwin Ave	Certificate of Occupancy Dec 24	0	6	13	12	153	184	0	6	13	12	153	184	0
5	65th St Multi-unit	1225 65th St	Building Permit App. Received Nov 2024	0	1	1	2	20	24	0	0	0	0	0	0	-24
6	Nellie Hannon Gateway	3600 San Pablo Ave	Certificate of Occupancy Nov 2025	29	30	30	0	1	90	29	30	30	0	1	90	0
Planned & Approved Project Total				29	49	49	26	470	623	29	48	48	24	450	599	-24

Site #	Vacant & Underutilized Projects			HE RHNA Goal						Actual Permitted						Remaining to Meet
	Exisiting Use	Address	Nov 2025 Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
7	Office Building, Warehouse	5801-5861 Christie Ave	Prep environmental review documents	0	4	6	7	81	98	0	0	0	0	0	0	-98
8	Black and White Market	4053 San Pablo Ave	No Activity	4	4	4	14	38	64	0	0	0	0	0	0	-64
9	Bank of America Surface Lot	4100 San Pablo Ave	No Activity	1	1	1	5	13	21	0	0	0	0	0	0	-21
10	Former Recreation Site	4300 San Pablo Ave	Entitlements approved Dec 2022	23	22	22	0	1	68	0	0	0	0	0	0	-68
11	East Bay Bridge Shopping Center	3839 Hollis St, 3889 Emery St, 3889 San Pablo Ave	No Activity	48	48	48	176	481	801	0	0	0	0	0	0	-801
12	Powell St Plaza	5701-5795 Christie Ave	No Activity	49	49	49	180	491	818	0	0	0	0	0	0	-818
13	Site B	5760-5770 Shellmound, 1525-1535 Powell St	No Activity	108	108	108	107	107	538	0	0	0	0	0	0	-538
14	Christie Ave Sites	5890, 5900 & 6150 Christie Ave	Entitlements approved June 2025	0	268	96	0	3	367	0	0	0	0	0	0	-367
15	US Spring Site	3637 Adeline St	Voluntary PC Study held March 2021	29	30	30	0	1	90	0	0	0	0	0	0	-90
16	Michaels's Site	3991 Hollis St	No Activity	6	6	6	22	60	100	0	0	0	0	0	0	-100
17	Decathlon Site	3938 Horton St	Retail Use Permit approved April 2024	4	4	4	15	41	68	0	0	0	0	0	0	-68
18	Rug Depot/Bon Motif	4056 Hubbard St, 4045 Horton St	No Activity	2	2	2	8	24	38	0	0	0	0	0	0	-38
19	Office Building	5850 Shellmound St	Development App Withdrawn March 2023	0	20	10	0	0	30	0	0	0	0	0	0	-30
Vacant & Underutilized Project Total				274	566	386	534	1,341	3,101	0	0	0	0	0	0	-3,101

Site #	Accessory Dwelling Units (ADU)			HE RHNA Goal						Actual Permitted						Remaining to Meet
	ADU	Address	Nov 2025 Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
			Accessory Dwelling Unit Goal	0	0	10	10	10	30	0	1	1	1	31	34	4
NA	Accessory Dwelling Unit(s)	3628 Adeline Street	Finalized April 2024	0	0	0	0	1	1	0	0	0	0	1	1	0
NA	Accessory Dwelling Unit(s)	4310 Adeline Street	Finalized Aug 2023	0	0	0	0	1	1	0	0	0	0	1	1	0
NA	Accessory Dwelling Unit(s)	1221-1331 40th St	Certificate of Occupancy received	0	0	0	0	15	15	0	0	0	0	15	15	0
NA	Accessory Dwelling Unit(s)	5881 Beaudry Street	Permit Issued Aug 2023	0	0	0	0	1	1	0	0	0	0	1	1	0
NA	Accessory Dwelling Unit(s)	5883 Beaudry Street	Permit Issued Aug 2023	0	0	0	0	1	1	0	0	0	0	1	1	0
NA	Accessory Dwelling Unit(s)	1015 47th Street	Permit Issued Sept 2023	0	0	0	0	2	2	0	0	0	0	2	2	0
NA	Accessory Dwelling Unit(s)	5517 Beaudry Street	Certificate of Occupancy March 2025	0	0	0	0	3	3	0	0	0	0	3	3	0
NA	Accessory Dwelling Unit(s)	3631 Adeline Street	Certificate of Occupancy July 2025	0	0	0	0	1	1	0	0	0	0	1	1	0
NA	Accessory Dwelling Unit(s)	5525 Beaudry	Permit Issued November 2024	0	1	0	0	1	2	0	1	0	0	1	2	0
NA	Accessory Dwelling Unit(s)	5534 Beaudry	Permit Issued October 2024	0	0	1	1	0	2	0	0	1	1	0	2	0
NA	Accessory Dwelling Unit(s)	1055 45th Street	Application Approved May 2023	0	0	0	0	1	1	0	0	0	0	0	0	-1
NA	Accessory Dwelling Unit(s)	1270 Ocean	Application Approved Nov 2025	0	0	0	0	2	2	0	0	0	0	0	0	-2
NA	Accessory Dwelling Unit(s)	1047 43rd St	Application Approved June 2024	0	0	1	1	0	2	0	0	0	0	0	0	-2
NA	Accessory Dwelling Unit(s)	3629 Adeline Street	Application Submitted July 2023	0	0	0	0	1	1	0	0	0	0	0	0	-1
NA	Accessory Dwelling Unit(s)	5519 Beaudry Street	Resubmitted June 2025	0	0	0	0	2	2	0	0	0	0	0	0	-2
NA	Accessory Dwelling Unit(s)	5710 Hollis Street	Permit Issued July 2025	0	0	0	0	5	5	0	0	0	0	5	5	0
NA	Accessory Dwelling Unit(s)	1325 40th Street	Permit Approved Mar 2025	0	0	0	0	2	2	0	0	0	0	2	2	0
NA	Accessory Dwelling Unit(s)	5872 Beaudry	Application Approved Nov 2025	0	0	0	0	2	2	0	0	0	0	0	0	-2
NA	Accessory Dwelling Unit(s)	5520 Beaudry	Application Submitted Nov 2025	0	0	0	0	1	1	0	0	0	0	0	0	-1
			New Proposed ADUs Total	0	1	2	2	42	47	0	1	1	1	33	36	-11

Site #	Projects Not Included in Housing Element Site Inventory List			HE RHNA Goal						Actual Permitted						Remaining to Meet
	Proposed Projects	Address	Nov 2025 Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
NA	Duplex Conversion	1291 55th Street	Building Permit Issued May 2025	0	0	0	0	1	1	0	0	0	0	1	1	0
NA	Conversion to Residential	3960 Adeline Street	Certificate of Occupancy June 2025	0	0	0	0	2	2	0	0	0	0	2	2	0
NA	Live/Work Conversion	6000-6040 Hollis Street	Application Approved December 2023	0	0	0	0	2	2	0	0	0	0	0	0	-2
NA	New Duplex	1047 43rd St	Application Approved June 2024	0	0	0	0	2	2	0	0	0	0	0	0	-2
NA	New Duplex	4107 Adeline Street	Application Submitted June 2023	0	0	0	0	1	1	0	0	0	0	0	0	-1
NA	Single Family Detached	5519 Beaudry Street	Design & zoning review resub Apr 2024	0	0	0	0	1	1	0	0	0	0	0	0	-1
NA	Single Family Detached	1264 Ocean Avenue	Application Submitted August 2024	0	0	0	0	2	2	0	0	0	0	0	0	-2
NA	Single Family Detached	1270 64th Street	Certificate of Occupancy July 2025	0	0	0	0	2	2	0	0	0	0	2	2	0
			New Proposed Projects Total	0	0	0	0	13	13	0	0	0	0	5	5	-8
Nov 2025 Updates			Nov 2025 Status	225	226	259	308	797	1,815	225	226	259	308	797	1,815	
			RHNA Progress	303	616	437	562	1,866	3,784	29	49	49	25	488	640	-3,144
			Percentage	135%	273%	169%	182%	234%	208%	13%	22%	19%	8%	61%	35%	