

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

Third Quarter 2020 (July-September)



Mid-Willamette Valley Council of Governments
100 High Street SE, Suite 200
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.

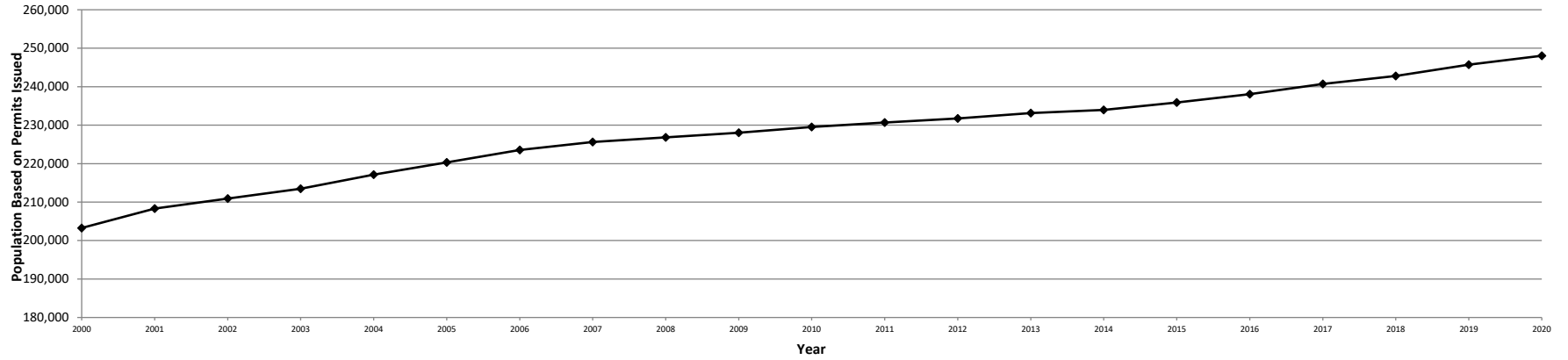
Census Tracts (CT) are the geographic unit which are the most stable, while the Urban Growth Boundary (UGB), Transportation Analysis Zones (TAZ), and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the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

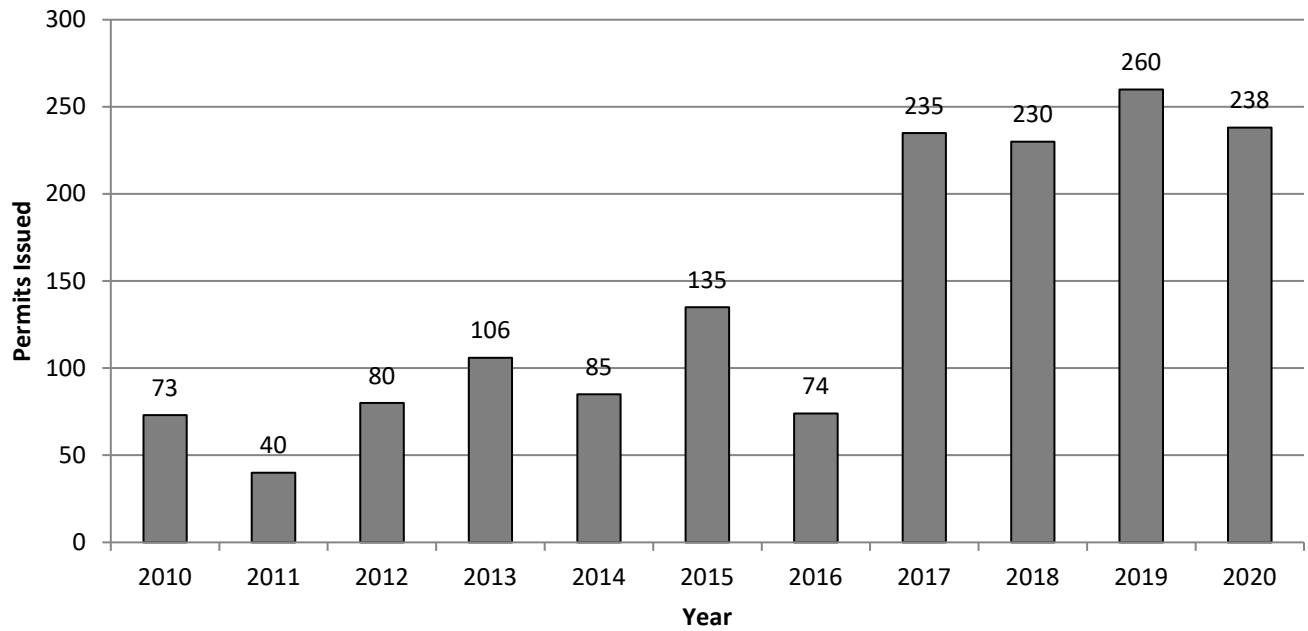
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2010 Census Population	Building Permits Issued by Year											Total Change in Units	Persons Per Unit	Population October 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	902	7,268	2.6	248,044

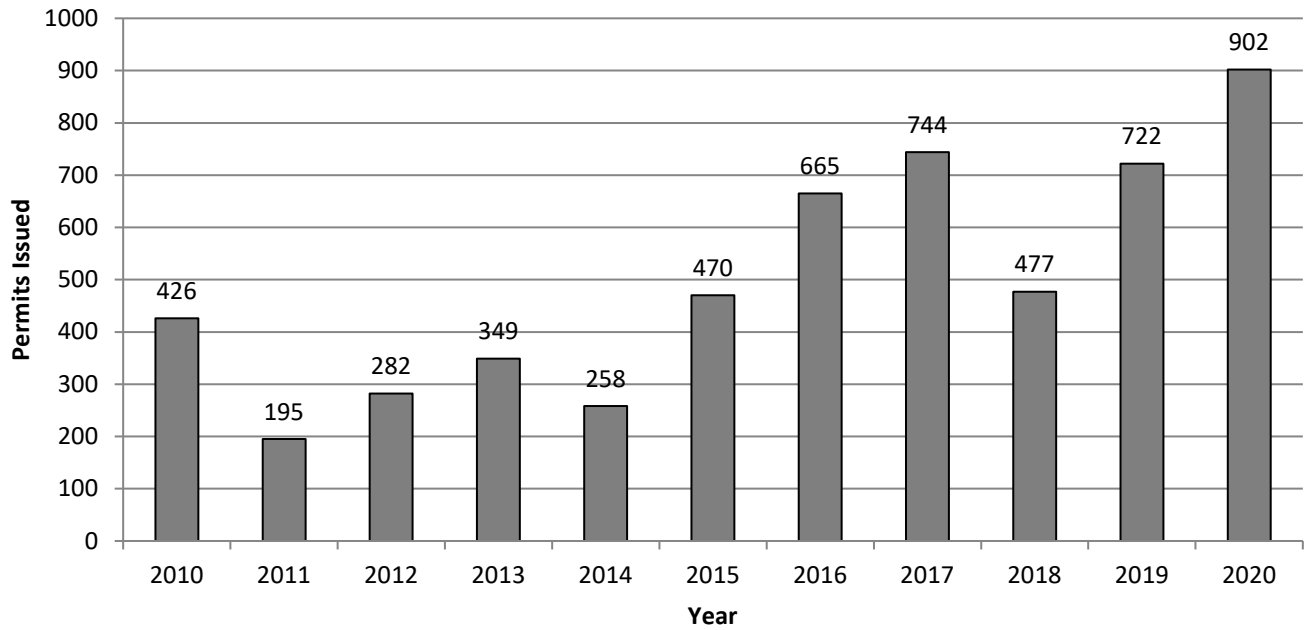
**Population Growth
Salem Urban Growth Boundary**



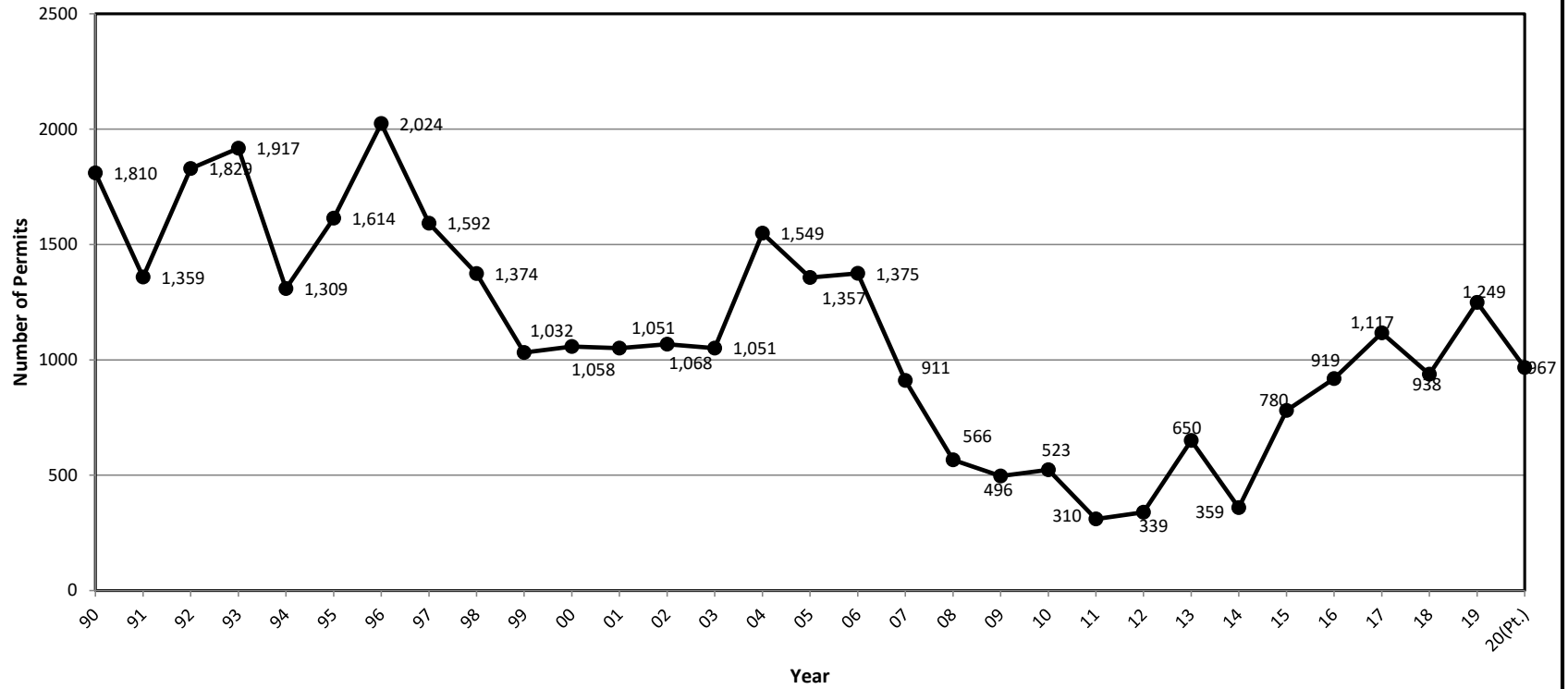
**Net Building Permits Issued in UGB
Third Quarter Comparative, 2010-2020**



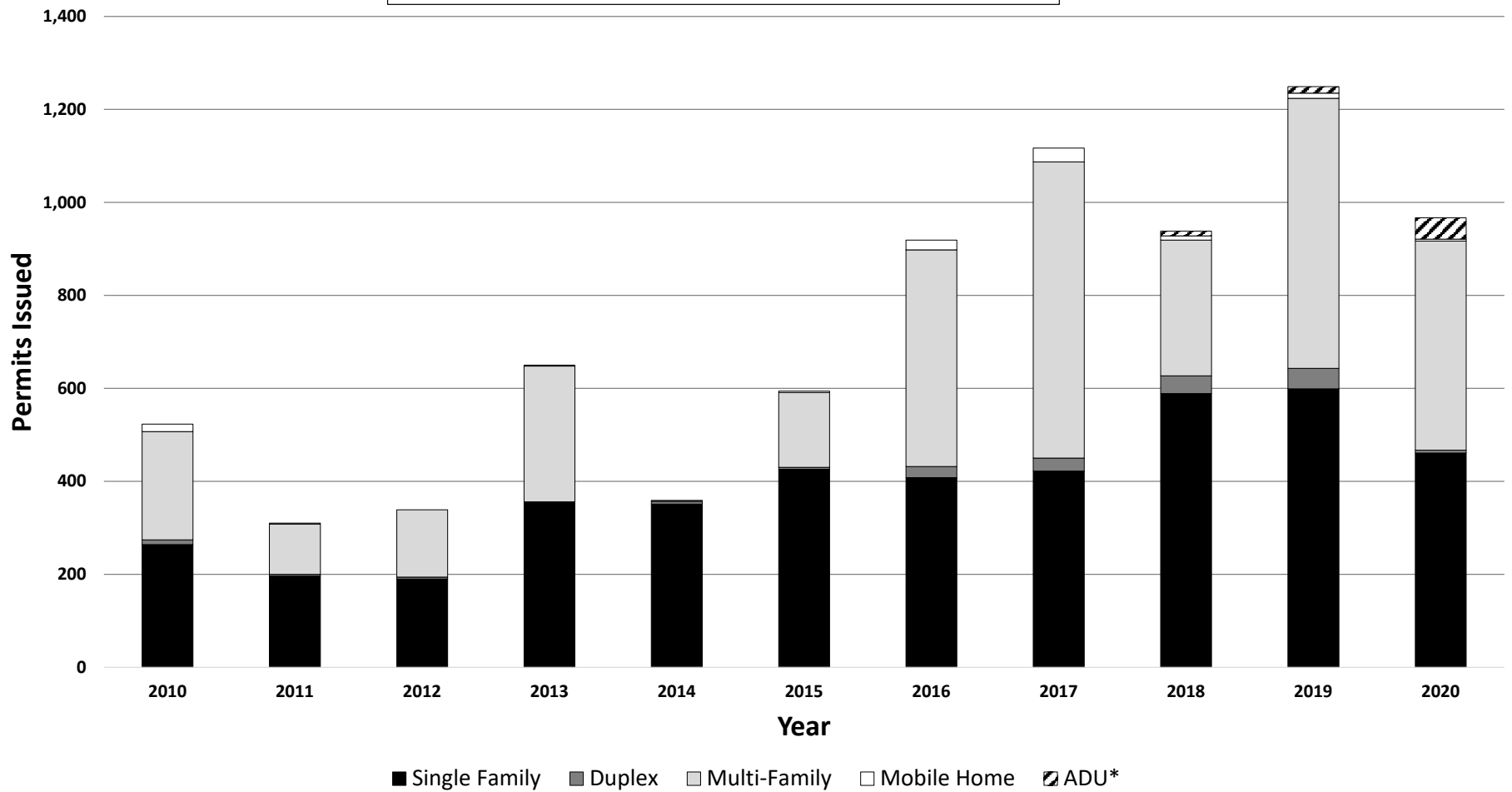
**Net Building Permits Issued in UGB
Third Quarter Cumulative, 2010-2020**



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

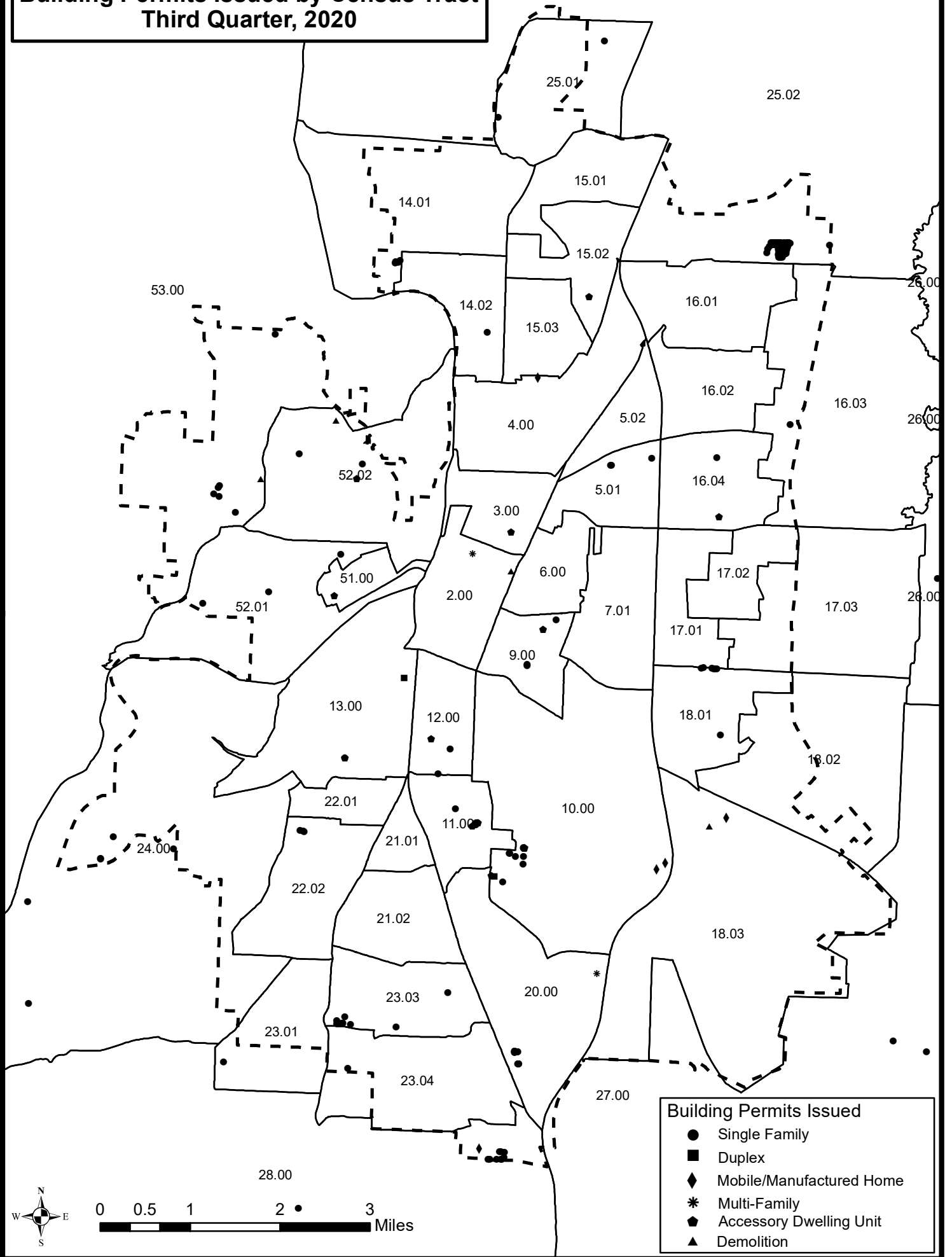


**Building Permits by Type- Greater Salem Area
Third Quarter, 2010-2020**



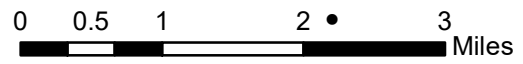
* ADU Category added in 2018.

Building Permits Issued by Census Tract Third Quarter, 2020



Building Permits Issued

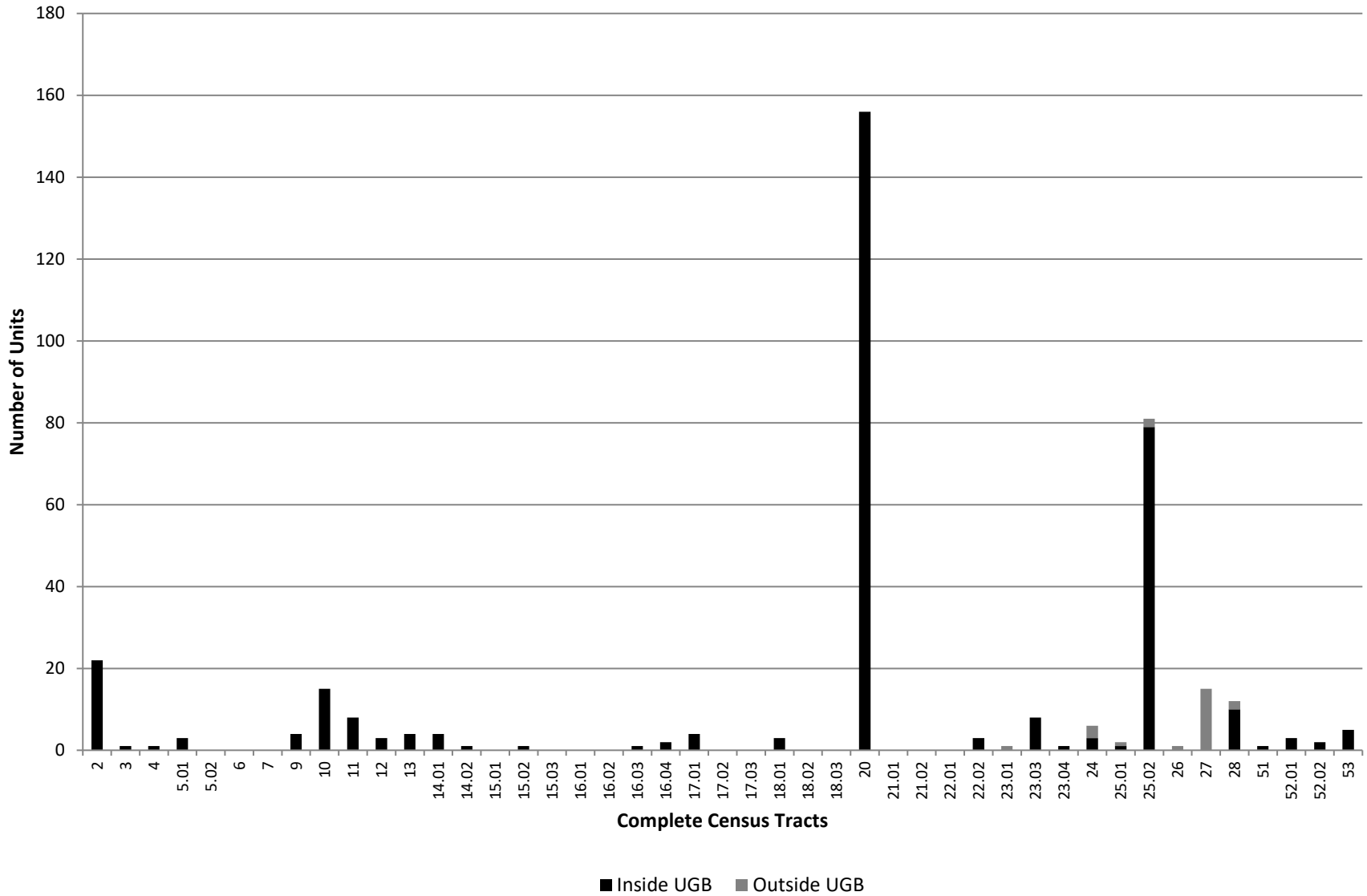
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Third Quarter, 2020 (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	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		23			22							-1		23			22
3					1	1											1	1
4				1		1										1		1
5.01	3					3							3					3
5.02																		
6																		
7.01																		
9	3				1	4							3				1	4
10	8	2		2	3	15							8	2		2	3	15
11	6				2	8							6				2	8
12	2				1	3							2				1	3
13	1	2			1	4							1	2			1	4
14.01	4					4							4					4
14.02	1					1							1					1
15.01																		
15.02					1	1											1	1
15.03																		
16.01																		
16.02																		
16.03	1					1							1					1
16.04	1				1	2							1				1	2
17.01	4					4							4					4
17.02																		
17.03																		
18.01	3					3							3					3
18.02																		
18.03																		
20	14		142			156							14		142			156
21.01																		
21.02																		
22.01																		
22.02	3					3							3					3
23.01							1				1		1					1
23.03	8					8							8					8
23.04	1					1							1					1
24	3					3	3				3		6					6
25.01	1					1	1				1		2					2
25.02	79					79	1		1		2		80			1		81
26							1		1		1		1					1
27							15				15		15					15
28	9			1		10	2				2		11			1		12
51					1	1											1	1
52.01	3					3							3					3
52.02	1				1	2							1				1	2
53	5					5							5					5
Total	163	4	165	4	13	349	24			1	25	187	4	165	5	13	374	

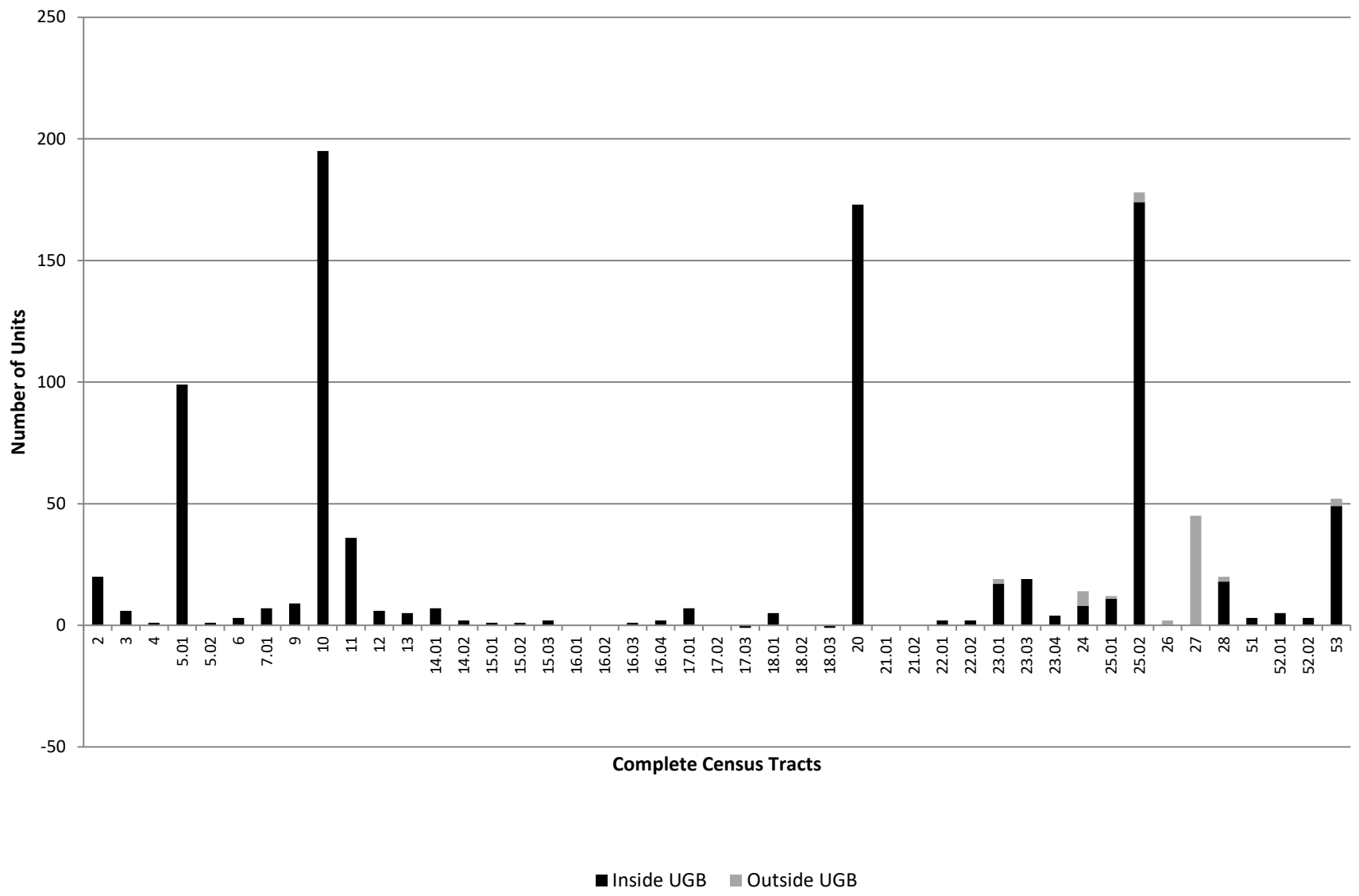
Residential Building Permit Activity Third Quarter, 2020



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

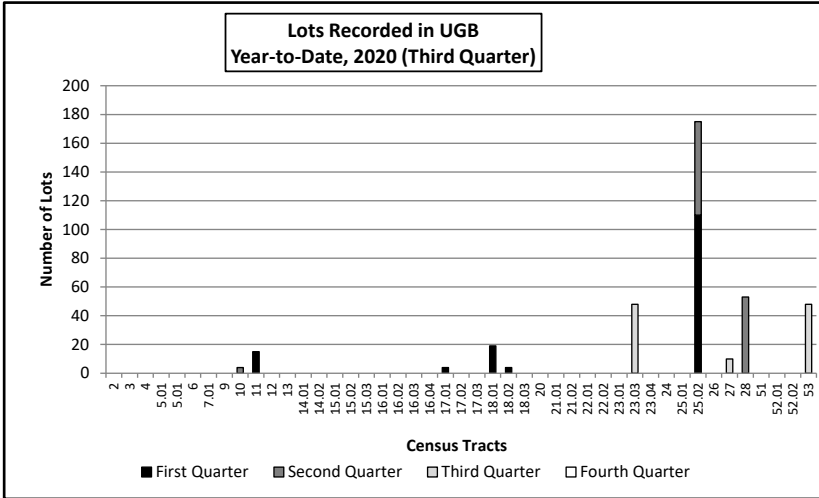
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2	-1		23	-1	-1	20							-1		23	-1	-1	20
3			4		2	6									4		2	6
4				1		1										1		1
5.01	3		96			99							3		96			99
5.02					1	1											1	1
6					3	3											3	3
7	-1		8			7							-1		8			7
9	3				6	9							3				6	9
10	11	2	177	2	3	195							11	2	177	2	3	195
11	20				16	36							20				16	36
12	2				4	6							2				4	6
13	2	2			1	5							2	2			1	5
14.01	6				1	7							6				1	7
14.02	2					2							2					2
15.01	1					1							1					1
15.02					1	1											1	1
15.03	2					2							2					2
16.01																		
16.02																		
16.03	1					1							1					1
16.04	1				1	2							1				1	2
17.01	6				1	7							6				1	7
17.02																		
17.03	-1					-1							-1					-1
18.01	5					5							5					5
18.02																		
18.03				-1		-1										-1		-1
20	30		142		1	173							30		142		1	173
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	2				2		20			-1		19
23.03	18				1	19							18				1	19
23.04	4					4							4					4
24	8					8	6				6		14					14
25.01	11					11	1				1		12					12
25.02	174					174	3			1	4		177			1		178
26							2				2		2					2
27							44			1	45		44			1		45
28	16			2		18	2				2		18			2		20
51		2			1	3								2			1	3
52.01	4				1	5							4				1	5
52.02	2				1	3							2				1	3
53	49					49	3				3		52					52
Total	398	6	450	2	46	902	63			2	65		461	6	450	4	46	967

Residential Building Permit Activity Third Quarter Cumulative, 2020 (January-September)

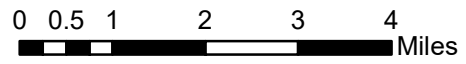
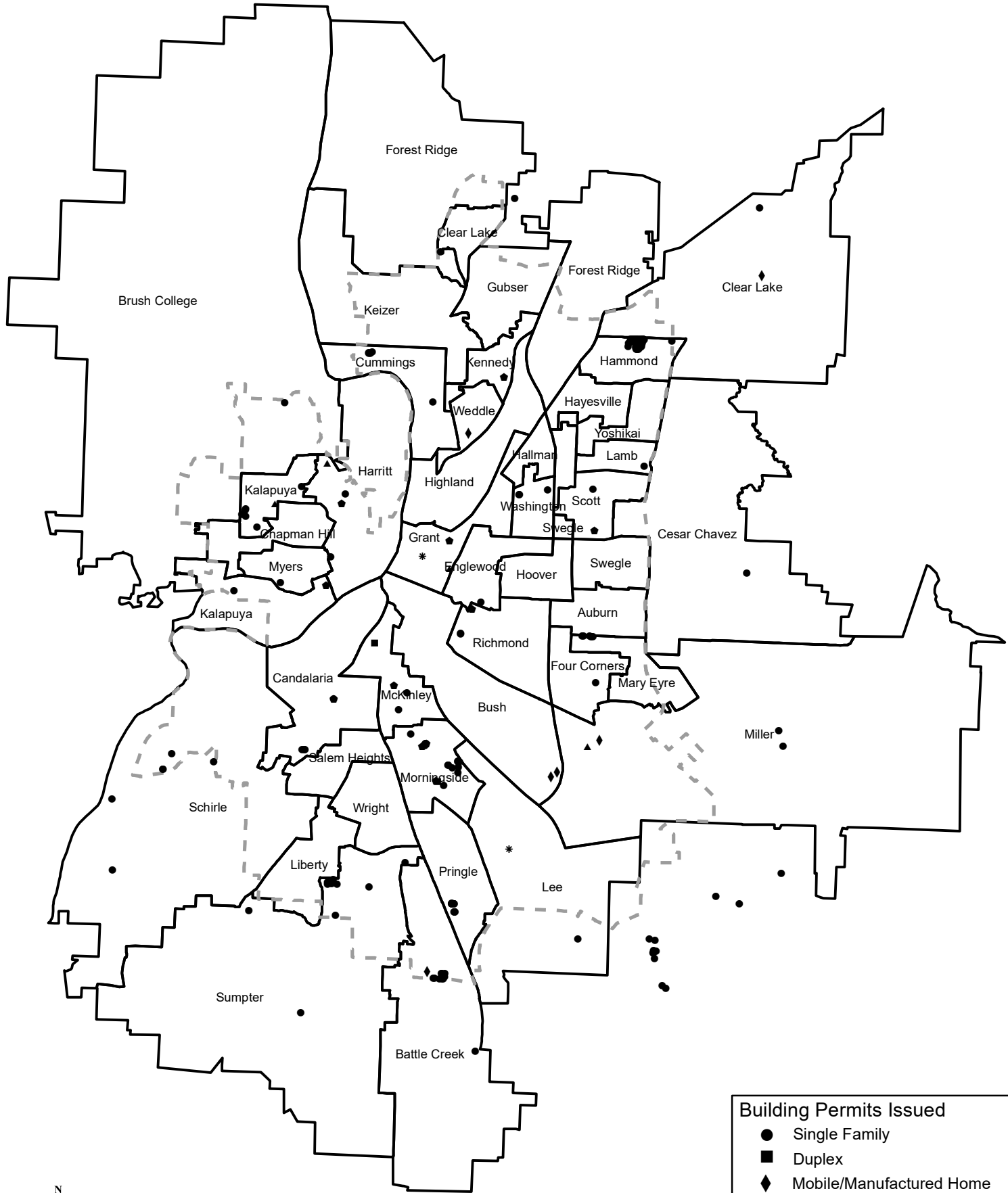


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2020

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					
3					
4					
5.01					
5.01					
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			48		48
23.04					
24					
25.01					
25.02	110	65			175
26					
27			10		10
28		53			53
51					
52.01					
52.02					
53			48		48
Total	152	122	106		380



Building Permits Issued by School Attendance Area Third 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 Areas
Third Quarter (July-September) 2020**

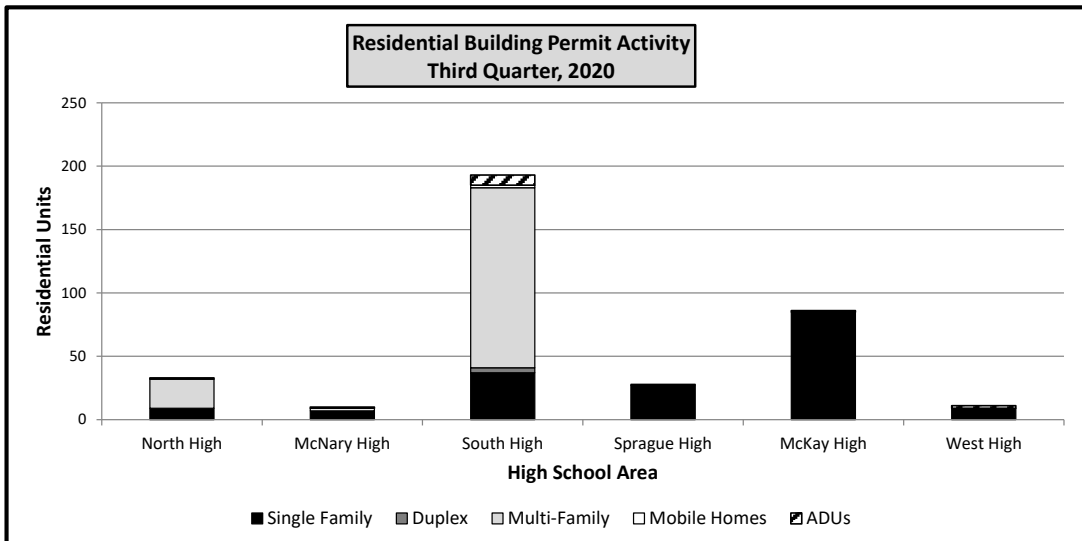
High Schools/ Elementary Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Elementary Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn						
Engelwood	1					1
Four Corners	1					1
Grant	-1		23		1	23
Highland						
Mary Eyre	6					6
Miller	2					2
Total	9		23		1	33
McNary High						
Clear Lake	2			1		3
Cummings	5					5
Forest Ridge						
Gubser						
Keizer						
Kennedy					1	1
Weddle				1		1
Total	7			2	1	10
South Salem High						
Bush				2		2
Candalaria	4				1	5
Hoover						
Lee	1		142			143
McKinley	2	2			1	5
Morningside	14	2			5	21
Pringle	14					14
Richmond	2				1	3
Total	37	4	142	2	8	193

Sprague High						
Battle Creek	10				1	11
Liberty						
Salem Heights						
Schirle	6					6
Sumpter	11					11
Wright						
Total	27				1	28
McKay High						
Cesar Chavez	1					1
Hallman						
Hammond	79					79
Hayesville						
Lamb	1					1
Scott	1				1	2
Swegle						
Washington	3					3
Yoshikai						
Total	85				1	86
West Salem High						
Brush College	1					1
Chapman Hill						
Harritt	1				1	2
Kalapuya	5				1	6
Myers	2					2
Total	9				2	11
Total	174	4	165	5	13	361

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	5			1	1	7
Crossler	17					17
Houck	9					9
Judson	25		142	1		168
Leslie	22	4		2	8	36
Parrish			23		1	24

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	81					81
Straub	5					5
Waldo	4				1	5
Walker	4				2	6
Whiteaker	2			1		3
Total	174	4	165	5	13	361



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

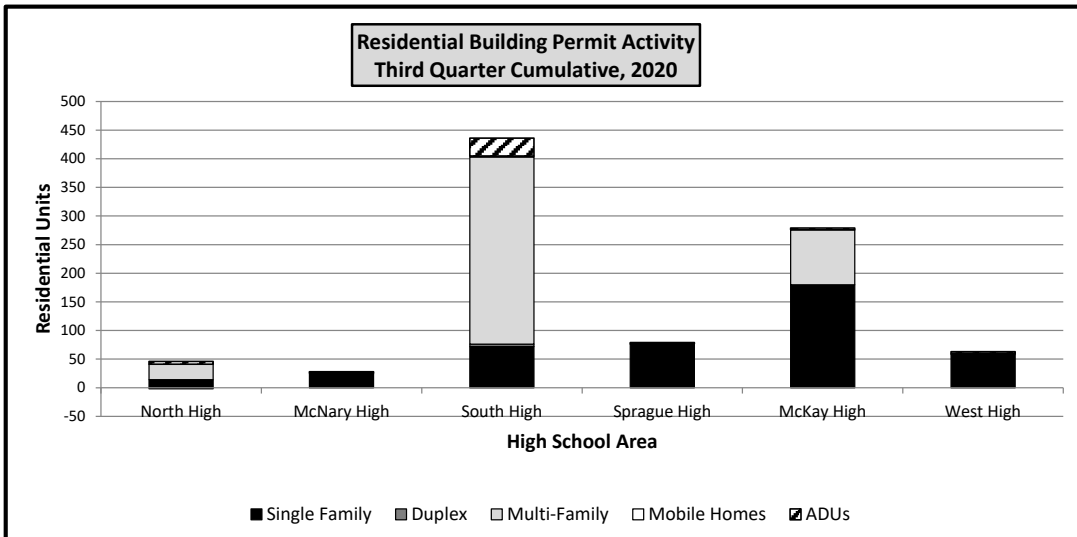
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	-1					-1
Engelwood	1				4	5
Four Corners	1					1
Grant	-1		27	-1		25
Highland					1	1
Mary Eyre	10					10
Miller	4			-1		3
Total	14		27	-2	5	44
McNary High						
Clear Lake	12			1		13
Cummings	8					8
Forest Ridge	1					1
Gubser						
Keizer	1				1	1
Kennedy	2				1	2
Weddle				1		1
Total	24			2	2	26
South Salem High						
Bush	-1			2	1	1
Candalaria	6				2	6
Hoover	-2		8			6
Lee	2		142			144
McKinley	2	2			4	4
Morningside	33	2	177		19	212
Pringle	29				1	29
Richmond	3				4	3
Total	72	4	327	2	31	405

Sprague High						
Battle Creek	17			2		19
Liberty	18			-1		17
Salem Heights	1				1	2
Schirle	14					14
Sumpter	26				1	27
Wright						
Total	76			1	2	79
McKay High						
Cesar Chavez	1					1
Hallman					1	1
Hammond	174					174
Hayesville						
Lamb	1					1
Scott	1				1	2
Swegle					1	1
Washington	3		96			99
Yoshikai						
Total	180		96		3	279
West Salem High						
Brush College	40					40
Chapman Hill	1					1
Harritt	1				2	3
Kalapuya	12				1	13
Myers	4	2				6
Total	58	2			3	63
Total	424	6	450	3		896

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	11			1	2	14
Crossler	59			-1	2	60
Houck	14			-1		13
Judson	48		142	2	1	193
Leslie	43	4	177	2	30	256
Parrish	-2		35	-1	5	37

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	176					176
Straub	51					51
Waldo	4		96		3	103
Walker	7	2			3	12
Whiteaker	13			1		14
Total	424	6	450	3	46	929



**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Third Quarter (July-September) 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
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North Salem High					
Auburn	4				4
Engelwood					
Four Corners					
Grant					
Highland					
Mary Eyre	23				23
Miller					
Total	27				27

McNary High					
Clear Lake					
Cummings					
Forest Ridge					
Gubser					
Keizer					
Kennedy					
Weddle					
Total					

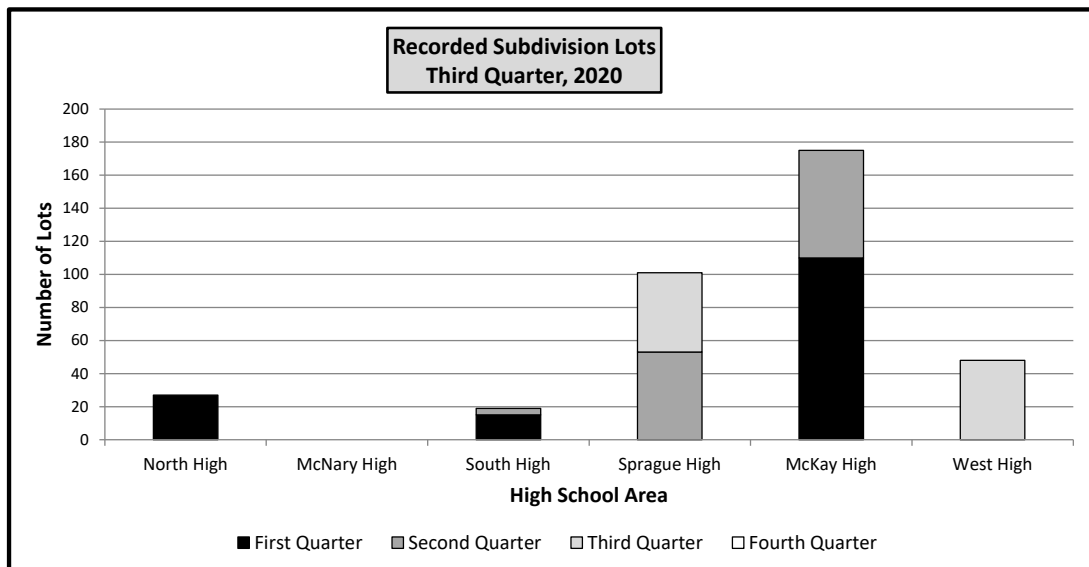
South Salem High					
Bush					
Candalaria					
Hoover					
Lee					
McKinley					
Morningside	15	4			19
Pringle					
Richmond					
Total	15	4			19

Sprague High					
Battle Creek		53			53
Liberty					
Salem Heights					
Schirle					
Sumpter			48		48
Wright					
Total		53	48		101

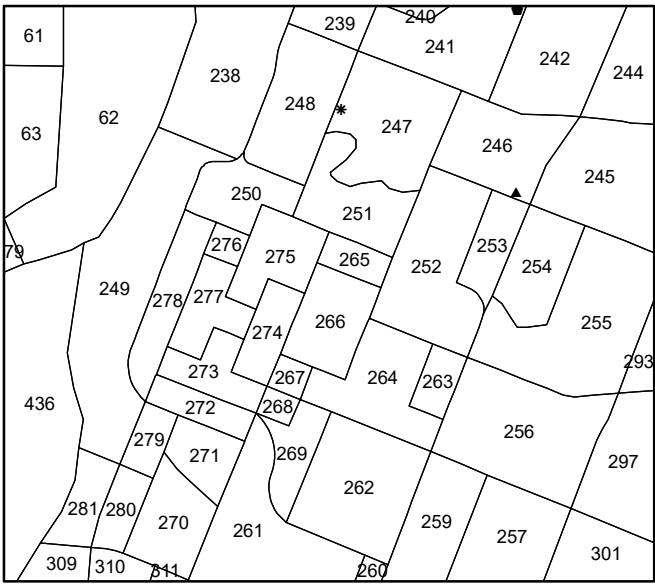
McKay High					
Cesar Chavez					
Hammond	110	65			175
Hayesville					
Lamb					
Scott					
Swegle					
Washington					
Yoshikai					
Total	110	65			175

West Salem High					
Brush College			48		48
Chapman Hill					
Hallman					
Harritt					
Kalapuya					
Myers					
Total			48		48

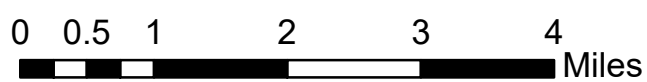
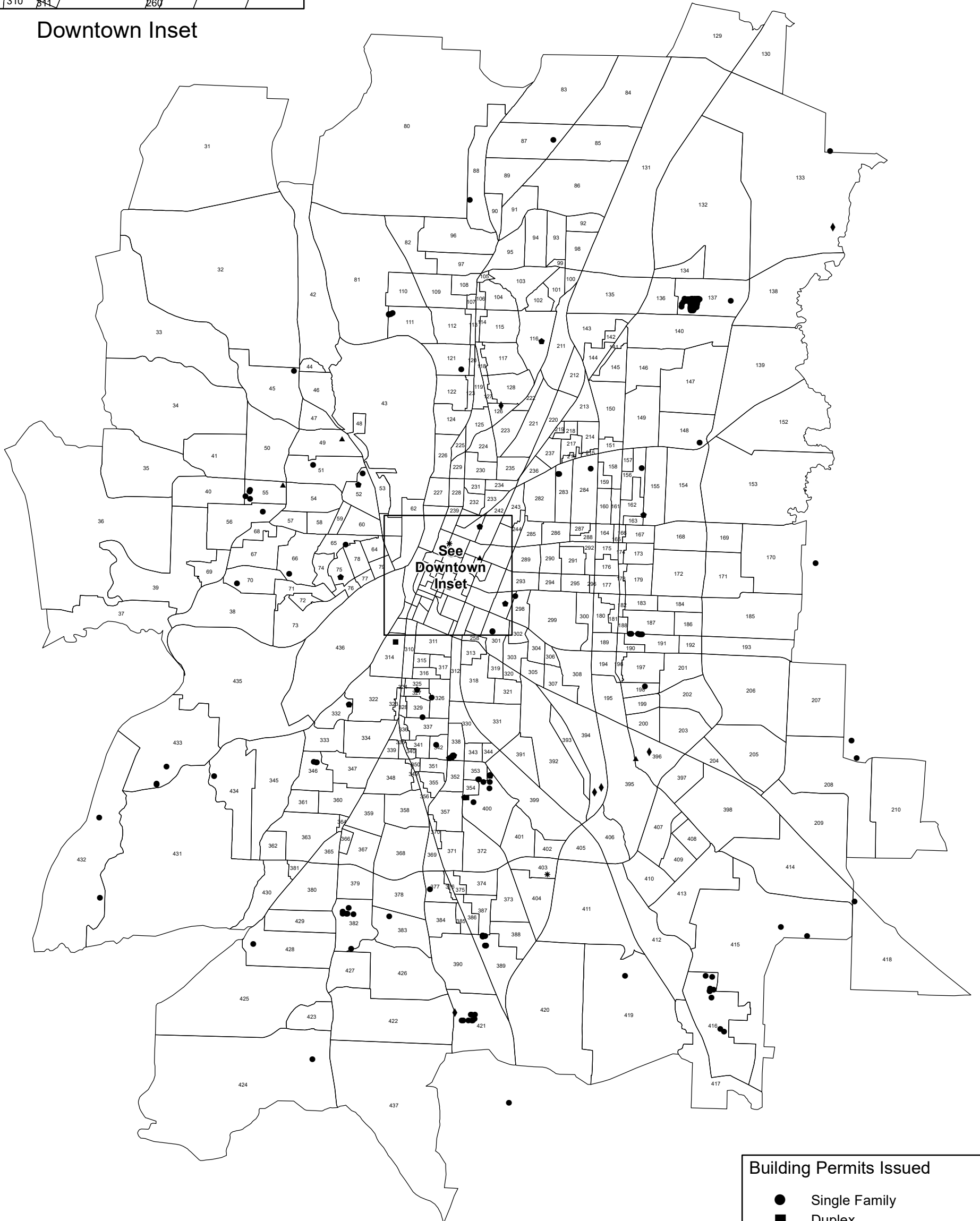
Total	152	122	96		370
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Building Permits Issued by Transportation Analysis Zone Third Quarter, 2020



Downtown Inset



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

Net Building Permit Activity by Transportation Analysis Zone (TAZ)
Single Family, Duplex, Multi-Family, Mobile Home and ADU Units
Third Quarter (July-September) 2020

TAZ	SF	DUP	MF	MH	ADU	TOT	TAZ	SF	DUP	MF	MH	ADU	TOT	TAZ	SF	DUP	MF	MH	ADU	TOT	TAZ	SF	DUP	MF	MH	ADU	TOT
31							133				1		1	235							337						
32							134							236							338	5		2	7		
33							135							237							339						
34							136							238							340						
35							137	79				79		239							341						
36							138							240							342	1			1		
37							139							241					1	1	343						
38							140							242							344						
39							141							243							345						
40							142							244							346	3			3		
41							143							245							347						
42							144							246	-1						348						
43							145							247			23				349						
44							146							248							350						
45	1						147							249							351						
46							148	1				1		250							352						
47							149							251							353	2			2		
48							150							252							354						
49	-1						151							253							355						
50							152							254							356						
51	1						153							255							357						
52	1				1		154							256							358						
53							155				1	1		257							359						
54							156	1				1		258							360						
55	3						157							259							361						
56	1						158							260							362						
57							159							261							363						
58							160							262							364						
59							161							263							365						
60							162							264							366						
61							163							265							367						
62							164							266							368						
63							165							267							369						
64							166							268							370						
65	1						167							269							371						
66	1						168							270							372						
67							169							271							373						
68							170							272							374						
69							171							273							375						
70	1						172							274							376						
71							173							275							377	1			1		
72							174							276							378						
73							175							277							379						
74							176							278							380						
75					1		177							279							381						
76							178							280							382	7			7		
77							179							281							383	1			1		
78							180							282							384						
79							181							283	2						385						
80							182							284	1						386						
81							183							285							387						
82							184							286							388						
83							185							287							389	14			14		
84							186							288							390						
85							187	4				4		289							391						
86							188							290							392						
87	1						189							291							393						
88	1						190							292							394			2	2		
89							191	2				2		293							395						
90							192							294							396			1	-1		
91							193							295							397						
92							194							296							398						
93							195							297					1	1	399						
94							196							298	1						400	6	2		3	11	
95							197							299							401						
96							198	1				1		300							402						
97							199							301	2						403			142		142	
98							200							302							404						
99							201							303							405						
100							202							304							406						
101							203							305							407						
102							204							306							408						
103							205							307							409						
104							206							308							410						
105							207							309							411						
106							208							310							412						
107							209							311							413						
108							210							312							414						
109							211							313							415	2			2		
110							212							314			2				416	9			9		
111	4						213							315							417						
112							214							316							418	1			1		
113							215							317							419	1			1		
114							216							318							420						
115							217							319							421	9		1	10		
116					1		218							320							422						
117							219							321							423						
118							220							322							424	1			1		
119							221							323							425						
120							222							324							426						
121	1						223							325							427						
122							224							326	1						428	1			1		
123							225							327					1	1	429						
124							226							328							430						
125							227							329	1												

