

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

First Quarter 2020 (January – March 2020)



Mid-Willamette Valley Council of Governments
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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.

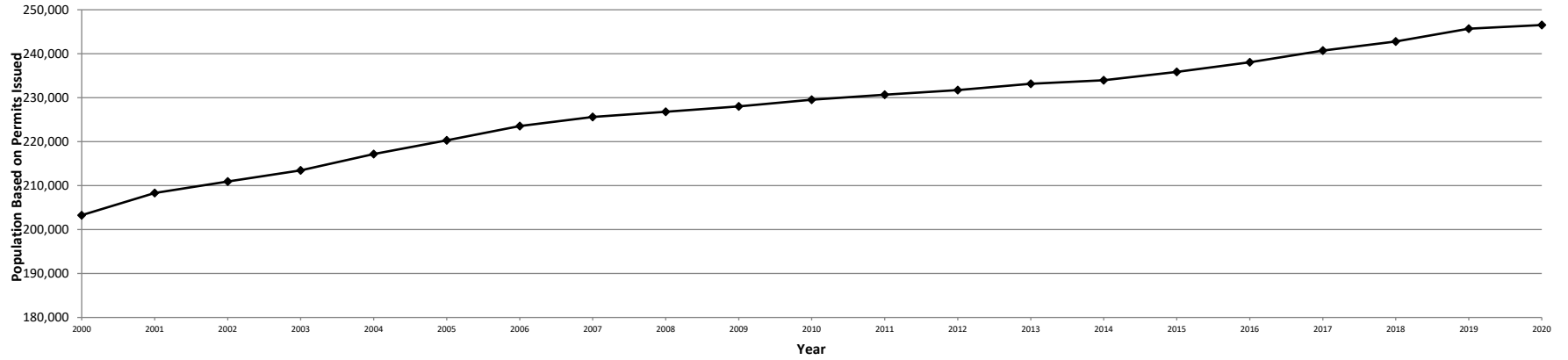
Census Tracts (CT) are the geographic unit which are the most stable, while the Urban Growth Boundary (UGB), Transportation Analysis Zones (TAZ), and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the 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 or vacancy rates. Therefore, the population estimates are intended for use as a planning guide and are not official estimates for the area.

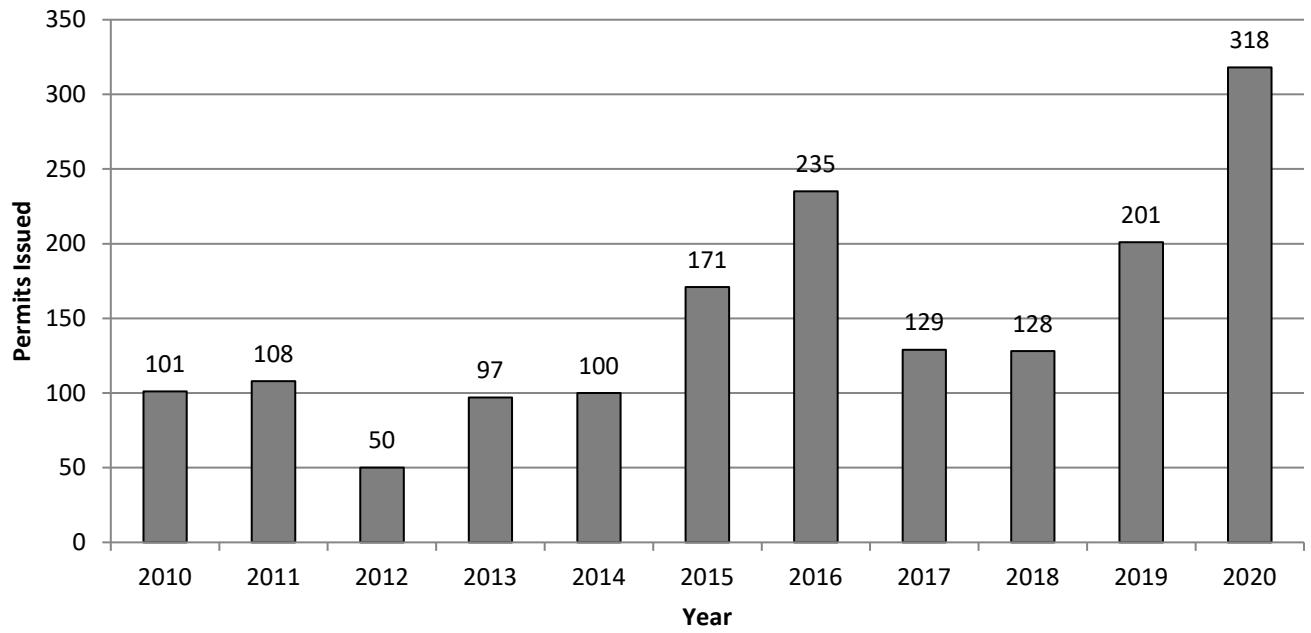
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2010 Census Population	Building Permits Issued by Year											Total Change in Units	Persons Per Unit	Population January 1, 2020
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020			
229,147	391	283	320	548	318	725	843	1,014	798	1,126	318	6,684	2.6	246,525

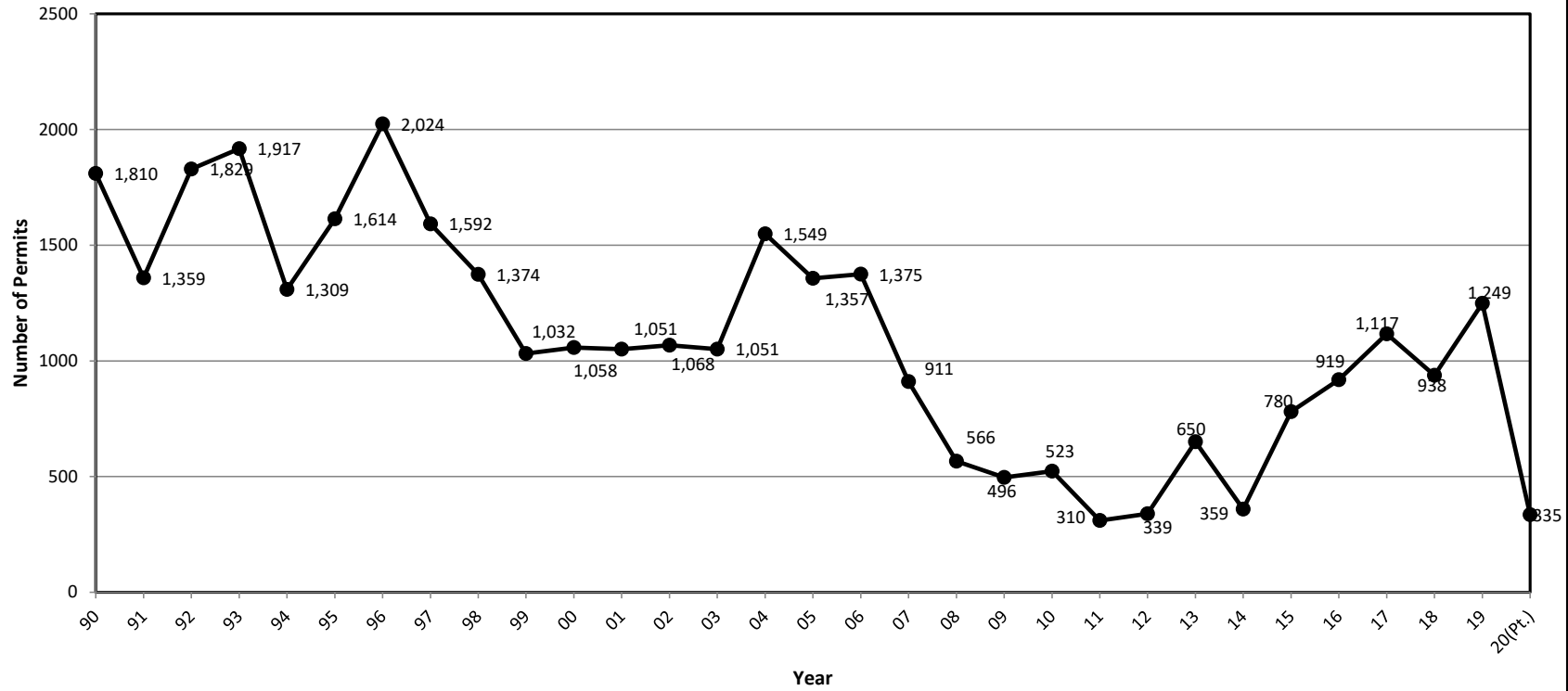
**Population Growth
Salem Urban Growth Boundary**



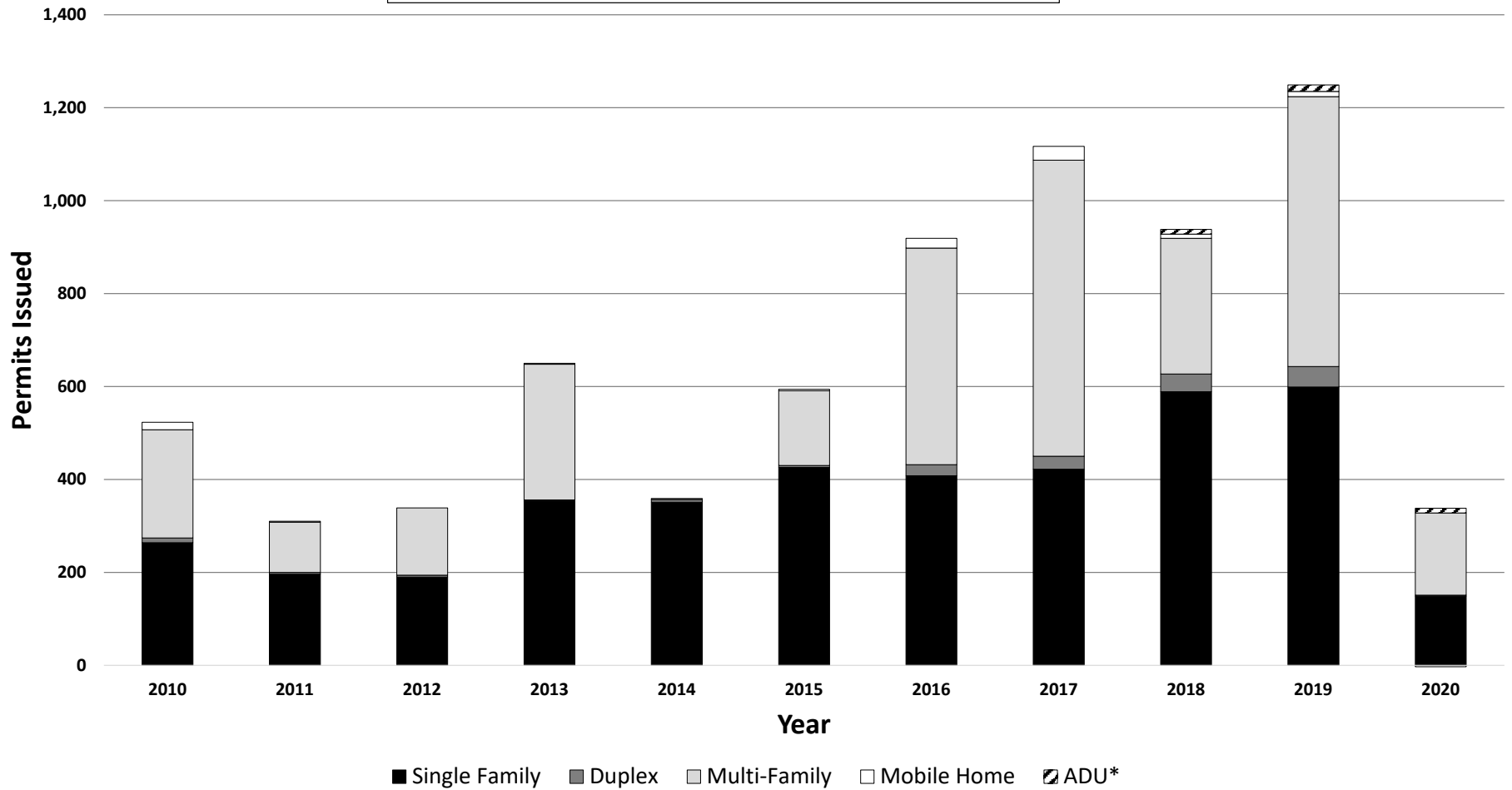
**Net Building Permits Issued in UGB
First Quarter Comparative, 2010-2020**



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

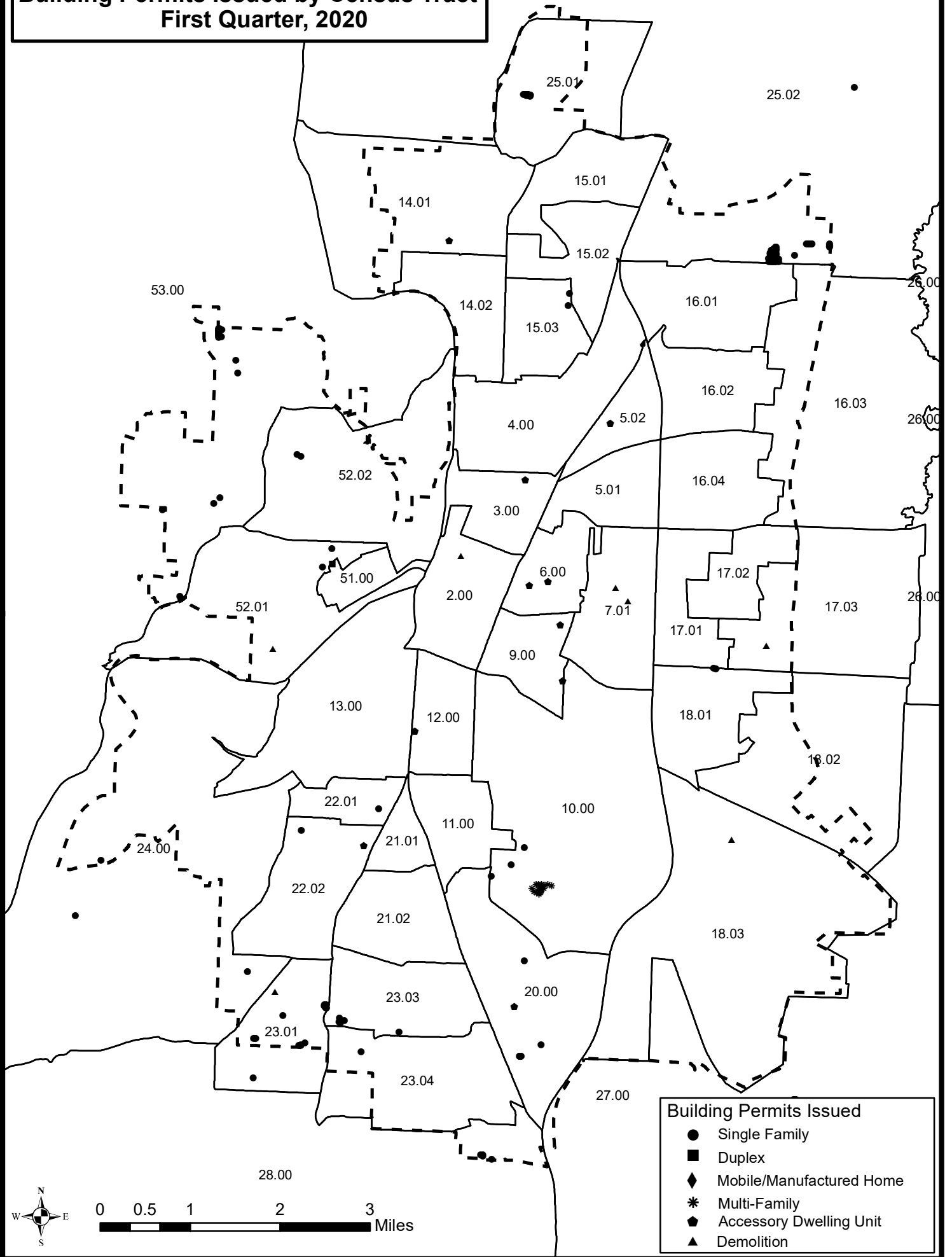


Building Permits by Type- Greater Salem Area 2009-2019



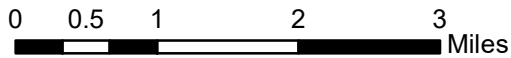
* ADU Category added in 2018.

Building Permits Issued by Census Tract First Quarter, 2020



Building Permits Issued

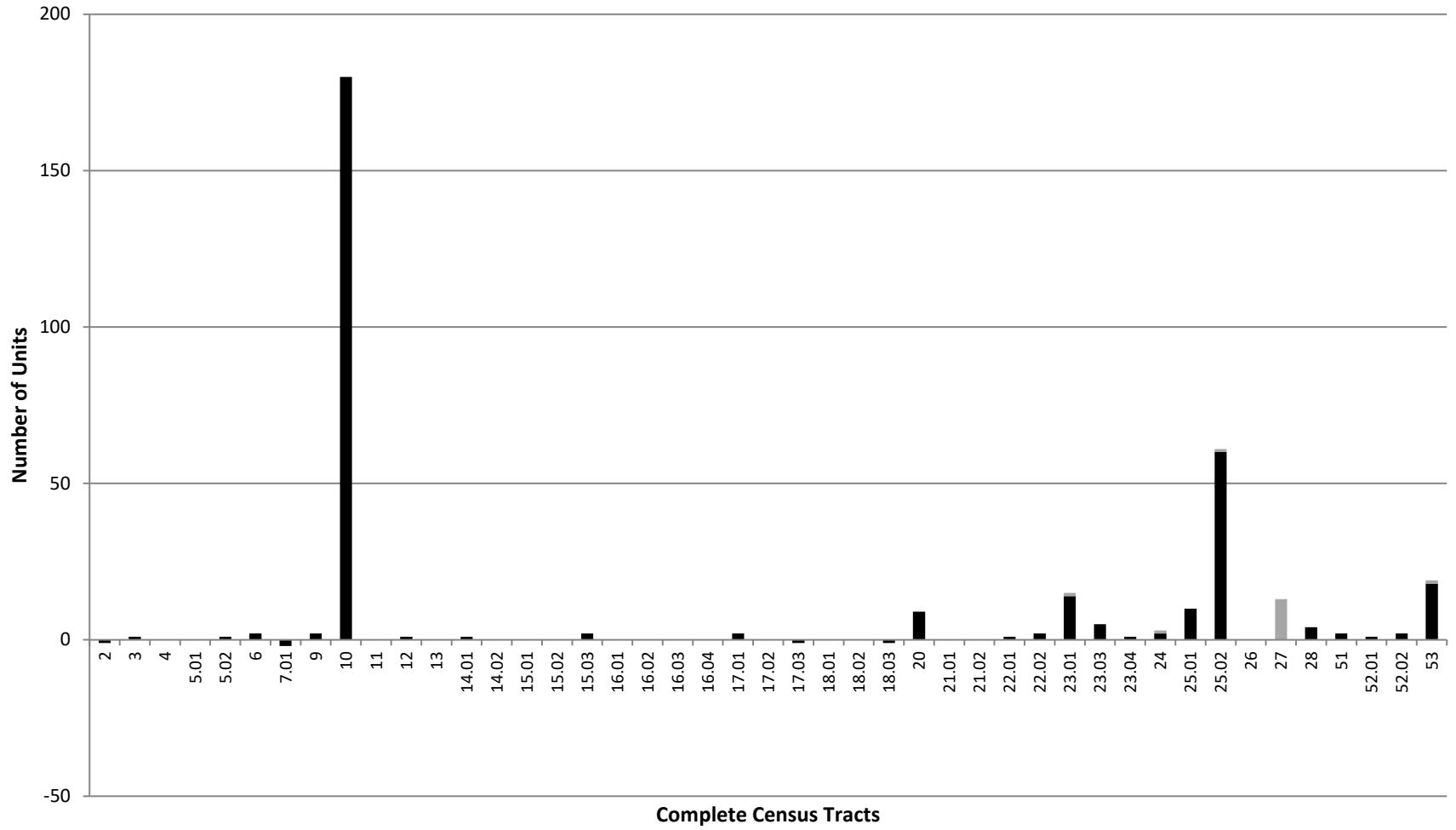
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
First Quarter, 2020 (January through March)**

Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2				-1		-1										-1		-1
3					1	1											1	1
4																		
5.01																		
5.02					1	1											1	1
6					2	2											2	2
7.01	-2					-2							-2					-2
9					2	2										2		2
10	3		177			180							3		177			180
11																		
12					1	1											1	1
13																		
14.01					1	1											1	1
14.02																		
15.01																		
15.02																		
15.03	2					2							2					2
16.01																		
16.02																		
16.03																		
16.04																		
17.01	2					2							2					2
17.02																		
17.03	-1					-1							-1					-1
18.01																		
18.02																		
18.03				-1		-1										-1		-1
20	8				1	9							8				1	9
21.01																		
21.02																		
22.01	1					1							1					1
22.02	1				1	2							1				1	2
23.01	15			-1		14	1				1		16			-1		15
23.03	5					5							5					5
23.04	1					1							1					1
24	2					2	1				1		3					3
25.01	10					10							10					10
25.02	60					60	1				1		61					61
26																		
27							13				13		13					13
28	4					4							4					4
51		2				2								2				2
52.01	1					1							1					1
52.02	2					2							2					2
53	18					18	1				1		19					19
Total	132	2	177	-3	10	318	17				17		149	2	177	-3	10	335

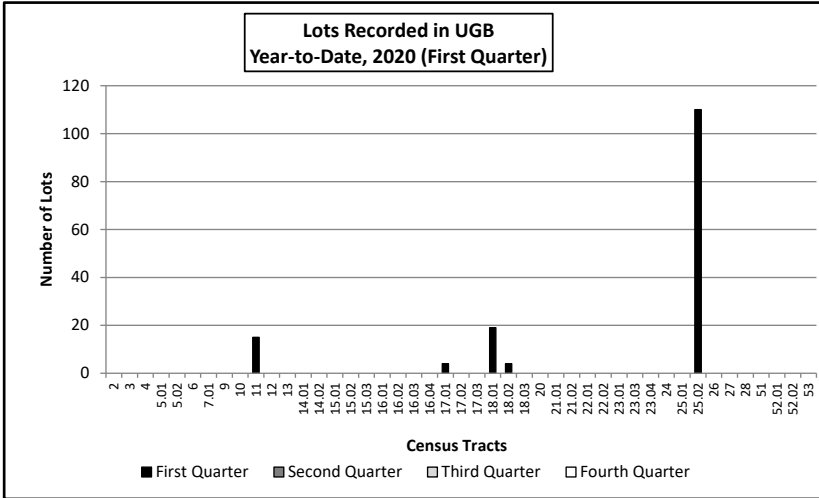
Residential Building Permit Activity First Quarter, 2020



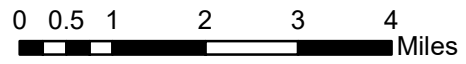
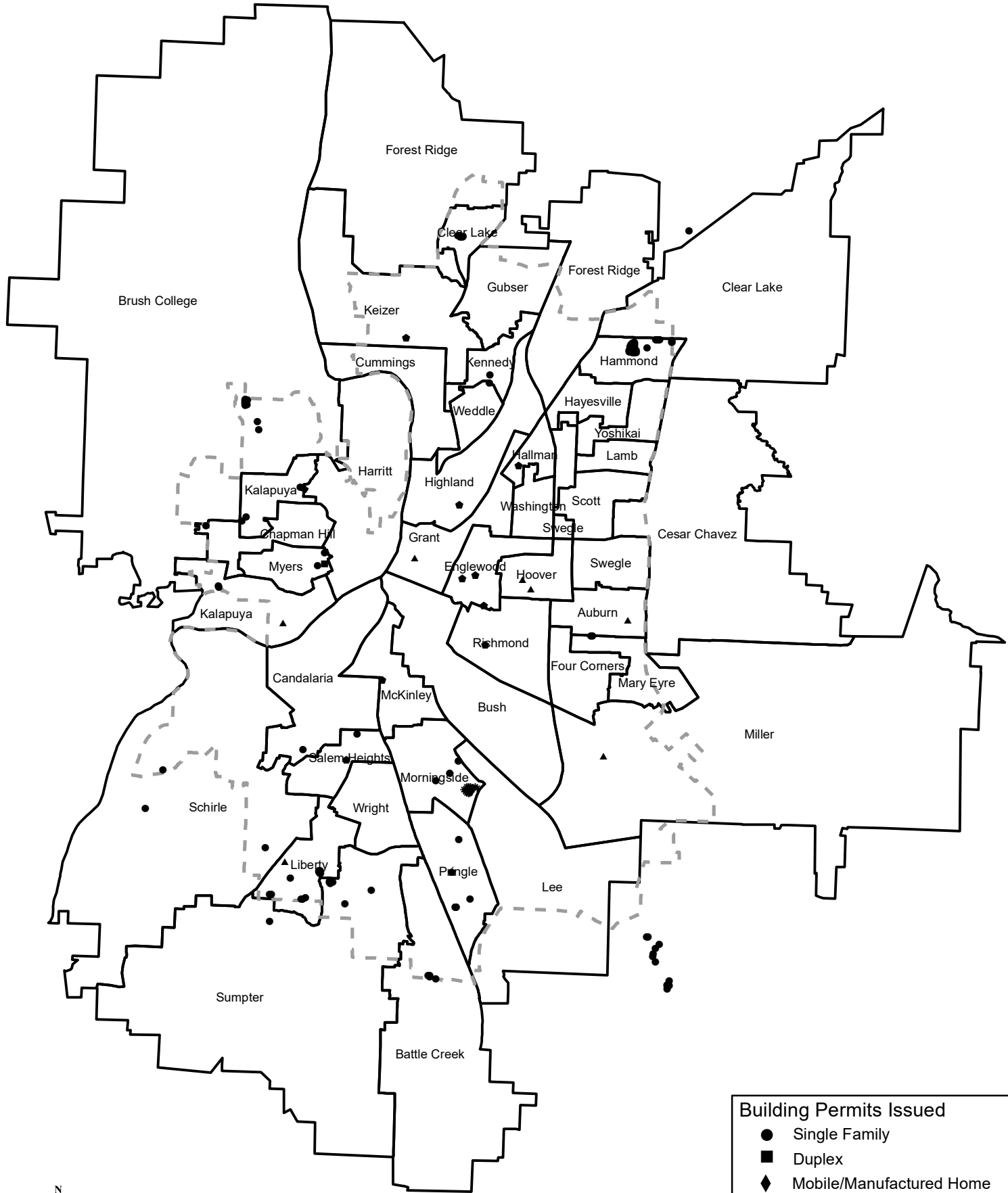
■ Inside UGB ■ Outside UGB

Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2020

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					0
3					0
4					0
5.01					0
5.02					0
6					0
7.01					0
9					0
10					0
11	15				15
12					0
13					0
14.01					0
14.02					0
15.01					0
15.02					0
15.03					0
16.01					0
16.02					0
16.03					0
16.04					0
17.01	4				4
17.02					0
17.03					0
18.01	19				19
18.02	4				4
18.03					0
20					0
21.01					0
21.02					0
22.01					0
22.02					0
23.01					0
23.03					0
23.04					0
24					0
25.01					0
25.02	110				110
26					0
27					0
28					0
51					0
52.01					0
52.02					0
53					0
Total	152	0	0	0	152



Building Permits Issued by School Attendance Area First Quarter, 2020



- Building Permits Issued**
- Single Family
 - Duplex
 - ◆ Mobile/Manufactured Home
 - * Multi-Family
 - ⬠ Accessory Dwelling Unit
 - ▲ Demolition

**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
First Quarter (January-March) 2020**

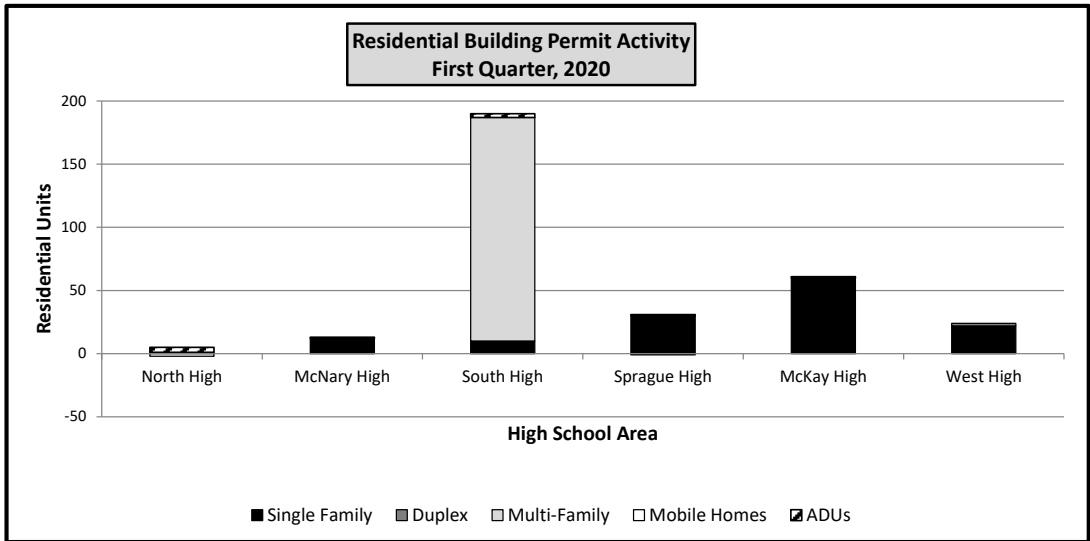
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	-1					-1
Engelwood					3	3
Four Corners						
Grant				-1		-1
Highland					1	1
Mary Eyre	2					2
Miller				-1		-1
Total	1			-2	4	3
McNary High						
Clear Lake	10					10
Cummings						
Forest Ridge						
Gubser						
Keizer					1	1
Kennedy	2					2
Weddle						
Total	12				1	13
South Salem High						
Bush						
Candalaria	1					1
Hoover	-2					-2
Lee						
McKinley					1	1
Morningside	3		177			180
Pringle	8				1	9
Richmond					1	1
Total	10		177		3	190

Sprague High						
Battle Creek	4					4
Liberty	15				-1	14
Salem Heights	1				1	2
Schirle	3					3
Sumpter	7					7
Wright						
Total	30				-1	30
McKay High						
Cesar Chavez						
Hallman					1	1
Hammond	60					60
Hayesville						
Lamb						
Scott						
Swegle						
Washington						
Yoshikai						
Total	60				1	61
West Salem High						
Brush College	14					14
Chapman Hill	1					1
Harritt	1					1
Kalapuya	4					4
Myers	2	2				4
Total	22	2				24
Total	135	2	177	-3	10	321

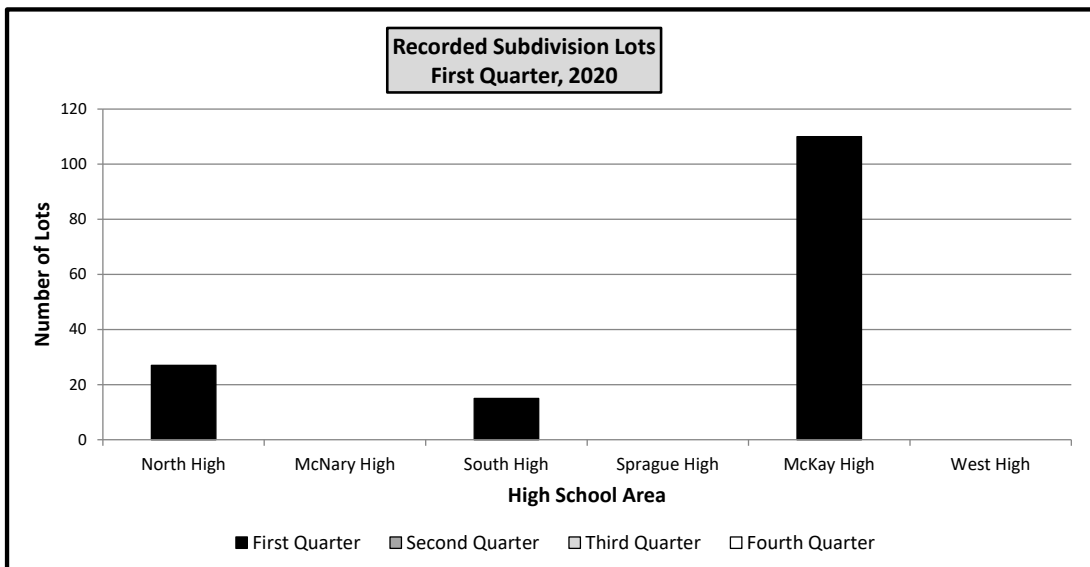
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	2				1	3
Crossler	26			-1	1	26
Houck	1			-1		
Judson	12				1	13
Leslie	4		177		2	183
Parrish	-2			-1	4	1

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	60					60
Straub	18					18
Waldo					1	1
Walker	4	2				6
Whiteaker	10					10
Total	135	2	177	-3	10	321

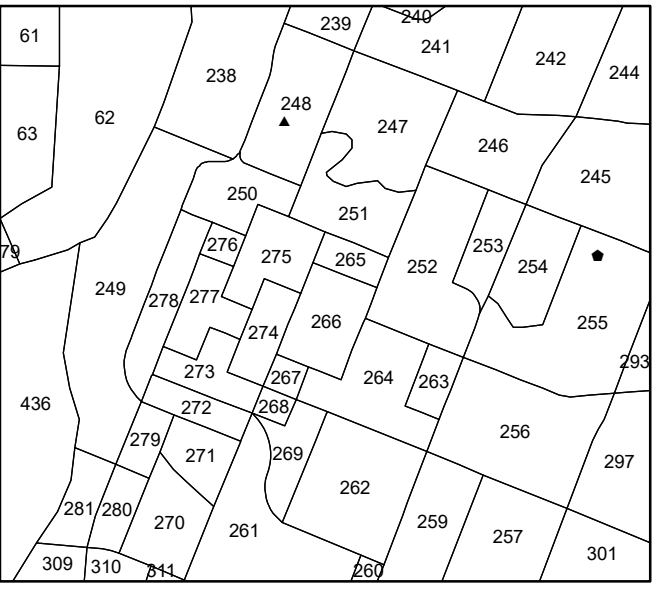


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
First Quarter (January-March) 2020**

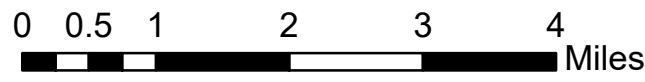
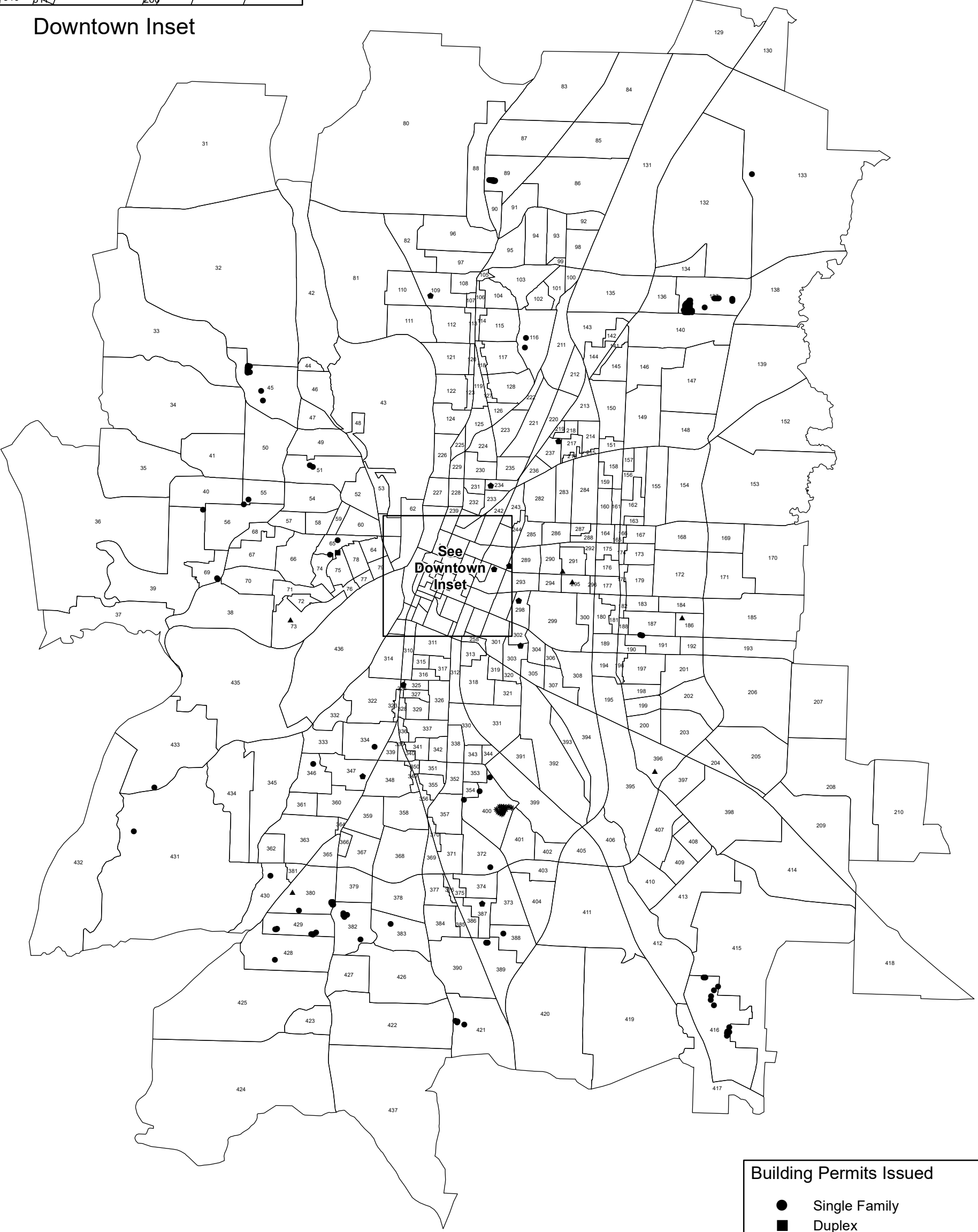
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn	4				4		Battle Creek					
Engelwood							Liberty					
Four Corners							Salem Heights					
Grant							Schirle					
Highland							Sumpter					
Mary Eyre	23				23		Wright					
Miller							Total					
Total	27				27		McKay High					
McNary High							Cesar Chavez					
Clear Lake							Hammond	110				110
Cummings							Hayesville					
Forest Ridge							Lamb					
Gubser							Scott					
Keizer							Swegle					
Kennedy							Washington					
Weddle							Yoshikai					
Total							Total	110				110
South Salem High							West Salem High					
Bush							Brush College					
Candalaria							Chapman Hill					
Hoover							Hallman					
Lee							Harritt					
McKinley							Kalapuya					
Morningside	15				15		Myers					
Pringle							Total					
Richmond							Total	152				152
Total	15				15							



Building Permits Issued by Transportation Analysis Zone First Quarter, 2020



Downtown Inset



Building Permits Issued

- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition

