

# **Building Permit Data and Population Estimates for the Salem-Keizer Area**

**July – September 2007**



Mid-Willamette Valley Council of Governments  
105 High Street SE  
Salem, Oregon 97301

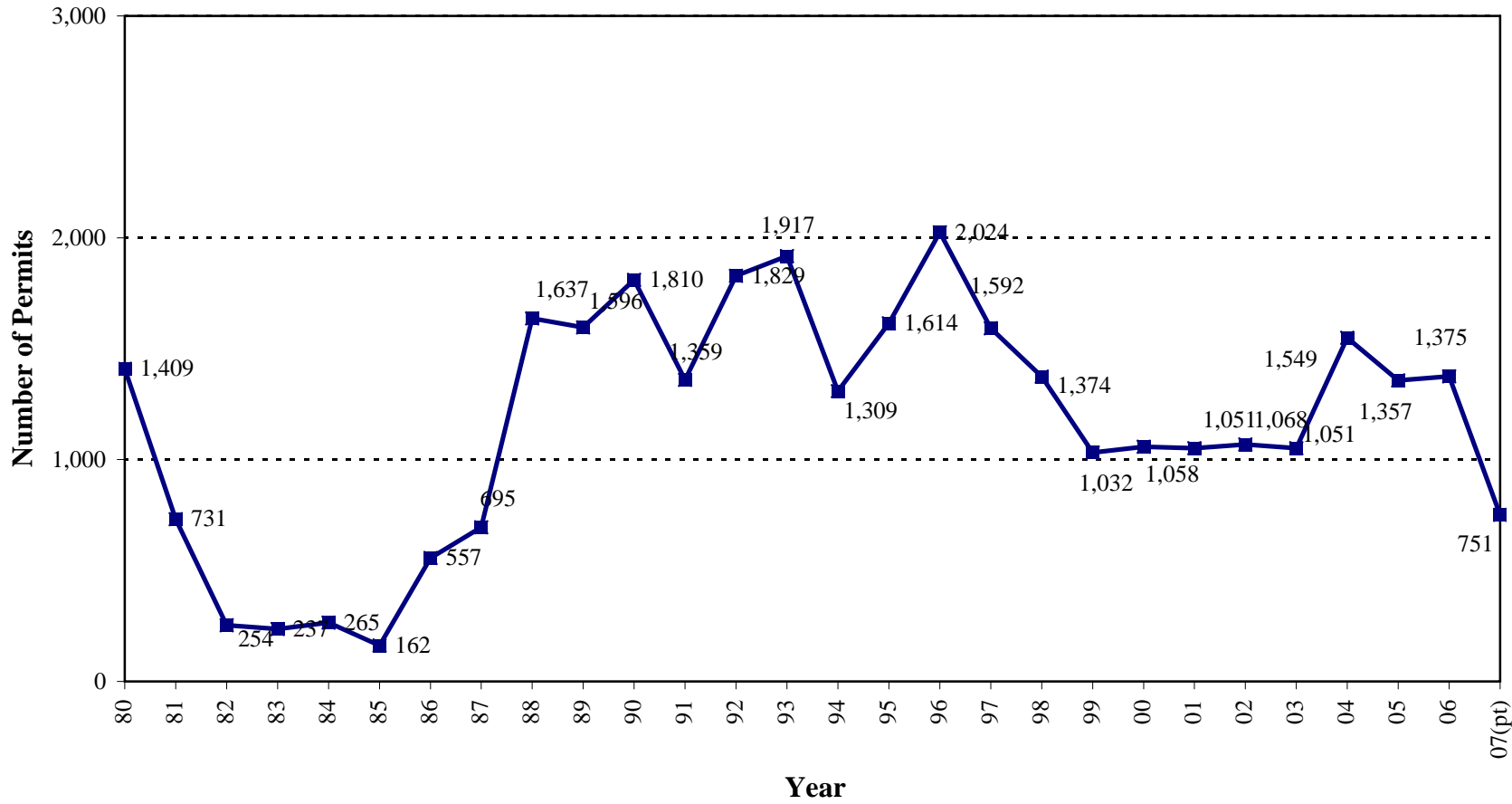
## **BUILDING PERMIT/POPULATION ESTIMATE INFORMATION**

Building permit and residential subdivision information is obtained from Marion and Polk Counties, and the city of Salem for the Salem-Keizer area. These data are then grouped by several geographic units for various planning purposes.

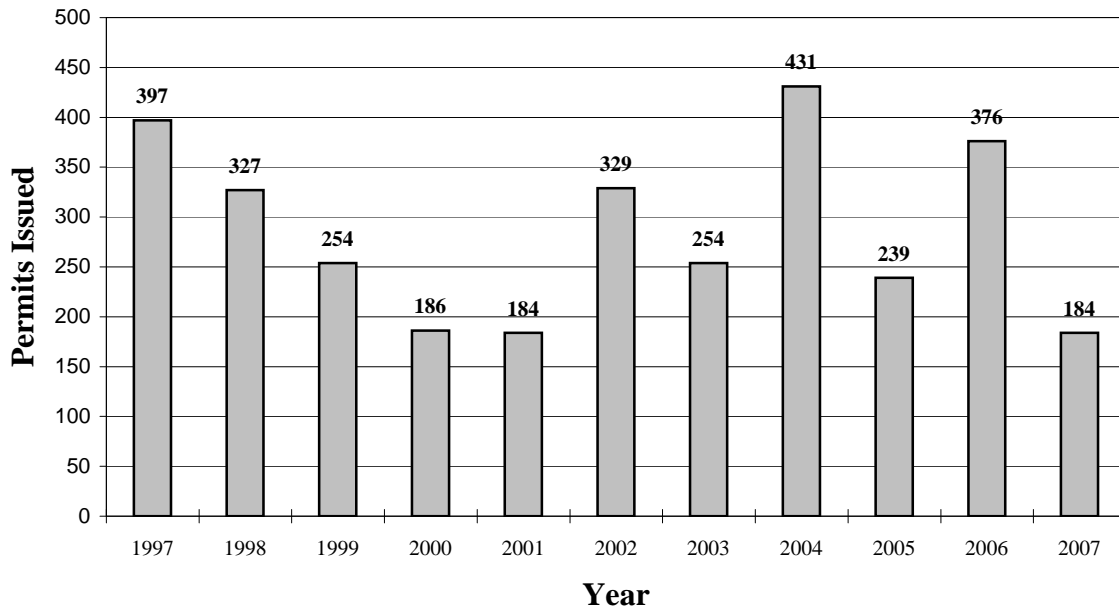
Census Tracts (CT) are the geographic unit which are the most stable, while the Urban Growth Boundary (UGB), Transportation Analysis Zones (TAZ), and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the UGB (excluding Brooks).

The population estimates are based solely on census data and building permits. They do not take into account a changing group quarters population, nor any change in the average persons per unit. Therefore, the population estimates are intended for use as a planning guide and are not official estimates for the area.

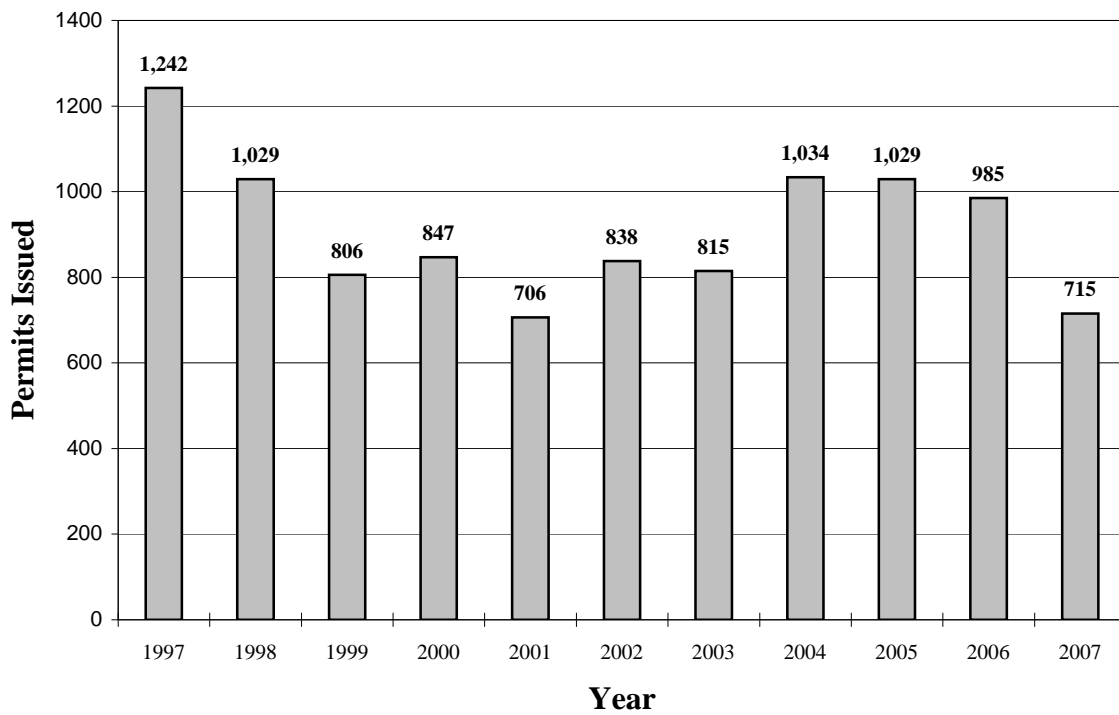
# Net Annual Building Permit Activity Construction Minus Demolition Salem-Keizer Area Census Tracts (GSA)



**Net Building Permits Issued in UGB  
Third Quarter Comparative, 1997-2007**



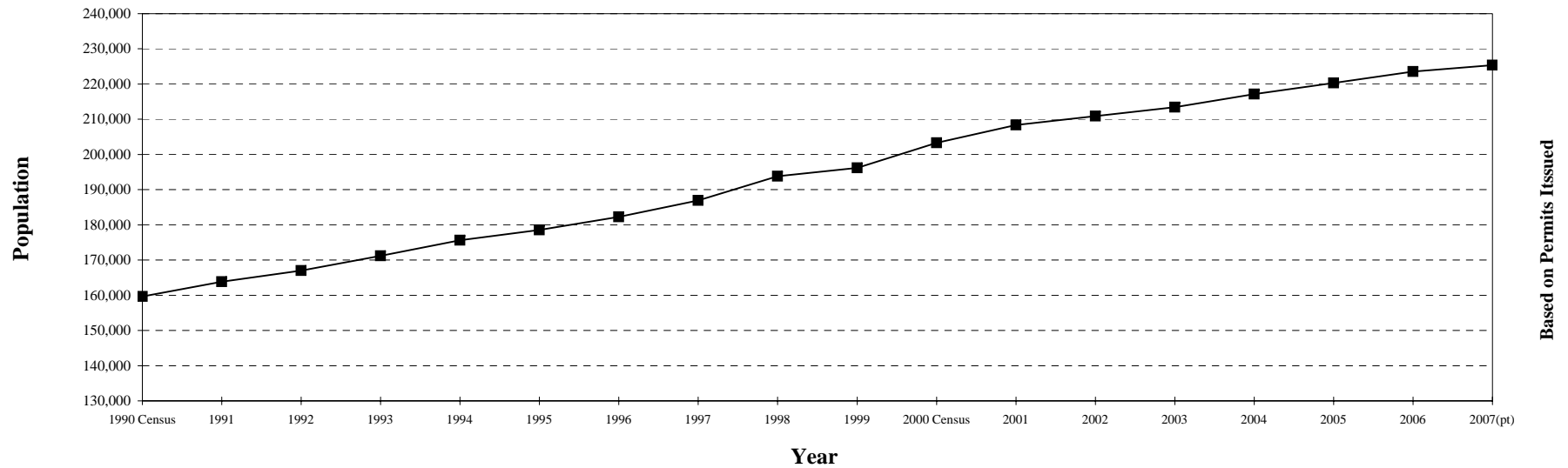
**Net Building Permits Issued in UGB  
Third Quarter Cumulative, 1996-2006**



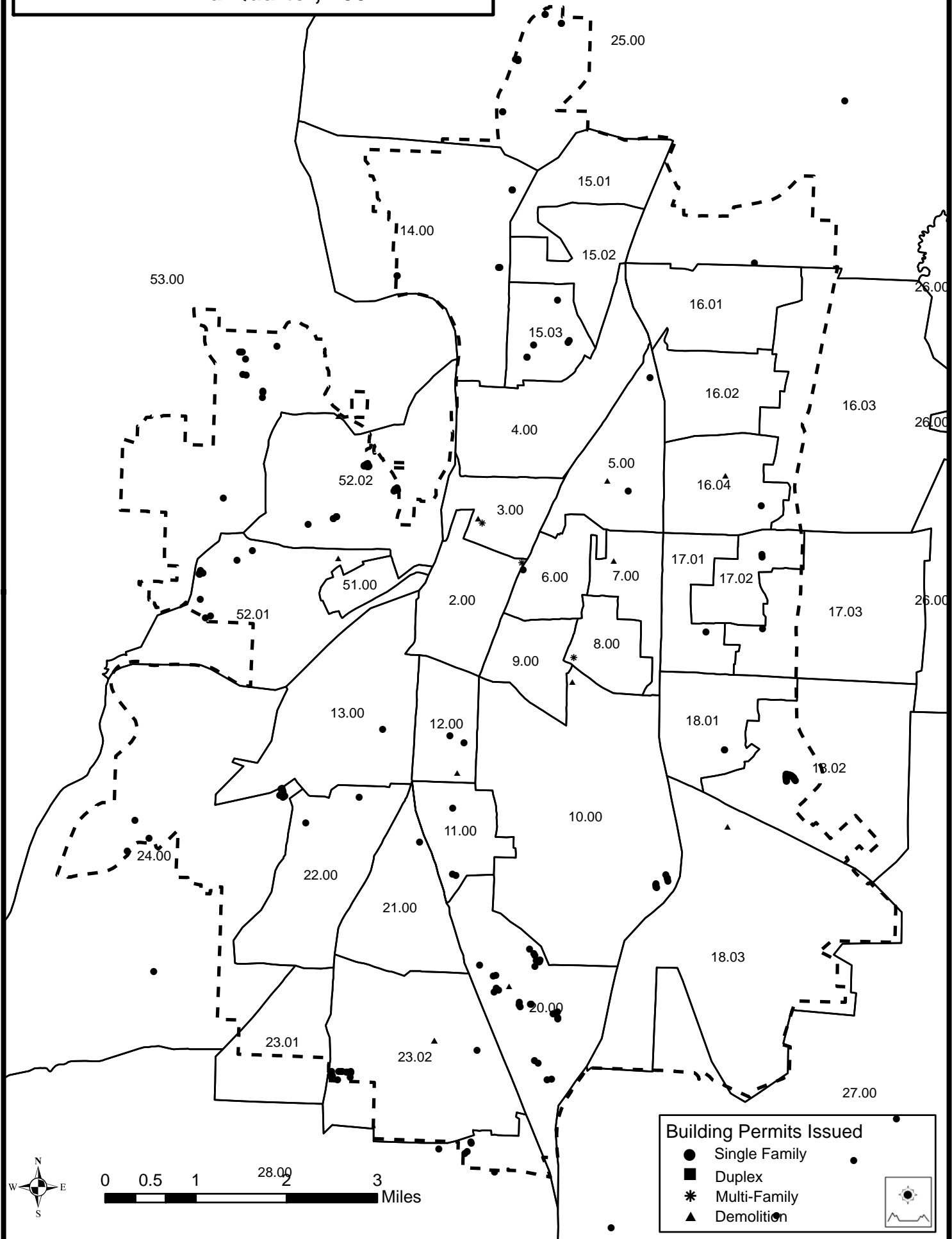
**Population Estimates Based on Building Permit Activity  
Salem-Keizer Urban Growth Boundary**

2000 Census Population	Building Permits Issued								Total Change in Units	Persons Per Unit	Population September 30, 2007
	2000	2001	2002	2003	2004	2005	2006	2007 (pt)			
203,275	1,004	994	1,024	1,000	1,465	1,243	1,276	715	8,721	2.53	225,339

**Population Growth  
Salem Urban Growth Boundary**

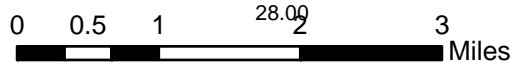


# Building Permits Issued by Census Tract Third Quarter, 2007



**Building Permits Issued**

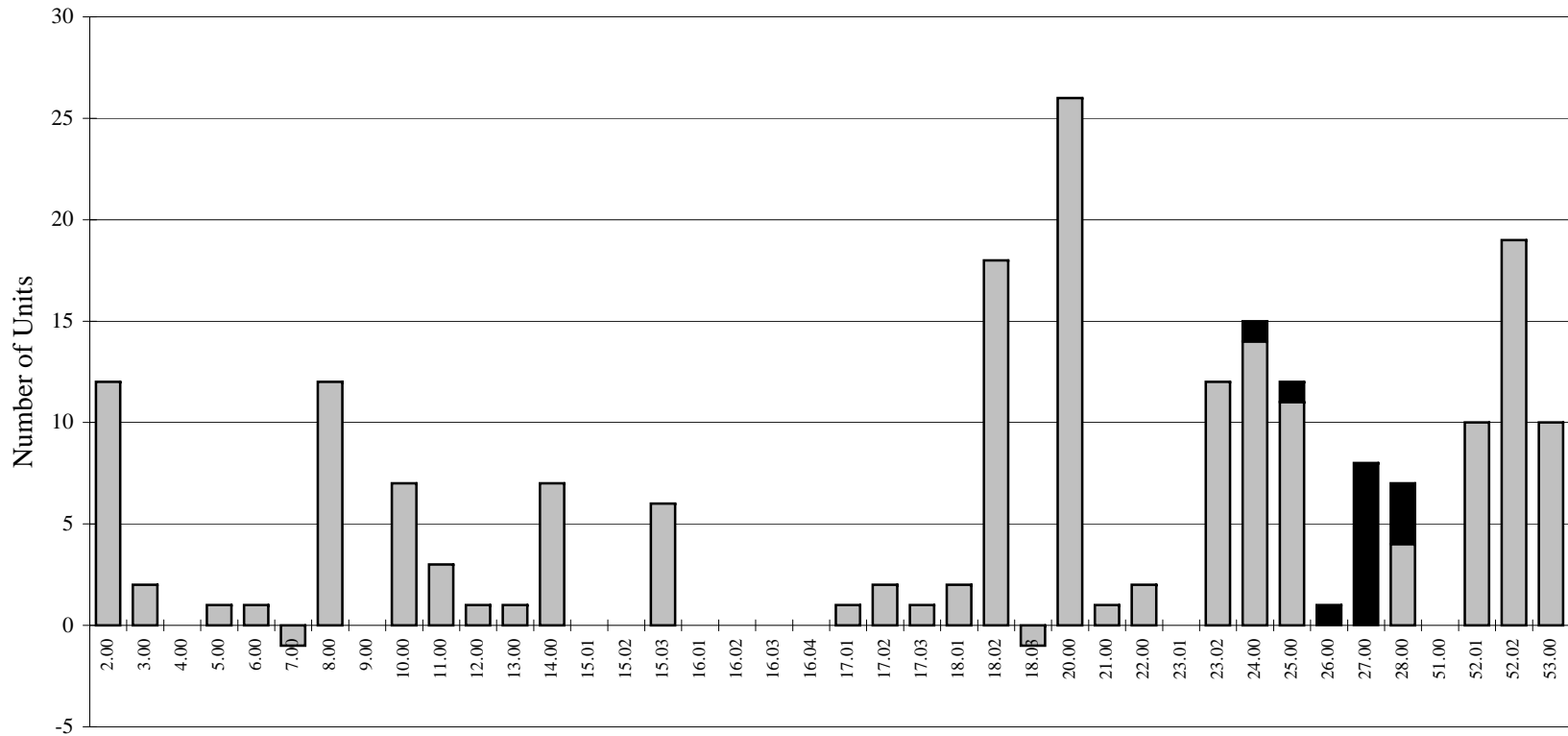
- Single Family
- Duplex
- \* Multi-Family
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity  
Third Quarter, 2007 (July through September)**

Census Tract	Inside Urban Growth Boundary					Outside Urban Growth Boundary					Total For Complete Census Tracts				
	Single-Family	Duplex	Multi-Family	Mobile Homes	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Total
2			12		12										12
3	-1		3		2						-1		3		2
4															
5	1				1						1				1
6				1	1										
7	-1				-1						-1				-1
8			12		12								12		12
9															
10	-1			8	7						-1				-1
11	3				3						3				3
12	1				1						1				1
13	1				1						1				1
14	7				7						7				7
15.01															
15.02															
15.03	6				6						6				6
16.01															
16.02															
16.03															
16.04															
17.01	1				1						1				1
17.02	2				2						2				2
17.03				1	1										
18.01	2				2						2				2
18.02	18				18						18				18
18.03				-1	-1										
20	26				26						26				26
21	1				1						1				1
22	2				2						2				2
23.01															
23.02	13			-1	12						13				13
24	14				14	1				1	15				15
25	10			1	11	1				1	11				11
26						1				1	1				1
27						8				8	8				8
28	4				4	3				3	3				3
51											10				10
52.01	10				10						10				10
52.02	19				19						19				19
53	10				10						10				10
<b>Total</b>	<b>148</b>		<b>27</b>	<b>9</b>	<b>184</b>	<b>14</b>				<b>14</b>	<b>162</b>		<b>27</b>	<b>9</b>	<b>195</b>

## Residential Building Permit Activity Third Quarter, 2007



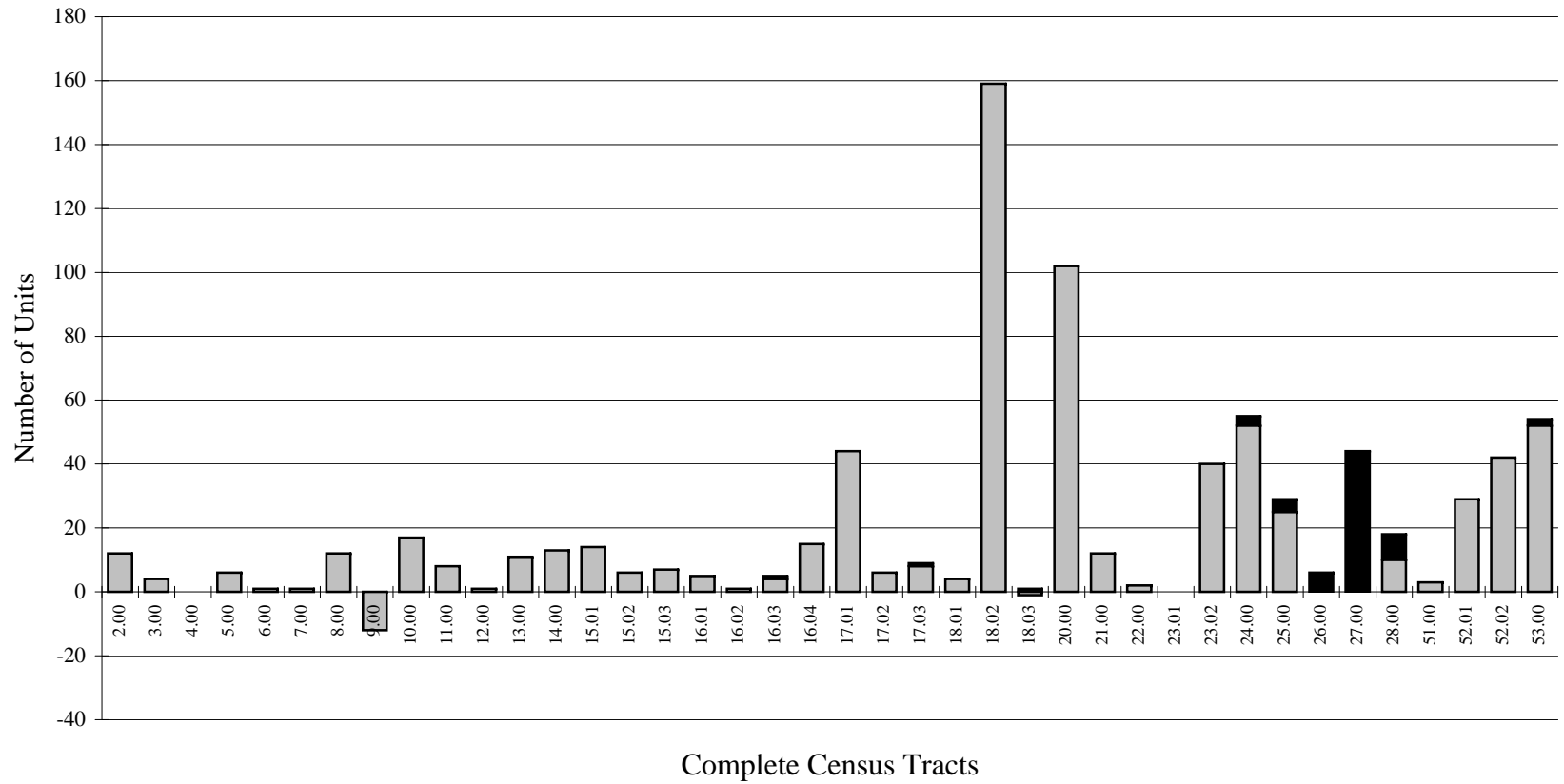
Complete Census Tracts

Inside UGB
  Outside UGB

**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity  
Third Quarter Cumulative, 2007 (January through September)**

Census Tract	Inside Urban Growth Boundary					Outside Urban Growth Boundary					Total For Complete Census Tracts				
	Single-Family	Duplex	Multi-Family	Mobile Homes	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Total
2			12		12								12		12
3	-3	4	3		4								3		4
4															
5	6				6										6
6				1	1									1	1
7				1	1									1	1
8			12		12								12		12
9			-12		-12								-12		-12
10	2			15	17								15		17
11	8				8										8
12	1				1										1
13	11				11										11
14	11	2			13										13
15.01	14				14										14
15.02	6				6										6
15.03	7				7										7
16.01	5				5										5
16.02	1				1										1
16.03	4				4										4
16.04	2	12		1	15								1		15
17.01	7		37		44								37		44
17.02	6				6										6
17.03				8	8	1				1			8		11
18.01	4				4										4
18.02	63	8	88		159								88		159
18.03				-1	-1	1				1			-1		1
20	102				102										102
21	6			6	12								6		12
22	2				2										2
23.01															
23.02	39	2		-1	40								-1		41
24	52				52	3				3					55
25	21			4	25	4				4			4		29
26						6				6					6
27						44				44					44
28	10				10	8				8					18
51	1	2			3								2		3
52.01	29				29										29
52.02	42				42										42
53	52				52	2				2					54
Total	511	30	140	34	715	70				70			34		751

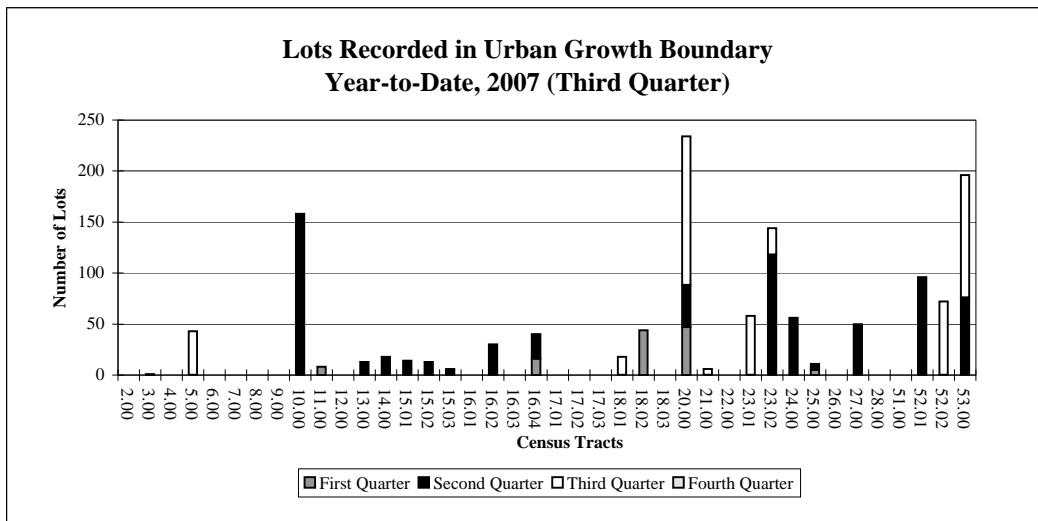
## Residential Building Permit Activity Third Quarter Cumulative, 2007



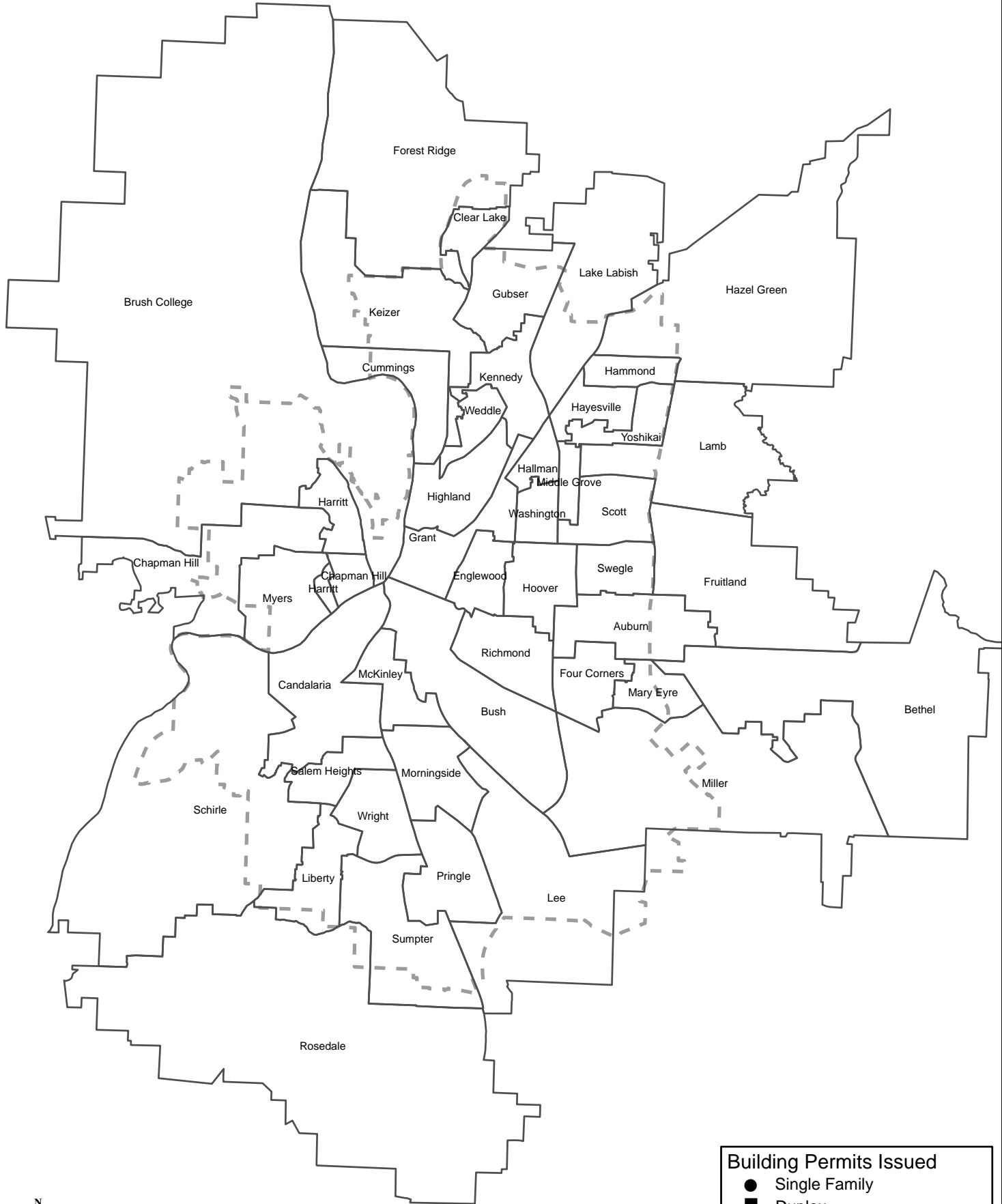
Inside UGB
  Outside UGB

**Year-to Date New Subdivision Lots Recorded in the Salem-Keizer  
Urban Growth Boundary (UGB), January-September, 2007**

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					
3	1				1
4					
5			43		43
6					
7					
8					
9					
10		158			158
11	8				8
12					
13		13			13
14		18			18
15.01		14			14
15.02		13			13
15.03		6			6
16.01					
16.02		30			30
16.03					
16.04	16	24			40
17.01					
17.02					
17.03					
18.01			18		18
18.02	44				44
18.03					
20	47	41	146		234
21			6		6
22					
23.01			58		58
23.02		118	26		144
24		56			56
25	5	6			11
26					
27		50			50
28					
51					
52.01		96			96
52.02			72		72
53		76	120		196
<b>Total</b>	<b>121</b>	<b>719</b>	<b>489</b>		<b>1329</b>


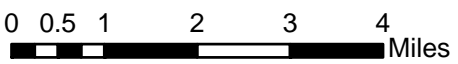


# Building Permits Issued by School Attendance Area Third Quarter, 2007



**Building Permits Issued**

- Single Family
- Duplex
- \* Multi-Family
- ▲ Demolition

**Salem-Keizer School District (24J) Net Residential Building Permit Activity  
By School Attendance Area  
Third Quarter, 2007 (July through September)**

High Schools/ Feeder Schools	Single Family	Duplex	Multi- Family	Mobile Homes	Total
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North Salem High					
Auburn	1	0	0	1	2
Bethel	2	0	0	0	2
Engelwood	0	0	0	1	1
Four Corners	2	0	0	0	2
Grant	-1	0	15	0	14
Highland	0	0	0	0	0
Mary Eyre	0	0	0	0	0
Miller	19	0	0	0	19
<b>Total</b>	<b>23</b>	<b>0</b>	<b>15</b>	<b>2</b>	<b>40</b>

McNary High					
Clear Lake	6	0	0	0	6
Cummings	4	0	0	0	4
Forest Ridge	4	0	0	0	4
Gubser	0	0	0	0	0
Hazel Green	0	0	0	1	1
Keizer	3	0	0	0	3
Kennedy	1	0	0	0	1
Lake Labish	0	0	0	0	0
Weddle	5	0	0	0	5
<b>Total</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>24</b>

South Salem High					
Bush	1	0	0	8	9
Candalaria	2	0	0	0	2
Hoover	-1	0	0	0	-1
Lee	2	0	0	0	2
McKinley	1	0	0	0	1
Morningside	3	0	0	0	3
Pringle	25	0	0	0	25
Richmond	-1	0	12	0	11
<b>Total</b>	<b>32</b>	<b>0</b>	<b>12</b>	<b>8</b>	<b>52</b>

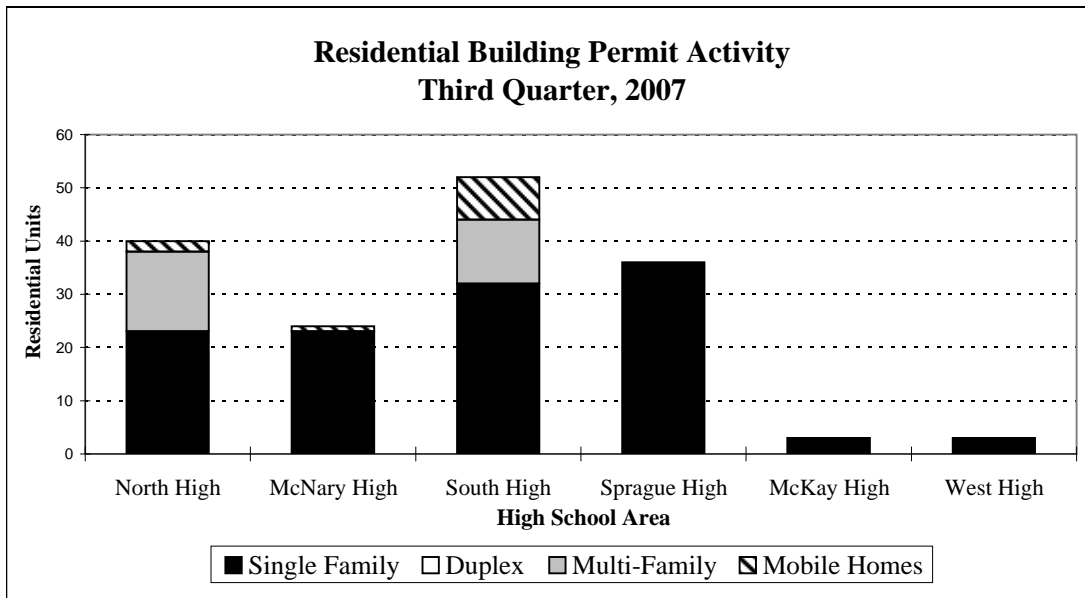
High Schools/ Feeder Schools	Single Family	Duplex	Multi- Family	Mobile Homes	Total
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Sprague High					
Liberty	14	0	0	0	14
Rosedale	2	0	0	0	2
Salem Heights	1	0	0	0	1
Schirle	15	0	0	0	15
Sumpter	4	0	0	0	4
Wright	0	0	0	0	0
<b>Total</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>

McKay High					
Fruitland	1	0	0	0	1
Hammond	0	0	0	0	0
Hayesville	0	0	0	0	0
Lamb	0	0	0	0	0
Middle Grove	0	0	0	0	0
Scott	0	0	0	0	0
Swegle	2	0	0	0	2
Washington	0	0	0	0	0
Yoshikai	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>

West Salem High					
Brush College	16	0	0	0	16
Chapman Hill	9	0	0	0	9
Hallman	9	0	0	0	9
Harritt	1	0	0	0	1
Myers	11	0	0	0	11
<b>Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>

<b>Total</b>	<b>120</b>	<b>0</b>	<b>27</b>	<b>11</b>	<b>158</b>
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**Salem-Keizer School District (24J) Net Residential Building Permit Activity  
By School Attendance Area  
Third Quarter Cumulative, 2007 (January through September)**

High Schools/ Feeder Schools	Single Family	Duplex	Multi- Family	Mobile Homes	Total
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<b>North Salem High</b>					
Auburn	6	0	0	8	14
Bethel	6	0	0	0	6
Engelwood	0	0	0	1	1
Four Corners	4	0	0	0	4
Grant	-1	4	15	0	18
Highland	-2	0	0	0	-2
Mary Eyre	11	0	0	0	11
Miller	56	8	88	0	152
<b>Total</b>	<b>80</b>	<b>12</b>	<b>103</b>	<b>9</b>	<b>204</b>

<b>McNary High</b>					
Clear Lake	11	0	0	0	11
Cummings	4	0	0	0	4
Forest Ridge	9	0	0	0	9
Gubser	14	0	0	0	14
Hazel Green	1	0	0	4	5
Keizer	15	2	0	0	17
Kennedy	1	0	0	0	1
Lake Labish	0	0	0	0	0
Weddle	6	0	0	0	6
<b>Total</b>	<b>61</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>67</b>

<b>South Salem High</b>					
Bush	1	0	-12	15	4
Candalaria	7	0	0	0	7
Hoover	0	0	37	1	38
Lee	10	0	0	0	10
McKinley	8	0	0	0	8
Morningside	10	0	0	0	10
Pringle	101	0	0	0	101
Richmond	-1	0	12	0	11
<b>Total</b>	<b>136</b>	<b>0</b>	<b>37</b>	<b>16</b>	<b>189</b>

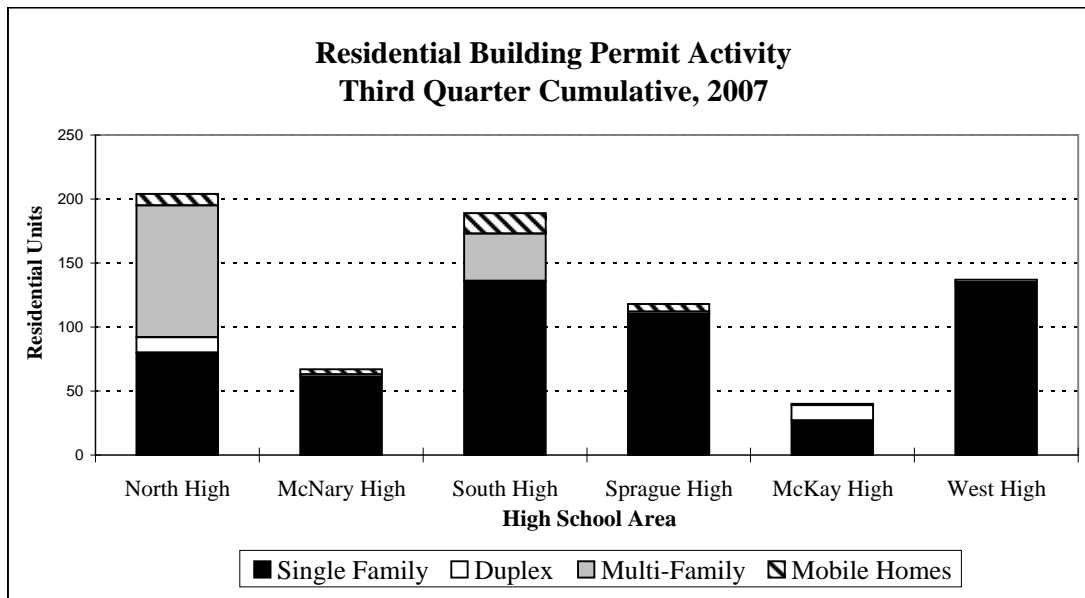
High Schools/ Feeder Schools	Single Family	Duplex	Multi- Family	Mobile Homes	Total
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<b>Sprague High</b>					
Liberty	18	0	0	0	18
Rosedale	8	0	0	0	8
Salem Heights	0	0	0	0	0
Schirle	53	0	0	0	53
Sumpter	25	2	0	0	27
Wright	6	0	0	6	12
<b>Total</b>	<b>110</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>118</b>

<b>McKay High</b>					
Fruitland	4	0	0	0	4
Hammond	6	0	0	0	6
Hayesville	3	0	0	0	3
Lamb	2	0	0	0	2
Middle Grove	0	12	0	0	12
Scott	2	0	0	1	3
Swegle	7	0	0	0	7
Washington	3	0	0	0	3
Yoshikai	0	0	0	0	0
<b>Total</b>	<b>27</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>40</b>

<b>West Salem High</b>					
Brush College	46	0	0	0	46
Chapman Hill	32	2	0	0	34
Hallman	11	0	0	0	11
Harritt	17	0	0	0	17
Myers	29	0	0	0	29
<b>Total</b>	<b>135</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>137</b>

<b>Total</b>	<b>549</b>	<b>28</b>	<b>140</b>	<b>30</b>	<b>755</b>
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**Year to Date Recorded Subdivision Lot Activity  
By School Attendance Area  
Third Quarter, 2007 (July through September)**

High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
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North Salem High					
Auburn					
Bethel					
Engelwood					
Four Corners			18		18
Grant					
Highland	1				1
Mary Eyre					
Miller	44				44
<b>Total</b>	<b>45</b>		<b>18</b>		<b>63</b>

McNary High					
Clear Lake	5	6			11
Cummings		18			18
Forest Ridge					
Gubser		14			14
Hazel Green					
Keizer		13			13
Kennedy					
Lake Labish					
Weddle		6			6
<b>Total</b>	<b>5</b>	<b>57</b>			<b>62</b>

South Salem High					
Bush					
Candalaria		1			1
Hoover					
Lee		12			12
McKinley		13			13
Morningside	8	146			154
Pringle	47	41	146		234
Richmond					
<b>Total</b>	<b>55</b>	<b>213</b>	<b>146</b>		<b>414</b>

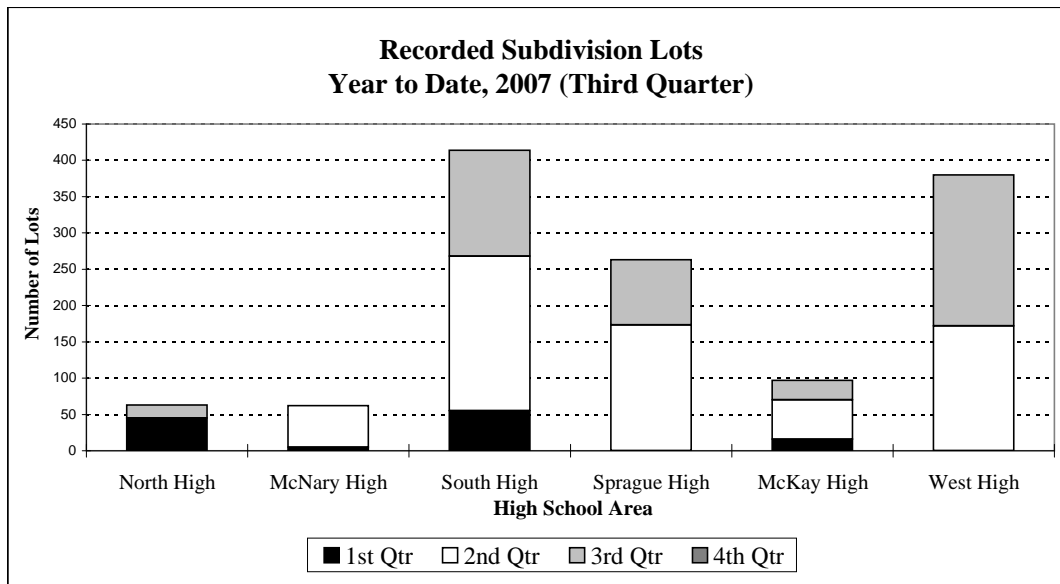
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
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Sprague High					
Liberty		75	64		139
Rosedale					
Salem Heights					
Schirle		55			55
Sumpter		43	26		69
Wright					
<b>Total</b>		<b>173</b>	<b>90</b>		<b>263</b>

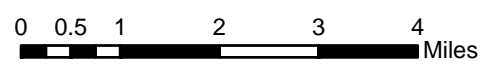
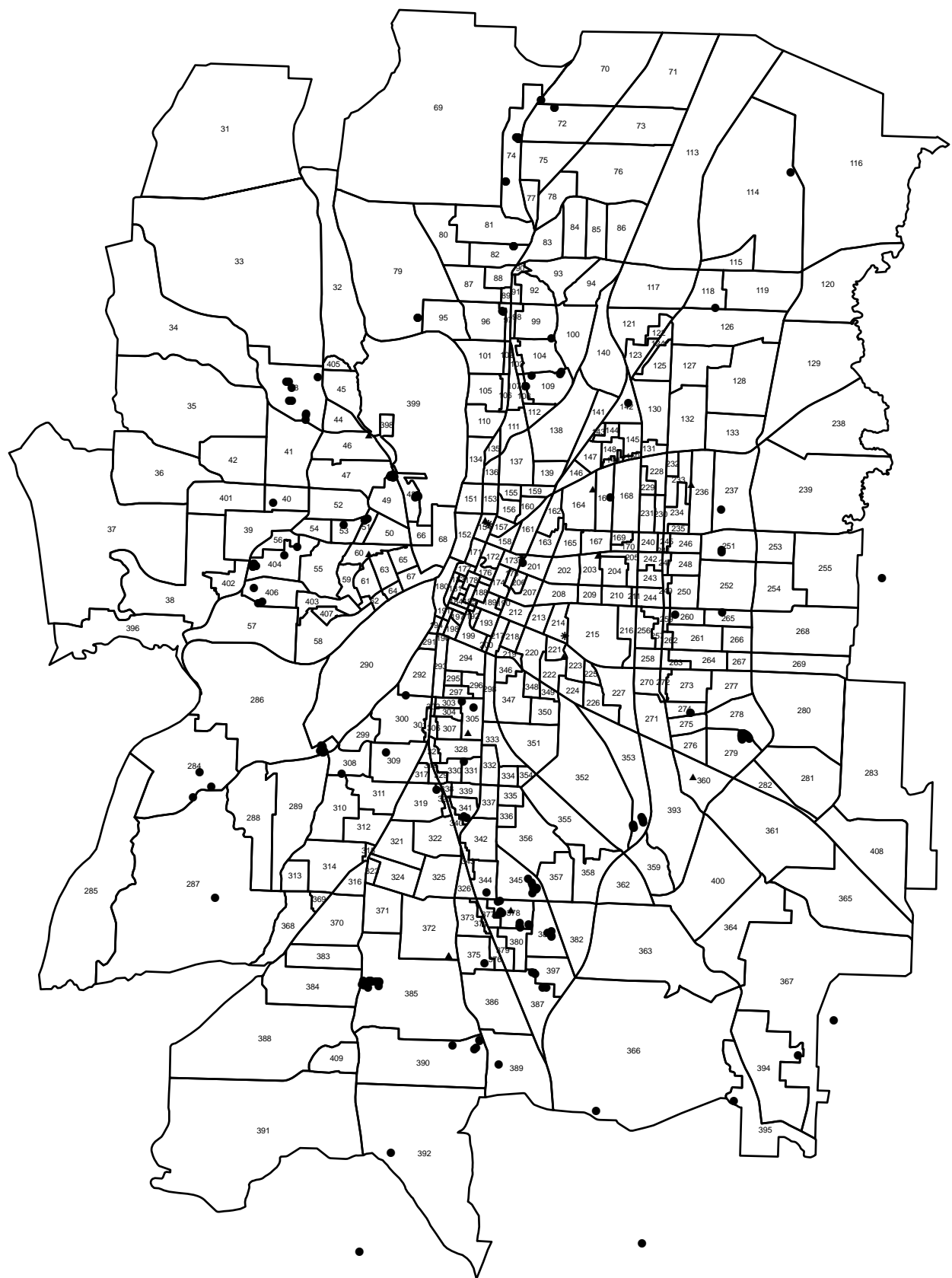
McKay High					
Fruitland					
Hammond					
Hayesville					
Lamb		30			30
Middle Grove	16				16
Scott		24			24
Swegle					
Washington			27		27
Yoshikai					
<b>Total</b>	<b>16</b>	<b>54</b>	<b>27</b>		<b>97</b>

West Salem High					
Brush College		76	117		193
Chapman Hill		49	60		109
Hallman			16		16
Harritt			15		15
Myers		47			47
<b>Total</b>		<b>172</b>	<b>208</b>		<b>380</b>

<b>Total</b>	<b>121</b>	<b>669</b>	<b>489</b>		<b>1279</b>
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


**Building Permits Issued by Transportation Analysis Zone  
Third Quarter, 2007**



**Building Permits Issued**

- Single Family
- Duplex
- \* Multi-Family
- ▲ Demolition



## Net Building Permit Activity by Transportation Analysis Zone (TAZ) Third Quarter, 2007 (July through September)

TAZ	SF	DUP	MF	MH	TOT
31					
32					
33					
34					
35					
36					
37					
38					
39					
40	1				1
41					
42					
43	10				10
44					
45					
46	-1				-1
47					
48	6				6
49	8				8
50					
51	4				4
52					
53	1				1
54					
55					
56					
57					
58					
59					
60	-1				-1
61					
62					
63					
64					
65					
66					
67					
68					
69					
70	2				2
71					
72	2				2
73					
74	6				6
75					
76					
77					
78					
79	2				2
80					
81					
82	3				3
83					
84					
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86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96	2				2
97					
98					
99	1				1
100					
101					
102					
103					
104					
105					
106					

TAZ	SF	DUP	MF	MH	TOT
107					
108					
109	5				5
110					
111					
112					
113					
114	1				1
115					
116					
117					
118				1	1
119					
120					
121					
122					
123					
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154	-1		3		2
155					
156					
157					
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159					
160					
161					
162					
163					
164	-1				-1
165					
166	1				1
167					
168					
169					
170					
171					
172					
173			12		12
174					
175					
176					
177					
178					
179					
180					
181					
182					

TAZ	SF	DUP	MF	MH	TOT
183					
184					
185					
186					
187					
188					
189					
190					
191					
192					
193					
194					
195					
196					
197					
198					
199					
200					
201				1	1
202					
203	-1				-1
204					
205					
206					
207					
208					
209					
210					
211					
212					
213					
214			12		12
215					
216					
217					
218					
219					
220					
221	-1				-1
222					
223					
224					
225					
226					
227					
228					
229					
230					
231					
232					
233					
234					
235					
236	-1				-1
237	1				1
238					
239					
240					
241					
242					
243					
244					
245					
246					
247					
248					
249					
250					
251	2				2
252					
253					
254					
255					
256					
257					
258					

TAZ	SF	DUP	MF	MH	TOT
259					
260	1				1
261					
262					
263					
264					
265				1	1
266					
267					
268					
269					
270					
271					
272					
273					
274	2				2
275					
276					
277					
278					
279	18				18
280					
281					
282					
283					
284	3				3
285					
286	11				11
287	1				1
288					
289					
290					
291					
292					
293					
294					
295					
296					
297					
298					
299					
300	1				1
301					
302					
303					
304					
305	1				1
306					
307					
308	1				1
309	1				1
310					
311					
312					
313					
314					
315					
316					
317					
318					
319	1				1
320					
321					
322					
323					
324					
325					
326					
327					
328					
329					
330					
331	1				1
332					
333					
334					

TAZ	SF	DUP	MF	MH	TOT
335					
336					
337					
338					
339					
340					
341	2				2
342					
343					
344	1				1
345	8				8
346					
347					
348					
349					
350					
351					
352					
353				8	8
354					
355					
356					
357					
358					
359					
360					
361					
362					
363					
364					
365					
366	1				1
367					
368					
369					
370					
371					
372	-2				-2
373					
374					
375	1				1
376					
377					
378	9				9
379					
380					
381	4				4
382					
383					</

## Net Building Permit Activity by Transportation Analysis Zone (TAZ) Third Quarter Cumulative, 2007 (January through September)

TAZ	SF	DUP	MF	MH	TOT
31					
32					
33					
34					
35					
36					
37	1				1
38					
39	2				2
40	12				12
41	6				6
42	1				1
43	33				33
44					
45					
46					
47	1				1
48	6				6
49	8				8
50					
51	12				12
52	3				3
53	11				11
54					
55					
56					
57					
58	-1				-1
59					
60	-1				-1
61	1				1
62					
63		2			2
64					
65					
66					
67					
68					
69	2				2
70	2				2
71	1				1
72	12				12
73					
74	6				6
75					
76					
77					
78					
79	2				2
80					
81					
82	7				7
83	1				1
84	13				13
85					
86					
87		2			2
88					
89					
90					
91					
92					
93					
94					
95					
96	2				2
97					
98					
99	7				7
100					
101					
102					
103					
104					
105					
106					

TAZ	SF	DUP	MF	MH	TOT
107					
108					
109	6				6
110					
111					
112					
113					
114	1				1
115	1				1
116					
117					
118				2	2
119					
120					
121					
122					
123					
124					
125					
126	6				6
127	3				3
128					
129	1				1
130					
131					
132	1				1
133					
134					
135					
136					
137					
138					
139					
140					
141					
142	3				3
143					
144					
145					
146					
147					
148					
149					
150					
151					
152					
153	-2				-2
154	-1		3		2
155					
156					
157					
158					
159					
160					
161		4			4
162					
163					
164	2				2
165					
166	1				1
167					
168					
169					
170					
171					
172					
173			12		12
174					
175					
176					
177					
178					
179					
180					
181					
182					

TAZ	SF	DUP	MF	MH	TOT
183					
184					
185					
186					
187					
188					
189					
190					
191					
192					
193					
194					
195					
196					
197					
198					
199					
200					
201				1	1
202					
203	-1				-1
204					
205					
206					
207					
208					
209					
210					
211					
212				-12	-12
213					
214				12	12
215					
216	1				1
217					
218					
219					
220					
221	-1				-1
222					
223					
224					
225					
226					
227					
228					
229		12			12
230					
231					
232					
233	1				1
234					
235					
236	-1				-1
237	2				2
238					
239					
240			37	37	74
241					
242					
243					
244					
245					
246					
247					
248	1				1
249					
250					
251	3				3
252	3			2	5
253					
254					
255	1				1
256	4				4
257					
258					

TAZ	SF	DUP	MF	MH	TOT
259					
260	1				1
261	1				1
262					
263					
264					
265				1	1
266					
267					
268					
269					
270					
271					
272					
273	1				1
274	3				3
275					
276	34	8			42
277					
278	11				11
279	18		88		106
280					
281					
282					
283	1				1
284	38				38
285					
286	11				11
287	3				3
288					
289	3				3
290					
291					
292					
293					
294					
295					
296					
297					
298					
299	3				3
300	8				8
301					
302					
303					
304					
305	1				1
306					
307					
308	1				1
309	1				1
310					
311					
312					
313					
314					
315					
316					
317	-1				-1
318					
319	1				1
320					
321	2				2
322	3				3
323					
324					
325	1			2	3
326				2	2
327					
328					
329					
330					
331	3				3
332	2				2
333					
334	1				1

TAZ	SF	DUP	MF	MH	TOT
335					
336					
337					
338					
339					
340					
341	3				3
342					
343					
344	4				4
345	32				32
346					
347					
348					
349					
350					
351					
352					
353				8	8
354					
355					
356	1				1
357					
358	1				1
359					
360					
361					
362					
363					
364					
365	1				1
366	2				2
367	3				3
368					
369					
370					
371					
372	3				3
373		2			2
374					
375	7				7
376					