

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

Second Quarter 2020 (April – June 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.

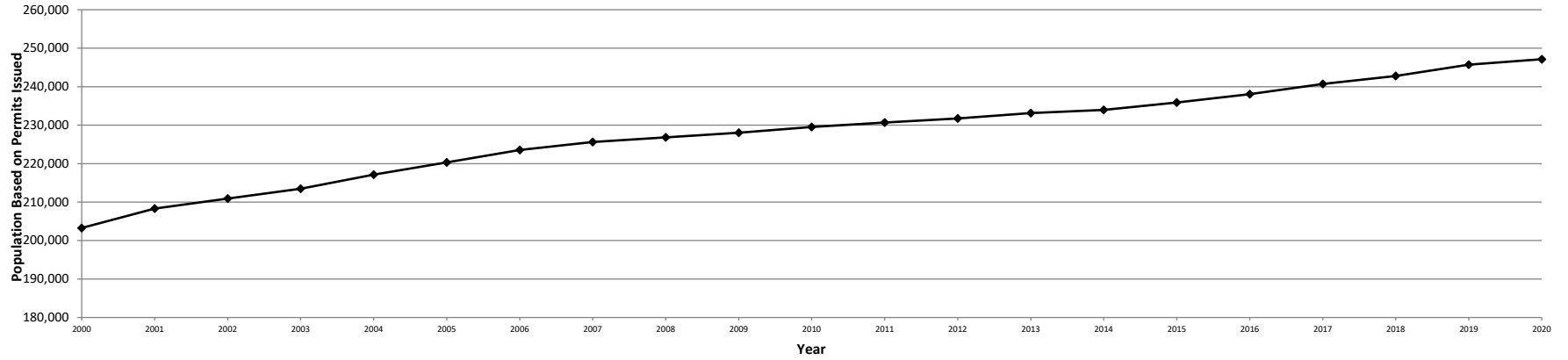
Census Tracts (CT) are the geographic unit which are the most stable, while the Urban Growth Boundary (UGB), Transportation Analysis Zones (TAZ), and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the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

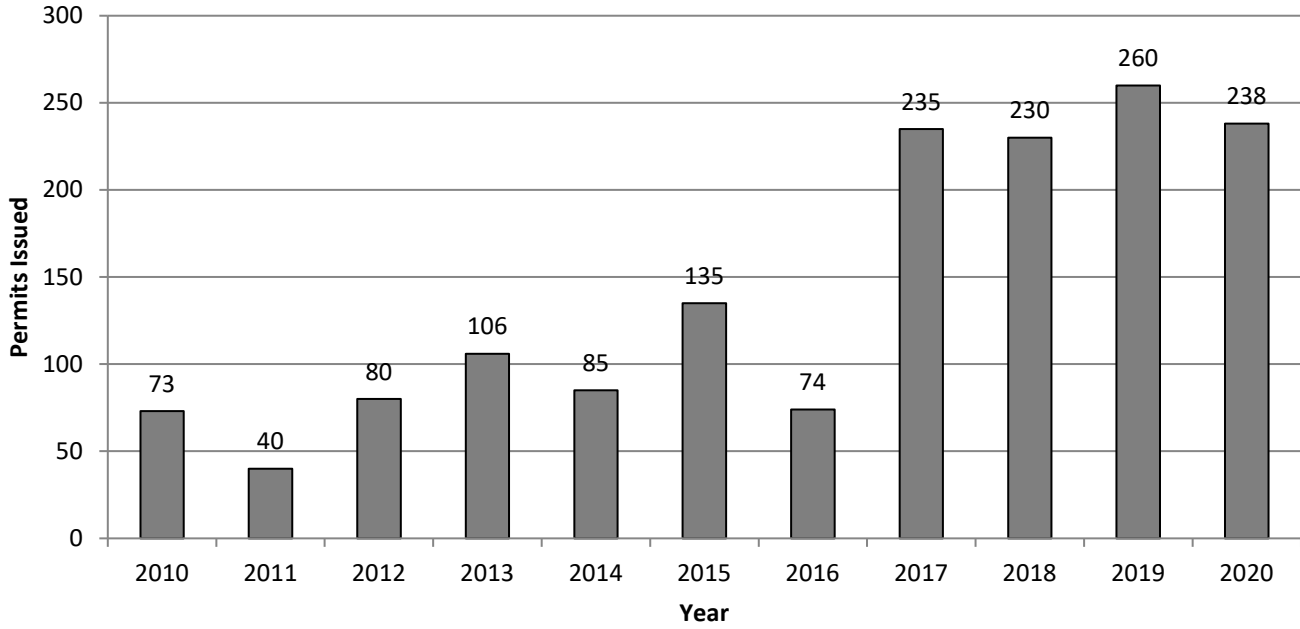
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2010 Census Population	Building Permits Issued by Year											Total Change in Units	Persons Per Unit	Population July 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	556	6,922	2.6	247,144

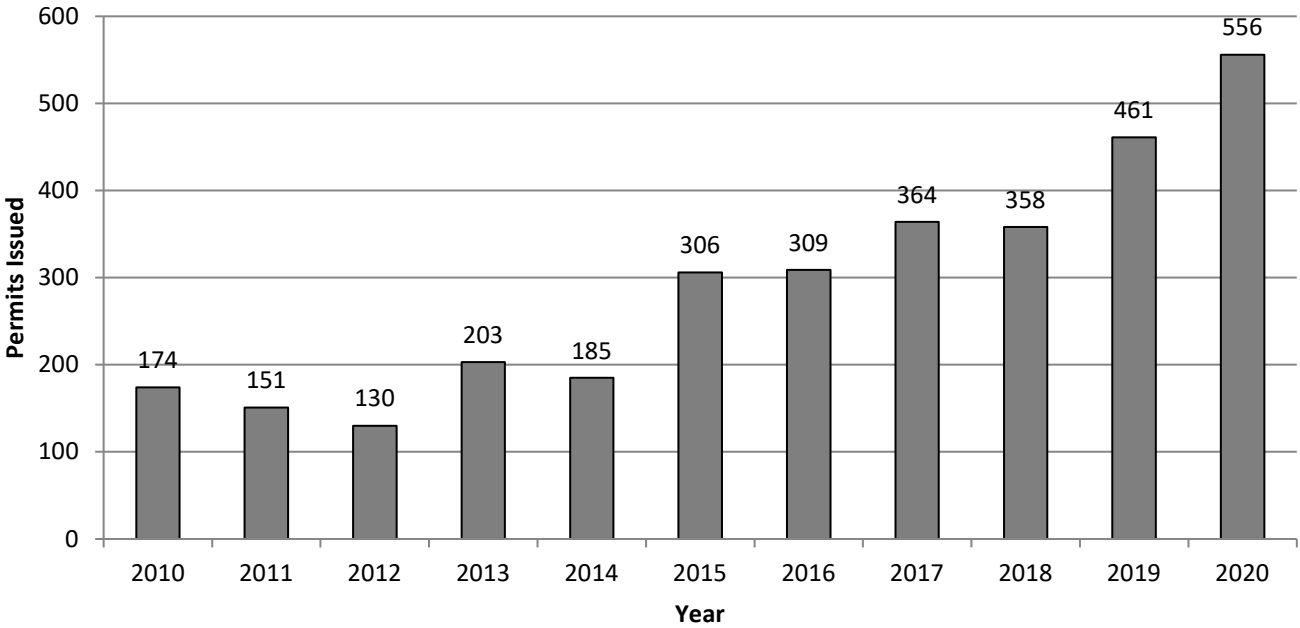
**Population Growth
Salem Urban Growth Boundary**



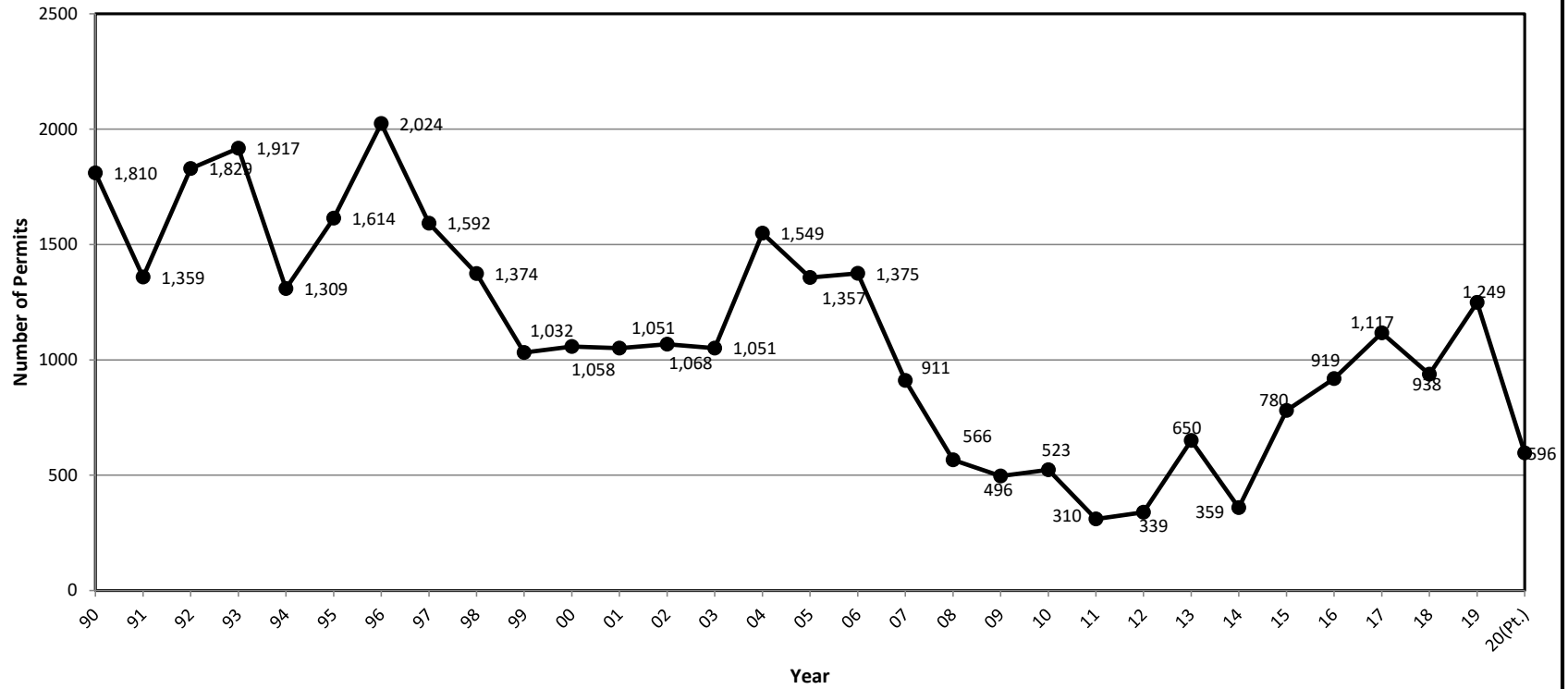
**Net Building Permits Issued in UGB
Second Quarter Comparative, 2010-2020**



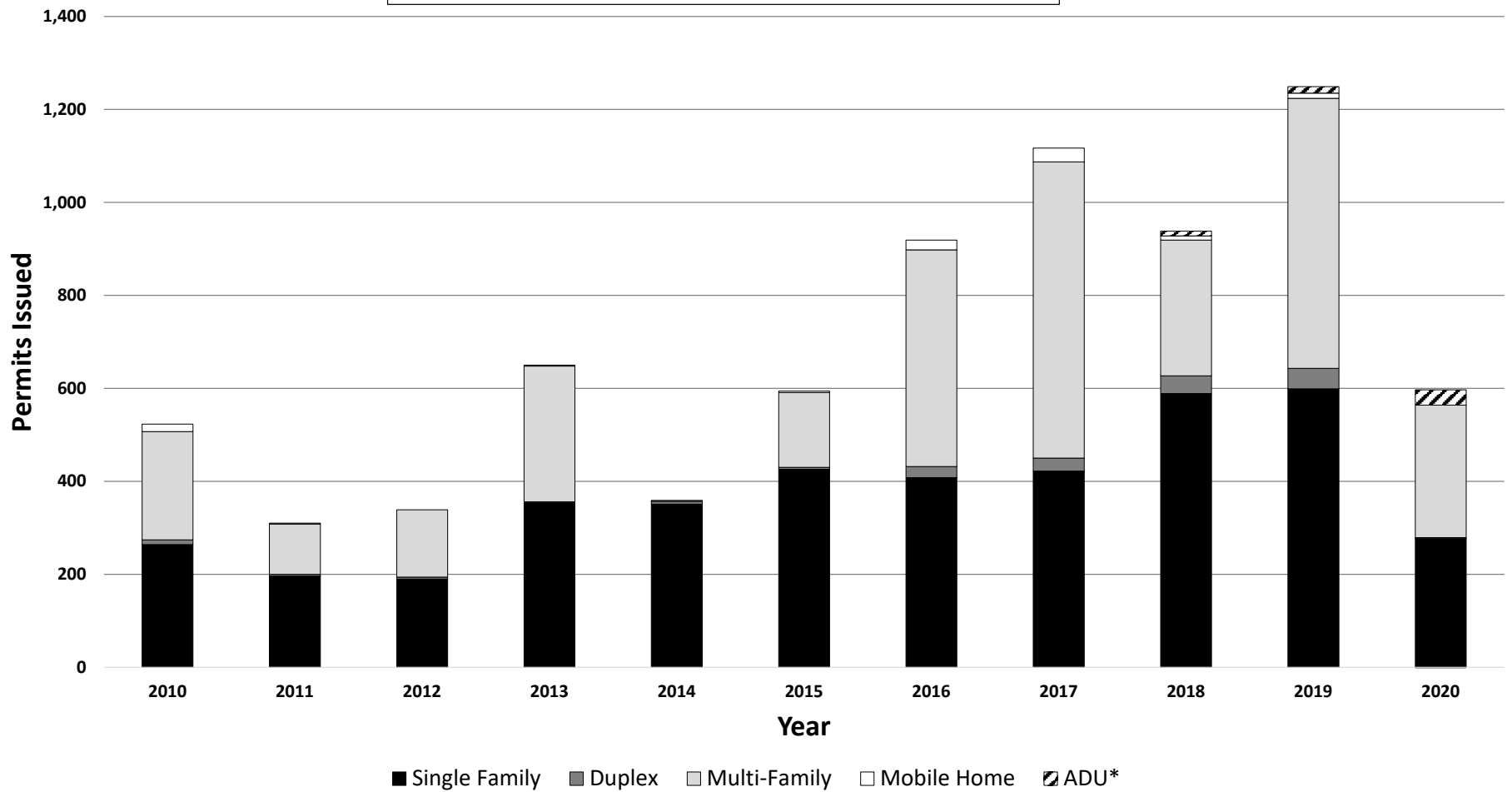
**Net Building Permits Issued in UGB
Second Quarter Cumulative, 2010-2020**



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

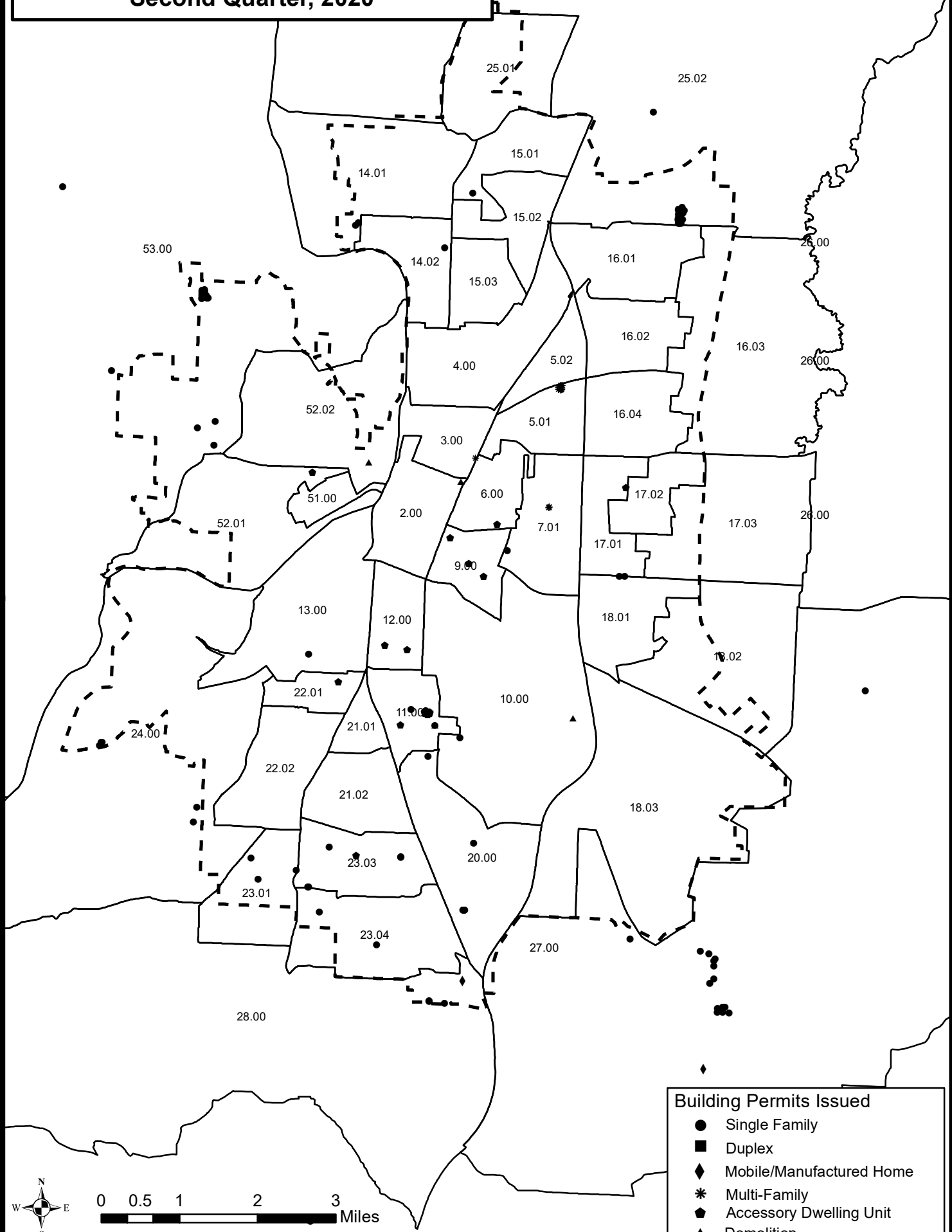


**Building Permits by Type- Greater Salem Area
Second Quarter, 2010-2020**



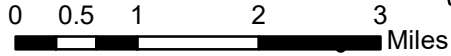
* ADU Category added in 2018.

Building Permits Issued by Census Tract Second Quarter, 2020



Building Permits Issued

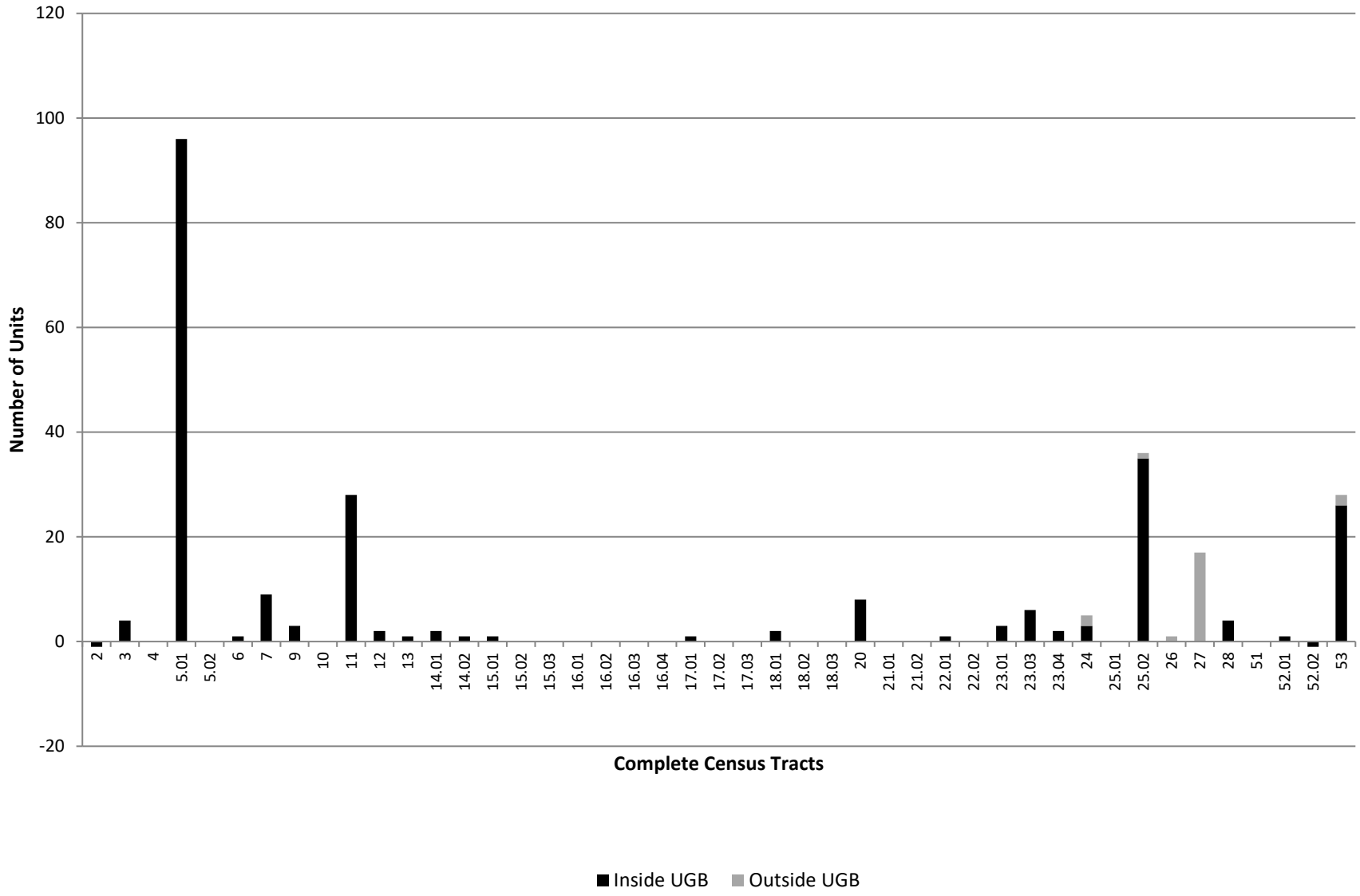
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Second Quarter, 2020 (April through June)**

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			4			4									4			4
4																		
5.01			96			96									96			96
5.02																		
6					1	1											1	1
7.01	1		8			9							1		8			9
9					3	3											3	3
10																		
11	14				14	28							14				14	28
12					2	2											2	2
13	1					1							1					1
14.01	2					2							2					2
14.02	1					1							1					1
15.01	1					1							1					1
15.02																		
15.03																		
16.01																		
16.02																		
16.03																		
16.04																		
17.01					1	1											1	1
17.02																		
17.03																		
18.01	2					2							2					2
18.02																		
18.03																		
20	8					8							8					8
21.01																		
21.02																		
22.01					1	1											1	1
22.02																		
23.01	3					3							3					3
23.03	5				1	6							5				1	6
23.04	2					2							2					2
24	3					3	2				2		5					5
25.01																		
25.02	35					35	1				1		36					36
26							1				1		1					1
27							16			1	17		16			1		17
28	3			1		4						3			1			4
51																		
52.01					1	1											1	1
52.02	-1					-1							-1					-1
53	26					26	2				2		28					28
Total	106		108	1	23	238	22			1	23		128		108	2	23	261

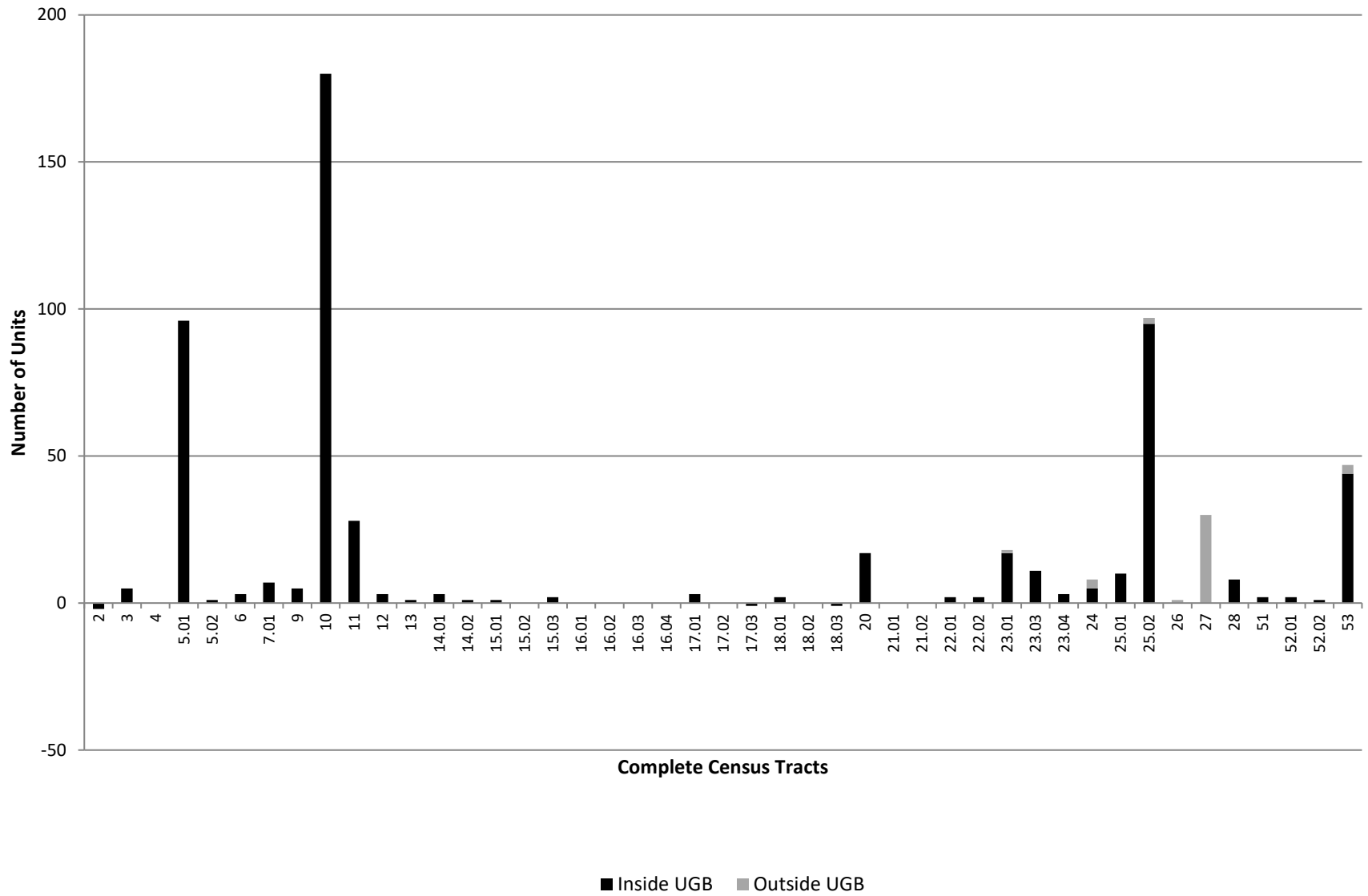
Residential Building Permit Activity Second Quarter, 2020



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Second Quarter Cumulative, 2020 (January through June)**

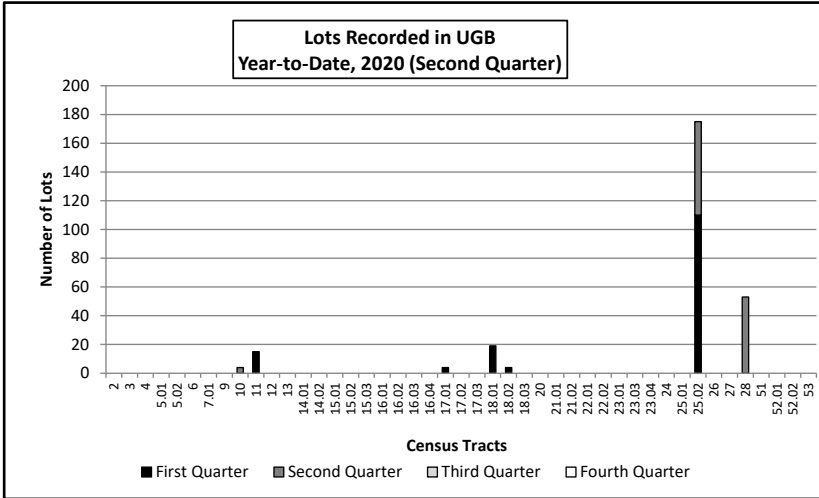
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2				-1	-1	-2										-1	-1	-2
3			4		1	5									4		1	5
4																		
5.01			96			96									96			96
5.02					1	1											1	1
6					3	3											3	3
7.01	-1		8			7							-1		8			7
9					5	5											5	5
10	3		177			180							3		177			180
11	14				14	28							14				14	28
12					3	3											3	3
13	1					1							1					1
14.01	2				1	3							2				1	3
14.02	1					1							1					1
15.01	1					1							1					1
15.02																		
15.03	2					2							2					2
16.01																		
16.02																		
16.03																		
16.04																		
17.01	2				1	3							2				1	3
17.02																		
17.03	-1					-1							-1					-1
18.01	2					2							2					2
18.02																		
18.03				-1		-1										-1		-1
20	16				1	17							16				1	17
21.01																		
21.02																		
22.01	1				1	2							1				1	2
22.02	1				1	2							1				1	2
23.01	18			-1		17	1				1		19			-1		18
23.03	10				1	11							10				1	11
23.04	3					3							3					3
24	5					5	3				3		8					8
25.01	10					10							10					10
25.02	95					95	2				2		97					97
26							1				1		1					1
27							29			1	30		29			1		30
28	7			1		8							7			1		8
51		2				2								2				2
52.01	1				1	2							1				1	2
52.02	1					1							1					1
53	44					44	3				3		47					47
Total	238	2	285	-2	33	556	39			1	40		277	2	285	-1	33	596

Residential Building Permit Activity Second Quarter Cumulative, 2020 (January-June)

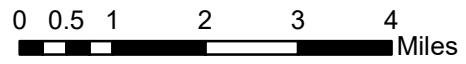
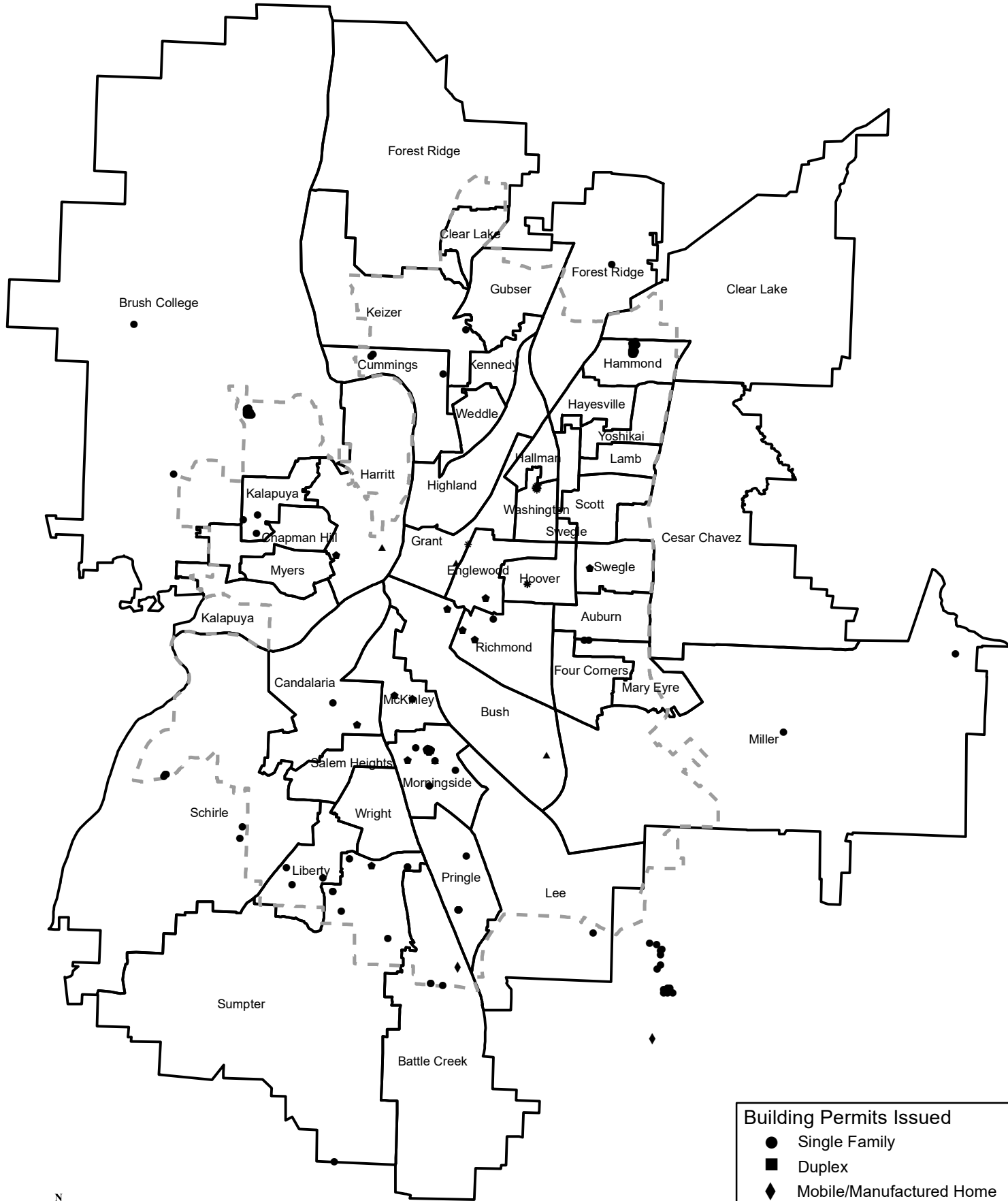


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2020

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					
3					
4					
5.01					
5.02					
6					
7.01					
9					
10		4			4
11	15				15
12					
13					
14.01					
14.02					
15.01					
15.02					
15.03					
16.01					
16.02					
16.03					
16.04					
17.01	4				4
17.02					
17.03					
18.01	19				19
18.02	4				4
18.03					
20					
21.01					
21.02					
22.01					
22.02					
23.01					
23.03					
23.04					
24					
25.01					
25.02	110	65			175
26					
27					
28		53			53
51					
52.01					
52.02					
53					
Total	152	122			274



Building Permits Issued by School Attendance Area Second 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
Second Quarter (April-June) 2020**

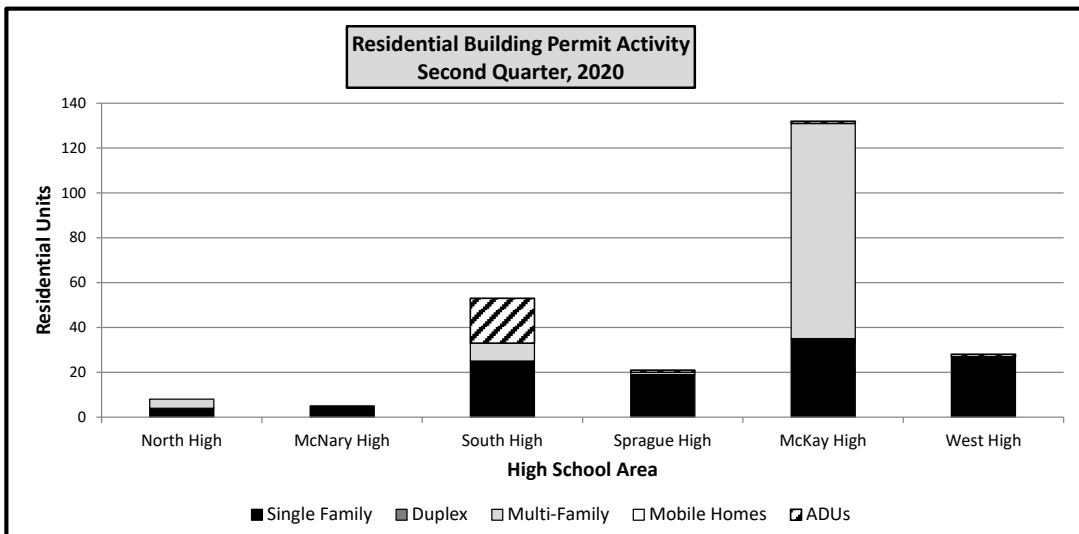
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn						
Engelwood					1	1
Four Corners						
Grant			4		-1	3
Highland						
Mary Eyre	2					2
Miller	2					2
Total	4		4			8
McNary High						
Clear Lake						
Cummings	3					3
Forest Ridge	1					1
Gubser						
Keizer	1					1
Kennedy						
Weddle						
Total	5					5
South Salem High						
Bush	-1				1	
Candalaria	1				1	2
Hoover			8			8
Lee	1					1
McKinley					2	2
Morningside	16				14	30
Pringle	7					7
Richmond	1				2	3
Total	25		8		20	53

Sprague High							
Battle Creek	3				1	4	
Liberty	3					3	
Salem Heights							
Schirle	5					5	
Sumpter	8				1	9	
Wright							
Total	19				1	21	
McKay High							
Cesar Chavez							
Hallman							
Hammond	35					35	
Hayesville							
Lamb							
Scott							
Swegle					1	1	
Washington			96			96	
Yoshikai							
Total	35		96		1	132	
West Salem High							
Brush College	25					25	
Chapman Hill							
Harritt	-1				1		
Kalapuya	3					3	
Myers							
Total	27				1	28	
Total	115		108		1	23	247

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	4					4
Crossler	16				1	17
Houck	4					4
Judson	11			1		12
Leslie	17				20	37
Parrish			12			12

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total	
Stephens	35					35	
Straub	28					28	
Waldo			96		1	97	
Walker	-1				1		
Whiteaker	1					1	
Total	115		108		1	23	247



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

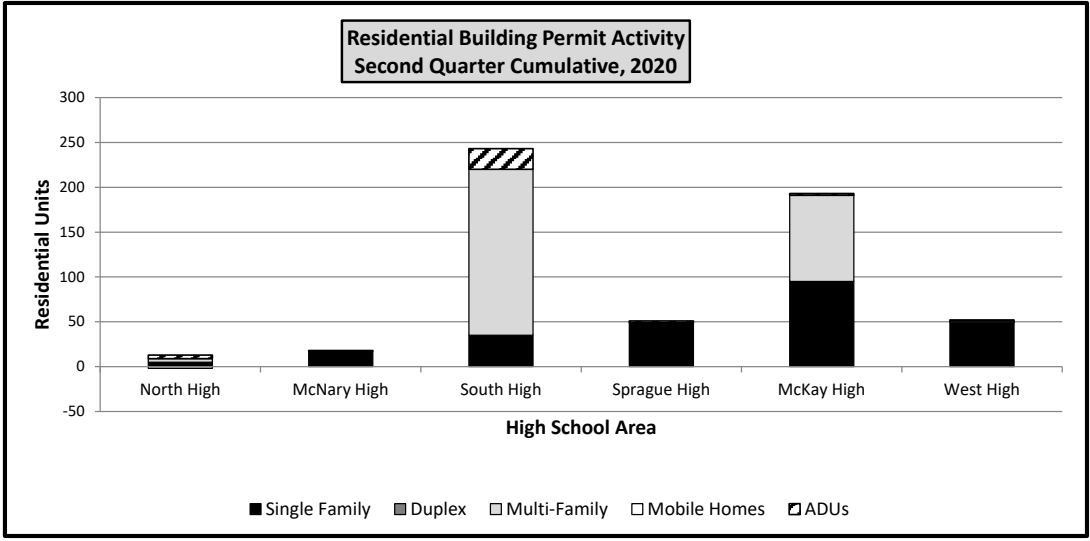
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	-1					-1
Engelwood					4	4
Four Corners						
Grant			4	-1	-1	2
Highland					1	1
Mary Eyre	4					4
Miller	2			-1		1
Total	5		4	-2	4	11
McNary High						
Clear Lake	10					10
Cummings	3					3
Forest Ridge	1					1
Gubser						
Keizer	1				1	2
Kennedy	2					2
Weddle						
Total	17				1	18
South Salem High						
Bush	-1				1	
Candalaria	2				1	3
Hoover	-2		8			6
Lee	1					1
McKinley					3	3
Morningside	19		177		14	210
Pringle	15				1	16
Richmond	1				3	4
Total	35		185		23	243

Sprague High						
Battle Creek	7				1	8
Liberty	18				-1	17
Salem Heights	1				1	2
Schirle	8					8
Sumpter	15				1	16
Wright						
Total	49				2	51
McKay High						
Cesar Chavez						
Hallman					1	1
Hammond	95					95
Hayesville						
Lamb						
Scott						
Swegle					1	1
Washington			96			96
Yoshikai						
Total	95		96		2	193
West Salem High						
Brush College	39					39
Chapman Hill	1					1
Harritt					1	1
Kalapuya	7					7
Myers	2	2				4
Total	49	2			1	52
Total	250	2	285	-2	33	568

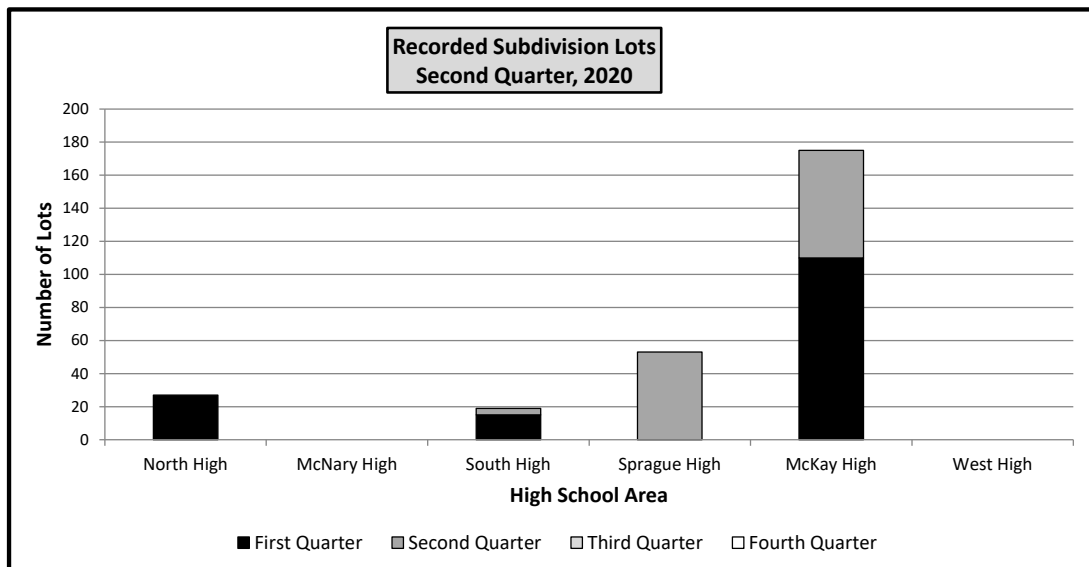
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	6				1	7
Crossler	42			-1	2	41
Houck	5			-1		4
Judson	23			1	1	24
Leslie	21		177		22	198
Parrish	-2		12	-1	4	9

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	95					95
Straub	46					46
Waldo			96		2	98
Walker	3	2			1	6
Whiteaker	11					11
Total	250	2	285	-2	33	568

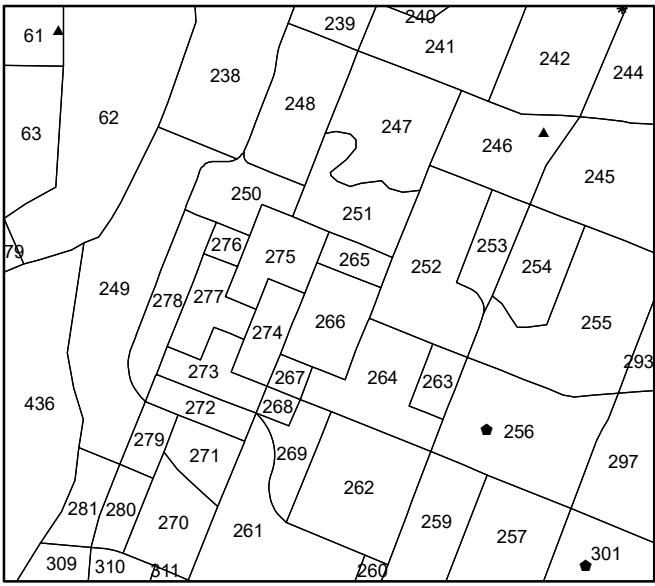


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Second Quarter (April-June) 2020**

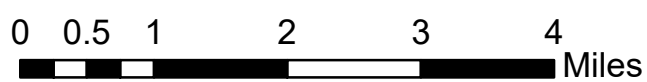
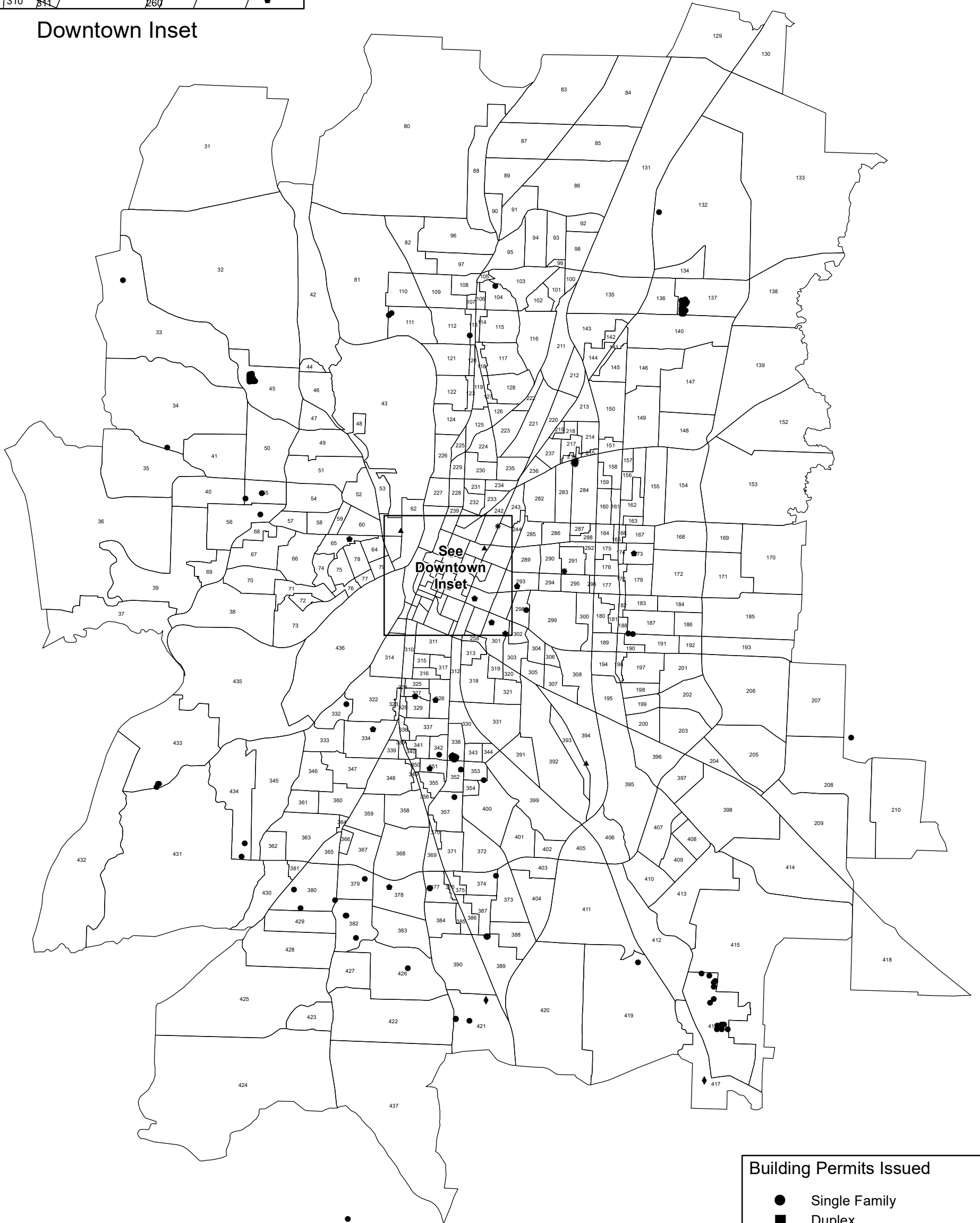
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn	4				4		Battle Creek		53			53
Engelwood							Liberty					
Four Corners							Salem Heights					
Grant							Schirle					
Highland							Sumpter					
Mary Eyre	23				23		Wright					
Miller							Total		53			53
Total	27				27		McKay High					
McNary High							Cesar Chavez					
Clear Lake							Hammond	110	65			175
Cummings							Hayesville					
Forest Ridge							Lamb					
Gubser							Scott					
Keizer							Swegle					
Kennedy							Washington					
Weddle							Yoshikai					
Total							Total	110	65			175
South Salem High							West Salem High					
Bush							Brush College					
Candalaria							Chapman Hill					
Hoover							Hallman					
Lee							Harritt					
McKinley							Kalapuya					
Morningside	15	4			19		Myers					
Pringle							Total					
Richmond							Total					
Total	15	4			19		Total	152	122			274



Building Permits Issued by Transportation Analysis Zone Second Quarter, 2020



Downtown Inset



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

