

SACOG Housing Inventory

Regional Housing Inventory



Agenda

1. Introduction
2. Housing Inventory Overview
3. Key Data Sources
4. Overall Process
5. Future

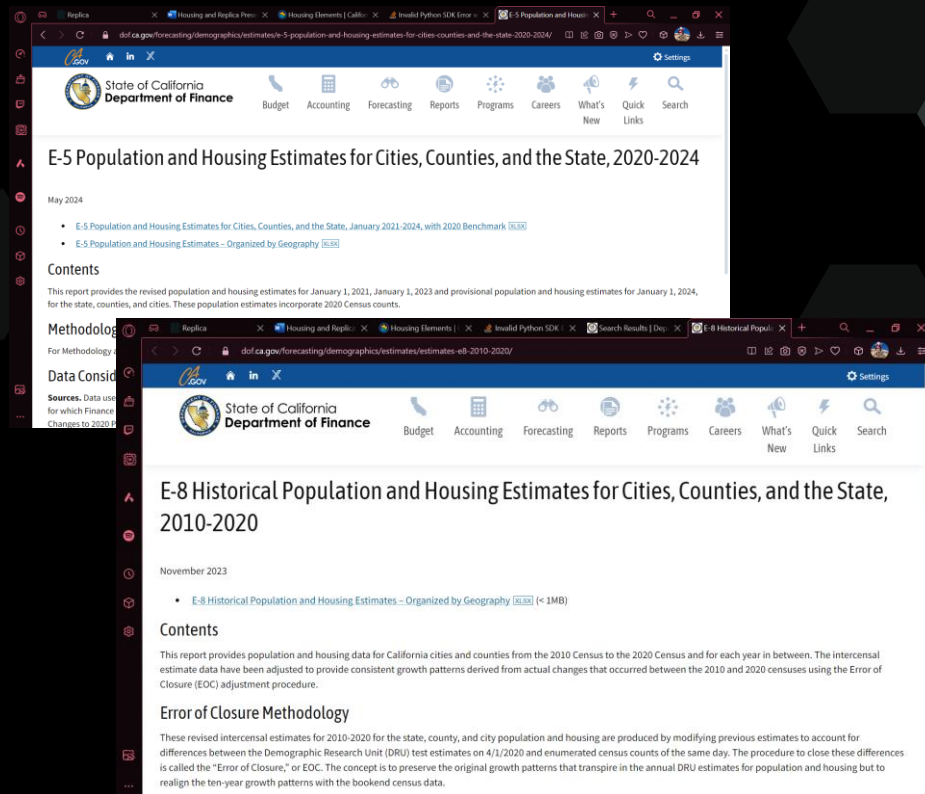
SACOG Housing Inventory Overview

- Housing inventory from 2001 to 2023
 - Completed/Final-ed housing
 - Geospatially located
 - Various categories metrics
- Used in the various SACOG policies and programs
 - SACSIM
 - 2025 Blueprint or MTS/SCS

Data Sources Housing Inventory: DOF

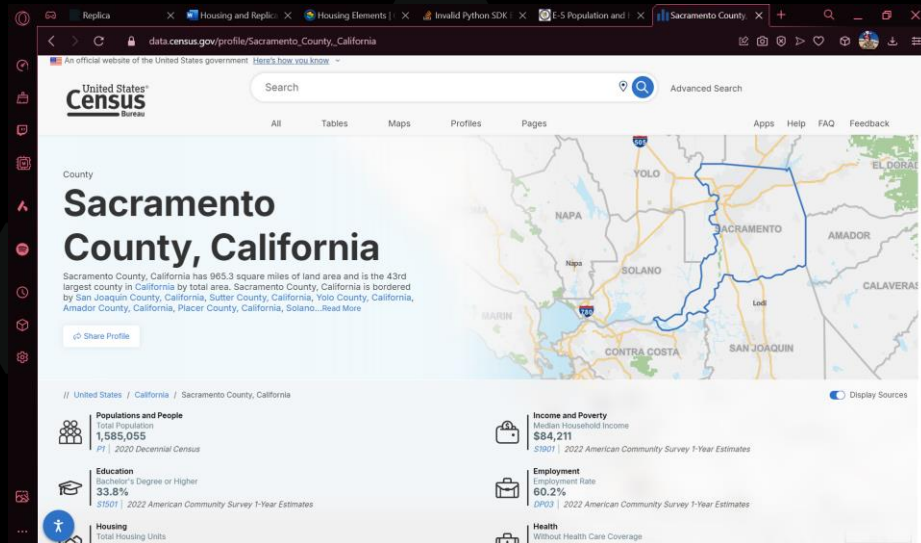
Department of Finance (DOF)

- Table E5 AND E8
 - Population and housing estimates
 - Published every May 1 initially then refined by Nov 1
 - Uses a model developed by DOF
 - SACOG uses more as a guide and gura rail



Data Sources Housing Inventory: ACS

American Community Survey 5 Year (ACS)



Refreshes every December for 5 year increments

- Collected at various geographical levels
- More as a guide and another data point
- Ability to compare with rest of U.S.

Data Sources Housing Inventory: SACOG PERMIT PRE 2020

SACOG Permit Inventory Prior to HCD adoption

- Processing Permits
 - Contacted every jurisdiction and collect completed/finaled housing every year
 - Geospatially located
 - Most jurisdictions participated but differing formats

	A	B	C	D	E	F	G	H
1	PERMITNUM		CITY	APN	UNITS	TYPE	DATEFINAL	
2	8778 4249 LAIRD RD		LOOMIS	045-063-057	-1	Demo	7/18/2017	
3	8827 3709 MAGNOLIA RD		LOOMIS	044-113-077	-1	Demo	8/22/2017	
4	8056 5331 BARTON ROAD RD		LOOMIS	045-181-028	1	SFD	6/20/2017	
5	7986 5521 MONTE CLAIRE RD		LOOMIS	045-340-026	1	SFD	5/5/2017	
6	8272 5531 MONTE CLAIRE RD		LOOMIS	045-340-027	1	SFD	8/29/2017	
7	8111 5305 MONTERRAT LANE RD		LOOMIS	045-181-038	1	SFD	3/30/2017	
8	7876 6201 RUTHERFORD CANYON RD		LOOMIS	045-170-063	1	SFD	7/13/2017	
9	8240 6701 RUTHERFORD CANYON RD		LOOMIS	045-170-052	1	SFD	8/24/2017	
10	8422 5606 RUTHERFORD CANYON RD		LOOMIS	045-170-043	1	SFD	5/4/2017	
11	8211 5521 SABLE RIDGE RD		LOOMIS	045-170-068	1	SFD	8/28/2017	
12	8100 5515 SABLE RIDGE RD		LOOMIS	045-170-068	1	SFD	1/26/2017	
13	8667 5325 SAUNDERS AV		LOOMIS	044-051-091	1	SFD	8/18/2017	
14	8562 3575 BANKHEAD RD		LOOMIS	044-051-096	1	SFD	8/1/2017	
15	8079 5341 BARTON ROAD RD		LOOMIS	045-181-026	1	SFD	10/19/2017	
16	8217 3585 BANKHEAD RD		LOOMIS	044-051-007	1	SFD - 2nd unit	4/27/2017	
17								

	A	B	C	D	E	F	G	H
1	PERMIT NUMBER	APN	ADDRESS	CITY	UNITS	TYPE OF PERMIT ISSUED	FINAL DATE	
2	2012-1475	454-040-010-000	4019 CORNWALL CT	ROCKLIN	1	NEW HOME (4663 SF) L-10	09/06/2019	
3	2013-1249	453-020-015-000	4741 DISCOVERY PRESERVE CT	ROCKLIN	1	NEW HOME (3,872 SF) L-46	11/07/2019	
4	B2014-2295	A000025559	4201 SILVER LUPINE LN	ROCKLIN	1	NEW HOME (2458 SF) L-22	06/07/2019	
5	B2015-1666	A000026190	2820 WHISPERING CREEK LP	ROCKLIN	1	NEW SFR (2825 SF)	11/21/2019	
6	B2015-1667	A000026189	2822 WHISPERING CREEK LP	ROCKLIN	1	NEW SFR (3241 SF)	10/24/2019	
7	B2015-1668	A000026188	2824 WHISPERING CREEK LP	ROCKLIN	1	NEW SFR (4003 SF)	07/03/2019	
8	B2015-1669	A000026187	2826 WHISPERING CREEK LP	ROCKLIN	1	NEW SFR (3764 SF)	10/08/2019	
9	B2015-2219	A000026050	887 OLD RANCH HOUSE RD	ROCKLIN	1	NEW SFR (2,492 SF)	03/01/2019	
10	B2015-2222	A000026053	881 OLD RANCH HOUSE RD	ROCKLIN	1	NEW SFR (2,000 SF)	01/29/2019	
11	B2016-1622	A000027061	4902 REGATTA CT	ROCKLIN	1	NEW SFR (2240 SF)	10/02/2019	
12	B2016-1623	A000027062	4904 REGATTA CT	ROCKLIN	1	NEW SFR (1747 SF)	08/04/2019	
13	B2016-1625	A000027064	4908 REGATTA CT	ROCKLIN	1	NEW SFR (2240 SF)	07/18/2019	
14	B2016-1626	A000027065	4910 REGATTA CT	ROCKLIN	1	NEW SFR (2117 SF)	09/11/2019	
15	B2016-1702	374-230-001-000	4398 PEBBLE BEACH RD	ROCKLIN	1	NEW SFR (3903 SF)	07/05/2019	
16	B2016-1859	A000027215	6161 MEHRTEN CIR	ROCKLIN	1	NEW SFR (1816 SF)	02/26/2019	
17	B2016-2361	A000026604	3895 FENWAY CIR	ROCKLIN	1	NEW SFR (2871 SF)	12/17/2019	
18	B2016-2362	A000026605	3897 FENWAY CIR	ROCKLIN	1	NEW SFR (3121 SF)	08/08/2019	
19	B2016-2363	A000026606	3899 FENWAY CIR	ROCKLIN	1	NEW SFR (2419 SF)	11/26/2019	
20	B2016-2364	A000026607	3901 FENWAY CIR	ROCKLIN	1	NEW SFR (2039 SF)	09/23/2019	
21	B2016-2406	A000026710	934 DUSTY STONE LP	ROCKLIN	1	NEW SFR (4006 SF)	10/24/2019	
22	B2016-2407	A000026711	932 DUSTY STONE LP	ROCKLIN	1	NEW SFR (3681 SF)	10/08/2019	
23	B2016-2408	A000026712	930 DUSTY STONE LP	ROCKLIN	1	NEW SFR (3015 SF)	06/21/2019	
24	B2016-2877	A000026251	1313 LARKSPUR DR	ROCKLIN	1	NEW SFR (2657 SF)	02/12/2019	
25	B2016-2878	A000026252	1315 LARKSPUR DR	ROCKLIN	1	NEW SFR (2490 SF)	02/06/2019	
26	B2016-2984	A000027098	4304 GRAND PRIX LP	ROCKLIN	1	NEW SFR (2319 SF)	10/17/2019	
27	B2016-2985	A000027099	4302 GRAND PRIX LP	ROCKLIN	1	NEW SFR (1935 SF)	09/13/2019	
28	B2016-2986	A000027100	4300 GRAND PRIX LP	ROCKLIN	1	NEW SFR (1545 SF)	09/13/2019	
29	B2016-3175	A000027572	1220 ORCHID DR	ROCKLIN	2	NEW DUPLEX (2708 SF/2 UNITS)	11/01/2019	

Data Sources Housing Inventory: Housing Community Development Annual Progress Report (HCD APR)

- HCD APR is annual housing issuance and final building tracking database which SACOG Housing Inventory adopted starting in 2020
 - Deadline of April 1 and Late Submission of June 1
 - Table A2 is main data source. Contains various housing metrics that can be derived for SACOG inventory.
 - A standardized data schema, format, and time-period. Reduces complexity of transforming the data into a spatial component.

Housing Community Development Annual Progress Report: HCD APR

- Main data source (post 2020) is Table A2 of APR
 - Important categories for SACOG Housing Inventory from HCD APR
 - Address: Location
 - Housing Category: Single Family, Multi-family, ADU, Mobile Homes
 - Completion/Final Date: When the Unit was completed
 - Units: How many units? Mainly for multi-family
 - Building Permit Issue date (would be nice to have):
 - HCD APR also contains other important metrics: income level, SB 35 designations, streamlining provision, etc.
 - Every jurisdiction must participate in the HCD process. ([Government Code section 65400](#))

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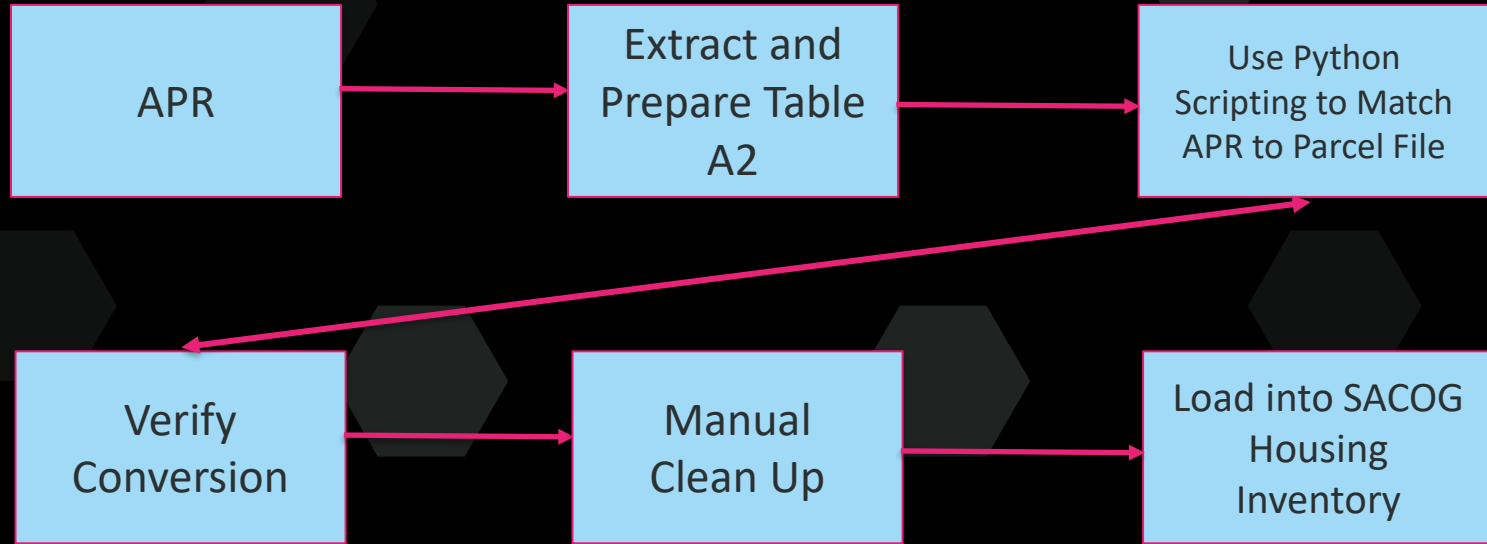
HCD APR Metrics

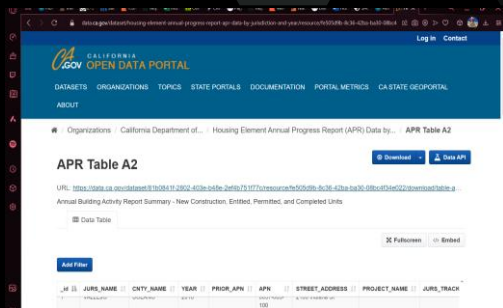
- Prior APN+
- Current APN
- Street Address
- Project Name
- Local Jurisdiction
- Tracking ID
- Unit Category:
(SFA,SFD,2 to 4,5+,ADU,MH)
- Tenure: R=Renter, O=Owner
- Entitlement/Building/COE *
- Very Low- Income Deed Restricted
- Very Low- Income Non Deed Restricted
- Low- Income Deed Restricted
- Low- Income Non Deed Restricted
- Moderate- Income Deed Restricted
- Moderate- Income Non Deed Restricted
- Above Moderate-Income
- * Date Approved
- Num of Units issued *
- How many of the units were Extremely Low Income?
- Please select the streamlining provision the project was APPROVED pursuant to
- Infill Units
- Assistance Programs for Each Development
- Deed Restriction Type
- For units affordable without financial assistance or deed restrictions; explain how the locality determined the units were affordable
- Term of Affordability or Deed Restriction (years)
- Number of Demolished/Destroyed Units
- Demolished or Destroyed Units
- Demolished/Destroyed Units Owner or Renter
- Total Density Bonus Applied to the Project
- Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)
- List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)
- Did the project receive a reduction or waiver of parking standards?

SACOG INVENTORY Metrics

- APN
- LOT_SIZE
- ZIP
- FULL_ADD
- UNITS
- PERMITNUM
- SF_MF
- QC
- DENSITY
- GLUC
- GLUC4
- REPORTING_
- ACCESSORY
- FINAL_DATE
- ISSUE_DATE
- Jurisdiction
- ACRES
- RangeCat
- UNITS_A
- UNITS_SL
- UNITS_LL
- UNITS_RR
- GREEN_ZONE
- Year
- COMM_TYPE
- COUNTY

Spreadsheet to Spatial Component: General Overview

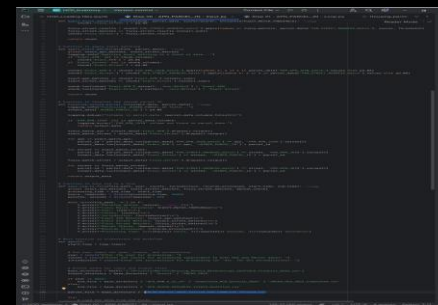




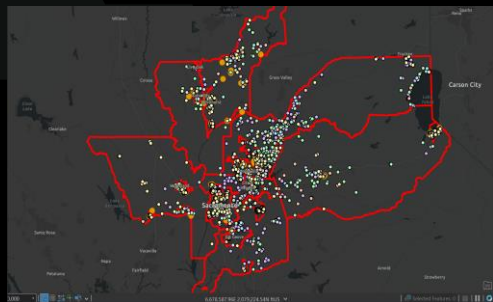
Download APR



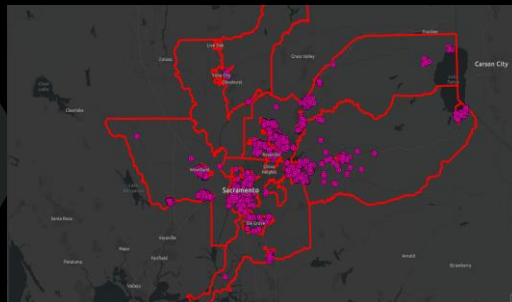
Extract and Prep



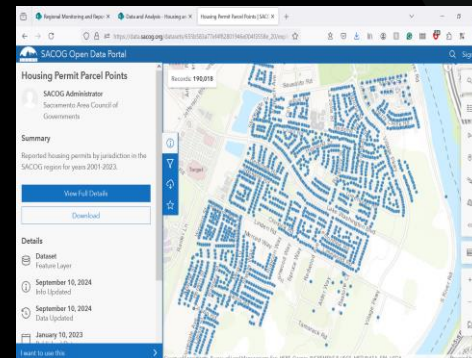
Use Ratio/Partial Matching



Create Location



**Manually Locate
'Unmatched' Points**



**Convert Over to SACOG
Housing Permit**

Ratio/Partial and Exact Matching?

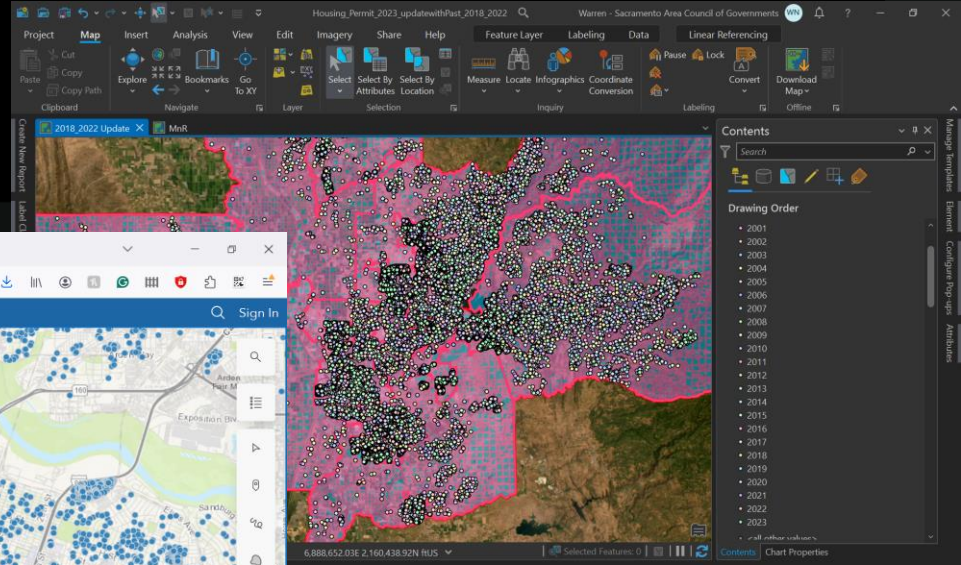
- Main programming method is matching string/numeric (words/numbers) between two data sources.
 - Parcel (spatial component) and HCD (records component)

A	B	C	D	E	F	G	H
HCD_STREET_ADDRESS	Exact_APN	Exact_Street	Fuzzy_Street	Join_Method	JOINED_PARCEL_ID	HCD_APN_JOIN_match	HCD_STREET_ADDRESS_match
707 COMMONS ,SACRAMENTO,CA	#####			Exact APN	29504020150000	29504020150000	707 commons sacramento ca
48 ADLER ,SACRAMENTO,CA	#####			Exact APN	29300920060000	29300920060000	48 adle sacramento ca
3028 DEL PASO ,SACRAMENTO,CA	#####			Exact APN	26501520150000	26501520150000	3028 del paso sacramento ca
8037 GANDER WAYANTELOPE, CA 95843	#####			Exact APN	20321800130000	20321800130000	8037 gande way antelope ca 95843
395 CLEVELAND ST	6601030000			Exact APN	6601030000	6601030000	395 cleveland st woodland
3608 RAMHORN RIDGE DR	3.7226E+11	3608 ramhorn ridge d rocklin		Exact Street	372260053000	372260053000	3608 ramhorn ridge d rocklin
1229 BUCK RIDGE DR	3.7222E+11	1229 buck ridge d rocklin		Exact Street	372220008000	372220008000	1229 buck ridge d rocklin
1211 BUCK RIDGE DR		1211 buck ridge d rocklin		Exact Street	372210023000	372210023	1211 buck ridge d rocklin
1362 ELKINS CIR		1362 elkins cir		Exact Street	22391002000	223910020000	1362 elkins cir
1148 ELM TERRACE WY		1148 elm terrace wy		Exact Street	15850054000	158500540000	1148 elm terrace wy
1132 Lantern View			1132 lantern view d auburn	Fuzzy Street	40570001000	40570001	1132 lantern view auburn
10182 DORMER WAY			10182 dorme way elk grove 95757	Fuzzy Street	13229200490000	12710900230000	10182 dorme way elk grove
7993 LUKA WAY			7993 luka way elk grove 95757	Fuzzy Street	13229300510000	13230400310000	7993 luka way elk grove
8871 DRACUT DR			8871 dracut d elk grove 95758	Fuzzy Street	11616200670000	12710900070000	8871 dracut d elk grove
3336 TIMBERLINE MEADOW WAY			3336 timberline meadow way folsom 9563	Fuzzy Street	7240000100000	72367000100000	3336 timberline meadow way folsom
1061 LYONIA CIR			1006 lyonia ci galt 95632	Fuzzy Street	15008000030000	15008000550000	1061 lyonia ci galt
3709 Callison St			3709 callison st loomis	Fuzzy Street	44115014000	44115014	3709 callison st loomis
4221 CRESTED BUTTE WAY			4221 creede way rancho cordova 95742	Fuzzy Street	6724400710000	6725000900000	4221 crested butte way rancho cordova
8336 LOYAL DRSACRAMENTO, CA 95829			8233 loyal d sacramento 95829	Fuzzy Street	12112300050000	12112800270000	8336 loyal d sacramento ca 95829
7664 BRACER WAYSACRAMENTO, CA 95829			5664 bradd way sacramento 95822	Fuzzy Street	2501330080000	12208600500000	7664 brace way sacramento ca 95829

Ratio/Partial and Exact Matching?



Data is available for use at
<https://data.sacog.org>



Future Development

Next Steps!

- Upcoming
 - Annual updates using HCD APR template
 - 2024 Housing starting April 1, 2025
 - Continual 'cleanup' of housing
 - Dashboard/web of HCD data metrics for SACOG region
 - See where your jurisdiction is building their housing
 - Exploration of creating a centralized data input for HCD APR
 - Streamline the process for Planners of every jurisdiction when submitting their APR

Conclusion

- Housing Inventory is available for use
- SACOG can assist with housing inquiries
 - Provide APN for upcoming HCD submission

Thank you!

Data Request and Portal:

<https://www.sacog.org/planning/data-resource-center/data-requests>

