

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

Second Quarter 2022 (April-June)



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.

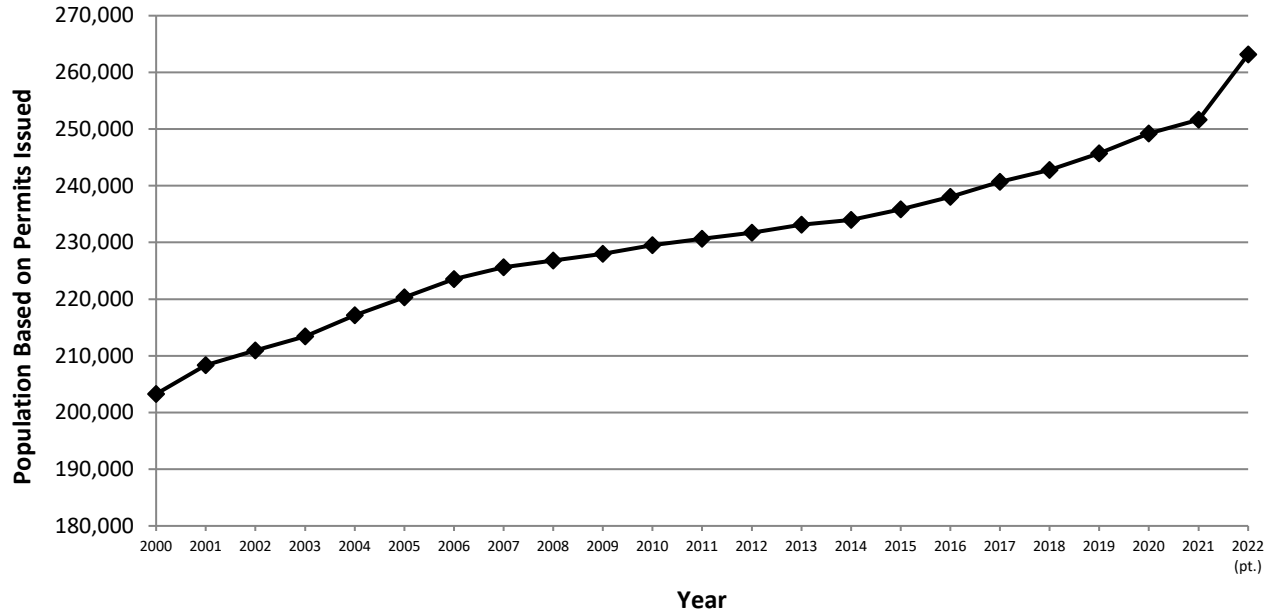
Census Tracts (CT) are the geographic unit which are the most stable, while the Transportation Analysis Zones (TAZ) and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the UGB (excluding Brooks).

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.

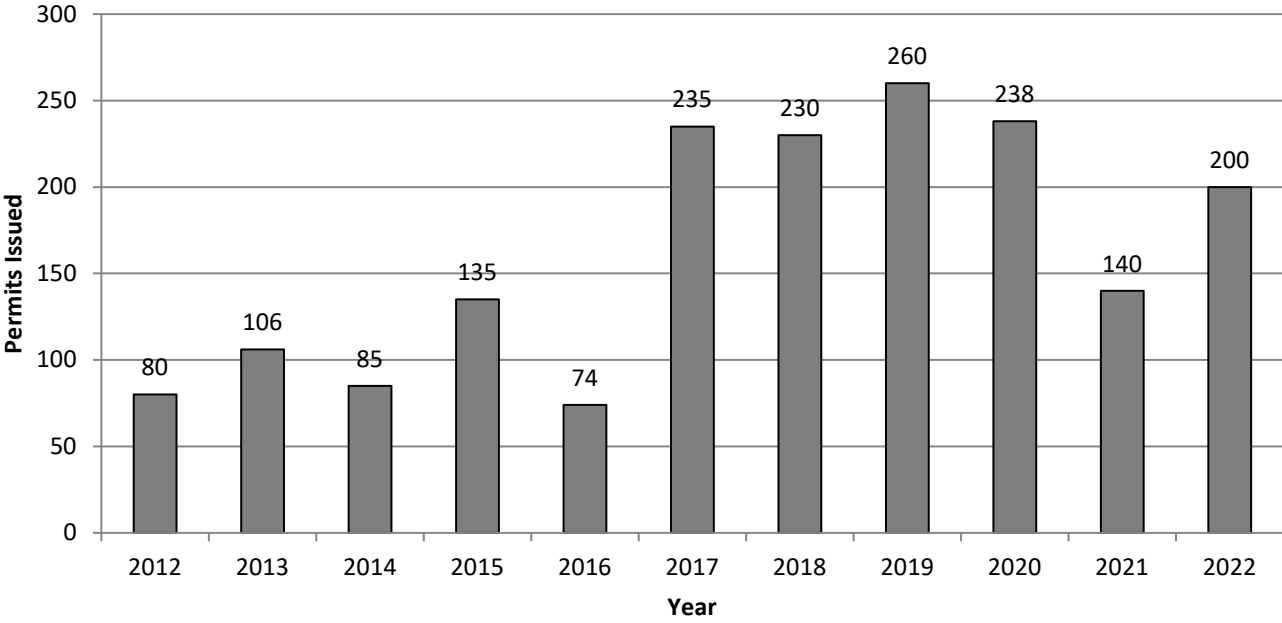
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2020 Census Population	Building Permits Issued by Year			Total Change in Units	Persons Per Unit	Population January 1, 2022
	2020	2021	2022 (pt)			
256,785	1,044	928	485	2,457	2.6	263,173

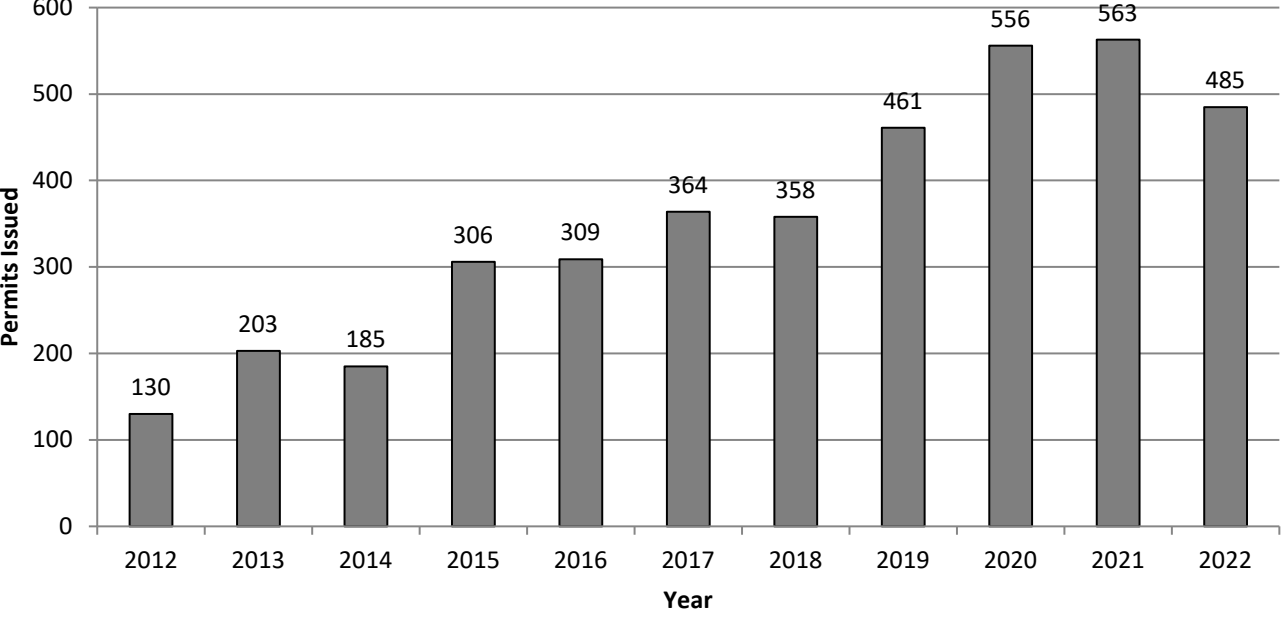
**Population Growth
Salem Urban Growth Boundary**



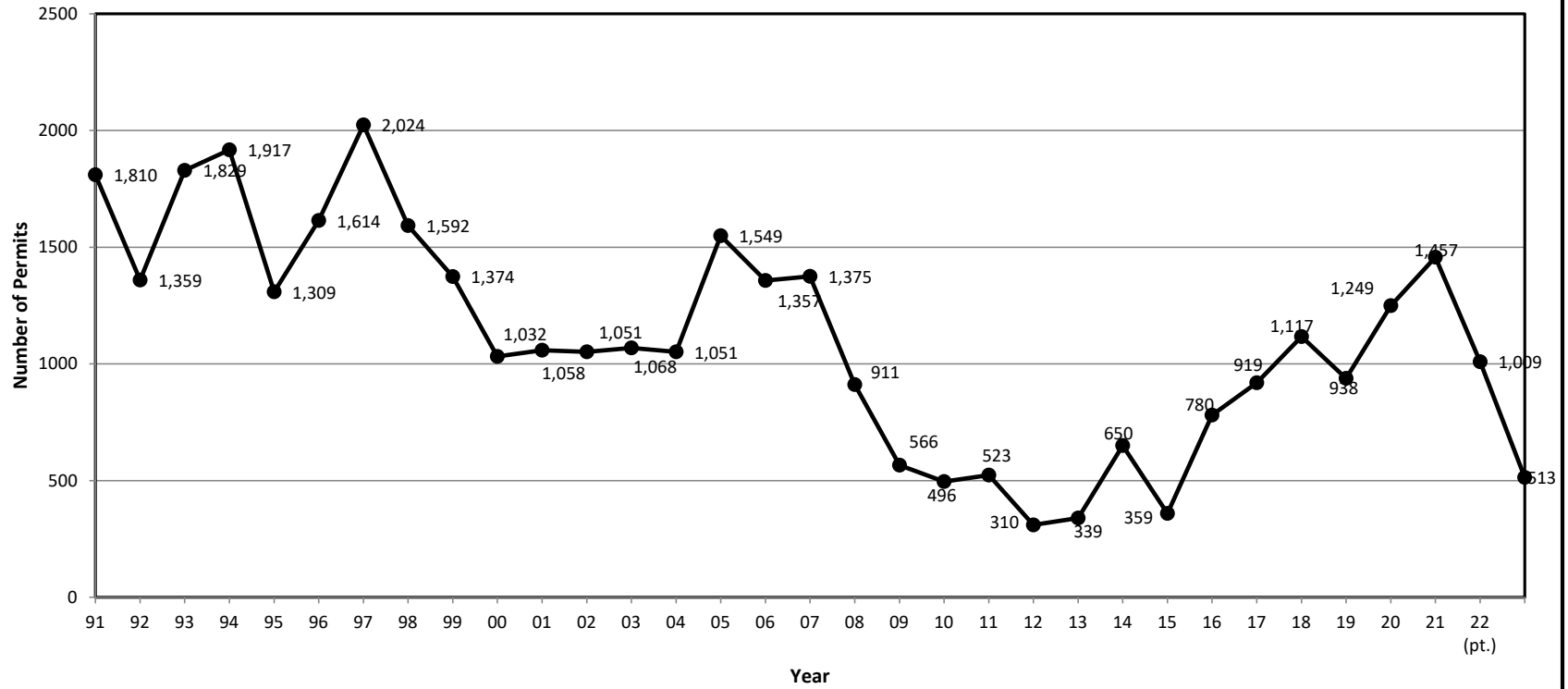
**Net Building Permits Issued in UGB
Second Quarter Comparative, 2012-2022**



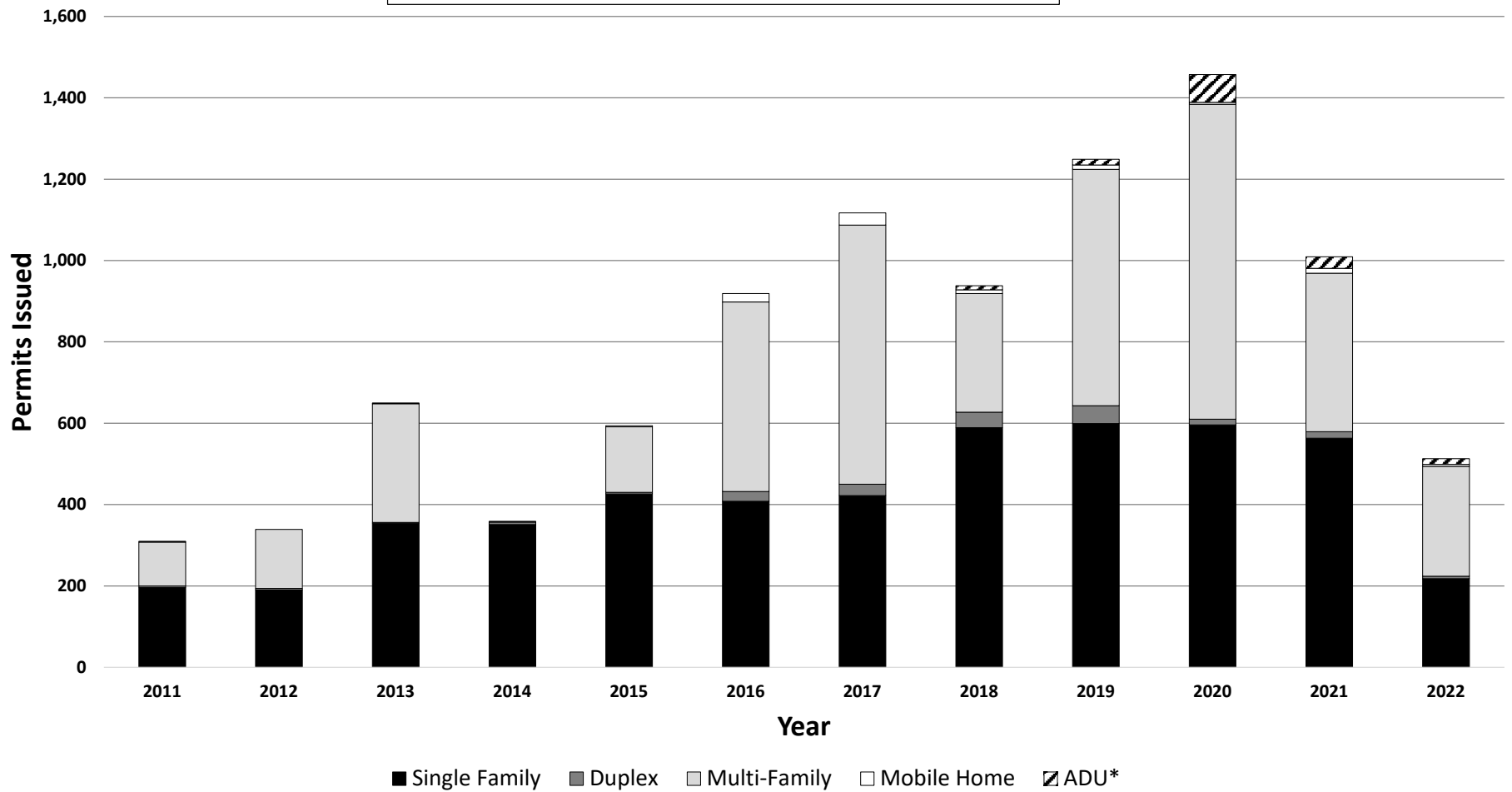
**Net Building Permits Issued in UGB
Second Quarter Cumulative, 2012-2022**



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

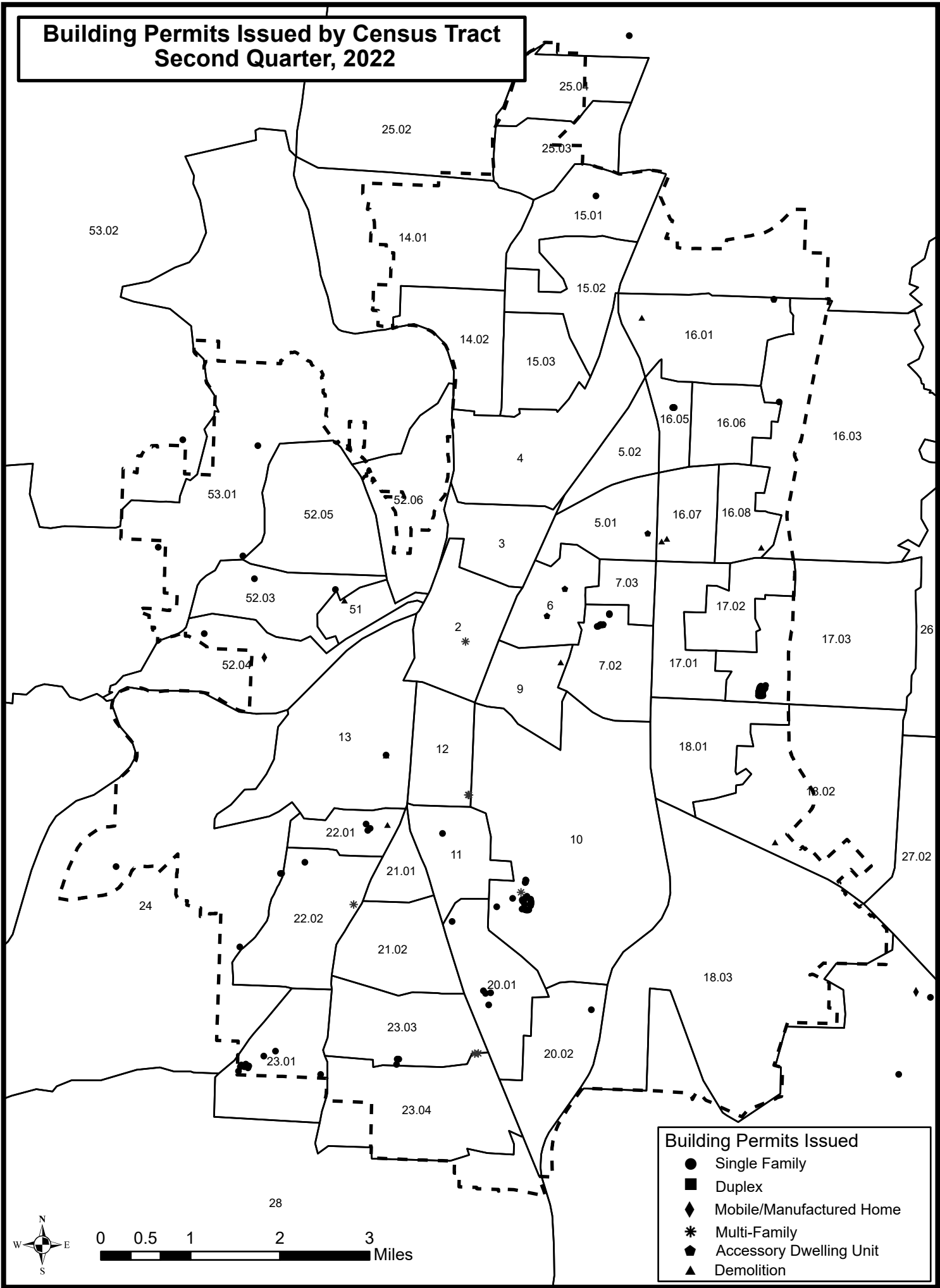


**Building Permits by Type- Greater Salem Area
Second Quarter, 2012-2022**



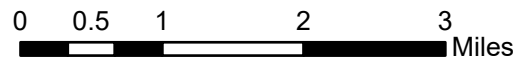
* ADU Category added in 2018.

Building Permits Issued by Census Tract Second Quarter, 2022



Building Permits Issued

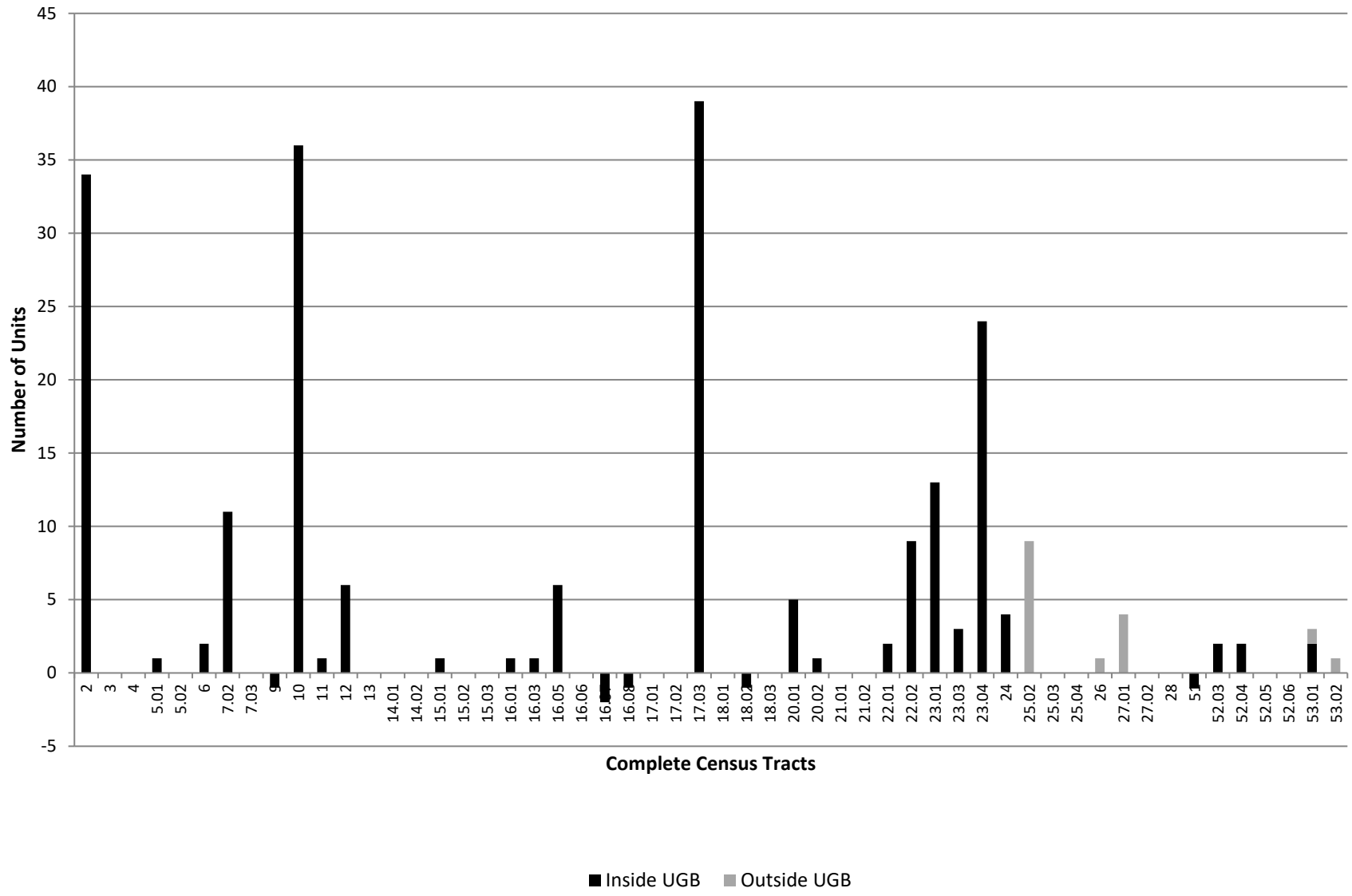
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Second Quarter, 2022 (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			34			34									34			34
3																		
4																		
5.01					1	1											1	1
5.02																		
6					2	2											2	2
7.02	8				3	11							8				3	11
7.03																		
9	-1					-1							-1					-1
10	27		9			36							27		9			36
11	1					1							1					1
12			6			6									6			6
13																		
14.01																		
14.02																		
15.01	1					1							1					1
15.02																		
15.03																		
16.01					1	1											1	1
16.03	1					1							1					1
16.05	6					6							6					6
16.06																		
16.07	-2					-2							-2					-2
16.08				-1		-1									-1			-1
17.01																		
17.02																		
17.03	39					39							39					39
18.01																		
18.02	-1					-1							-1					-1
18.03																		
20.01	5					5							5					5
20.02	1					1							1					1
21.01																		
21.02																		
22.01	2					2							2					2
22.02	1		8			9							1		8			9
23.01	13					13							13					13
23.03	3					3							3					3
23.04			24			24									24			24
24	4					4							4					4
25.02							9					9						9
25.03																		
25.04																		
26										1		1				1		1
27.01							3			1		4	3			1		4
27.02																		
28																		
51	-1					-1							-1					-1
52.03	2					2							2					2
52.04	1			1		2							1			1		2
52.05																		
52.06																		
53.01	2					2	1					1	3					3
53.02							1					1	1					1
Total	112		81		7	200	14			2		16	126		81	2	7	216

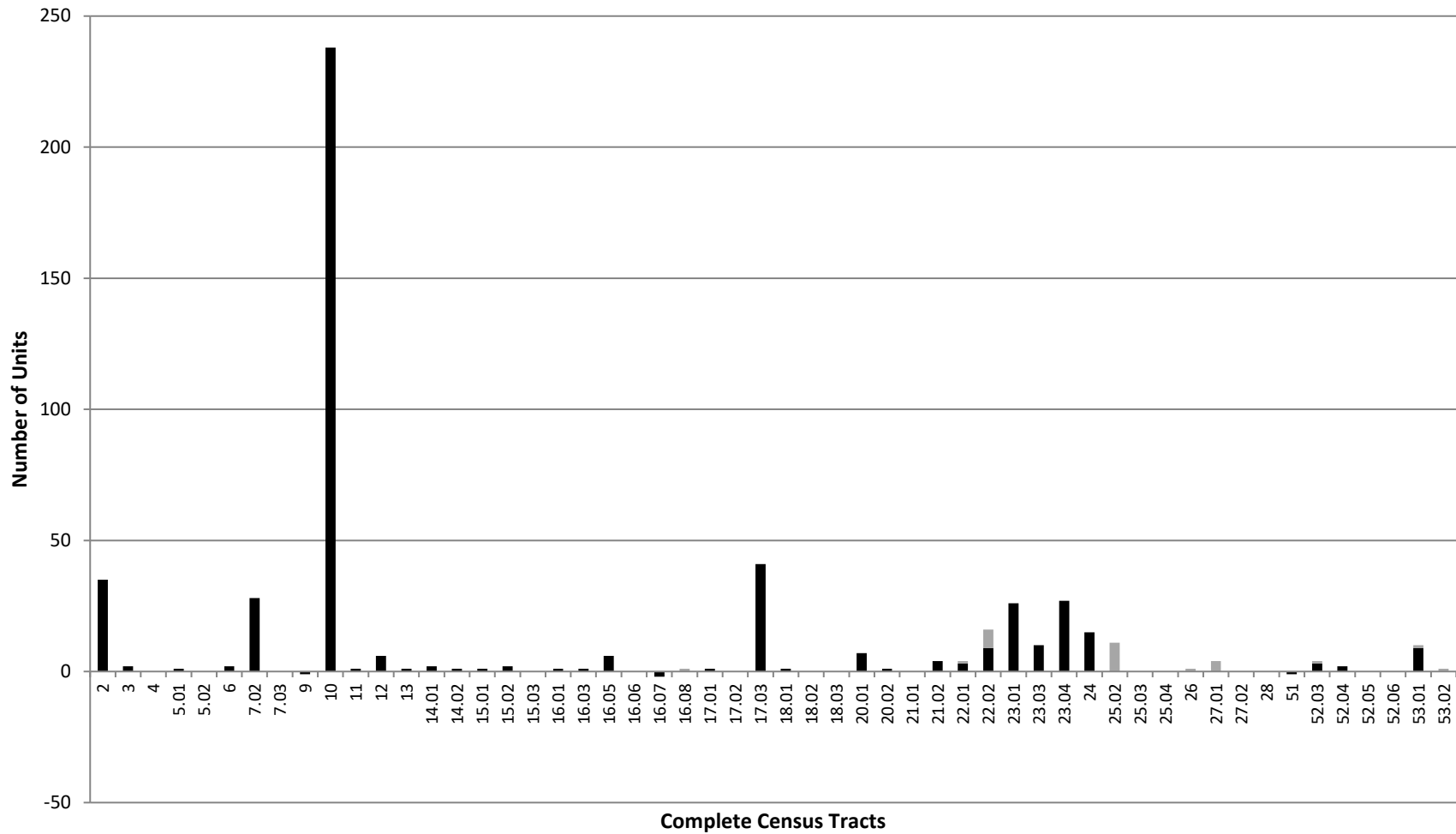
Residential Building Permit Activity Second Quarter, 2022



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Second Quarter Cumulative, 2022 (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			34		1	35									34		1	35
3		2				2								2				2
4																		
5.01					1	1											1	1
5.02																	2	2
6					2	2												2
7.02	12		12		4	28							12		12		4	28
7.03																		
9	-1					-1							-1					-1
10	52		186			238							52		186			238
11	1					1							1					1
12			6			6									6			6
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		2				2								2				2
15.03																		
16.01					1	1											1	1
16.03	1					1							1					1
16.05	6					6							6					6
16.06																		
16.07	-2					-2							-2					-2
16.08				-1	1				1		1						1	1
17.01					1	1											1	1
17.02																		
17.03	41					41							41					41
18.01	1					1							1					1
18.02																		
18.03																		
20.01	7					7							7					7
20.02	1					1							1					1
21.01																		
21.02	2				2	4							2				2	4
22.01	3					3	1				1		4					4
22.02	1		8			9	7				7		8		8			16
23.01	26					26							26					26
23.03	10					10							10					10
23.04	3		24			27							3		24			27
24	14			1		15							14			1		15
25.02							11				11		11					11
25.03																		
25.04																		
26										1	1					1		1
27.01							3			1	4		3			1		4
27.02																		
28																		
51	-1					-1							-1					-1
52.03	3					3	1				1		4					4
52.04	1			1		2							1			1		2
52.05																		
52.06																		
53.01	7			1	1	9	1				1		8			1	1	10
53.02	2					2	1				1		3					3
Total	193	6	270	2	14	485	25			3	28		218	6	270	5	14	513

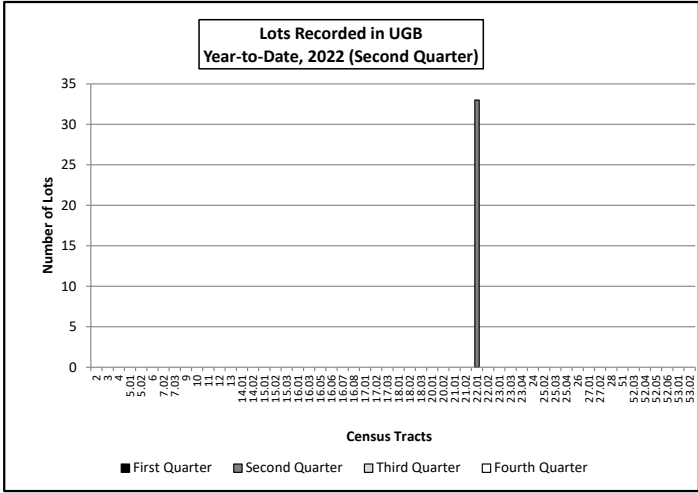
Residential Building Permit Activity Second Quarter Cumulative, 2022 (January-June)



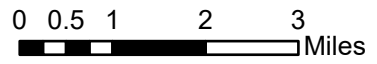
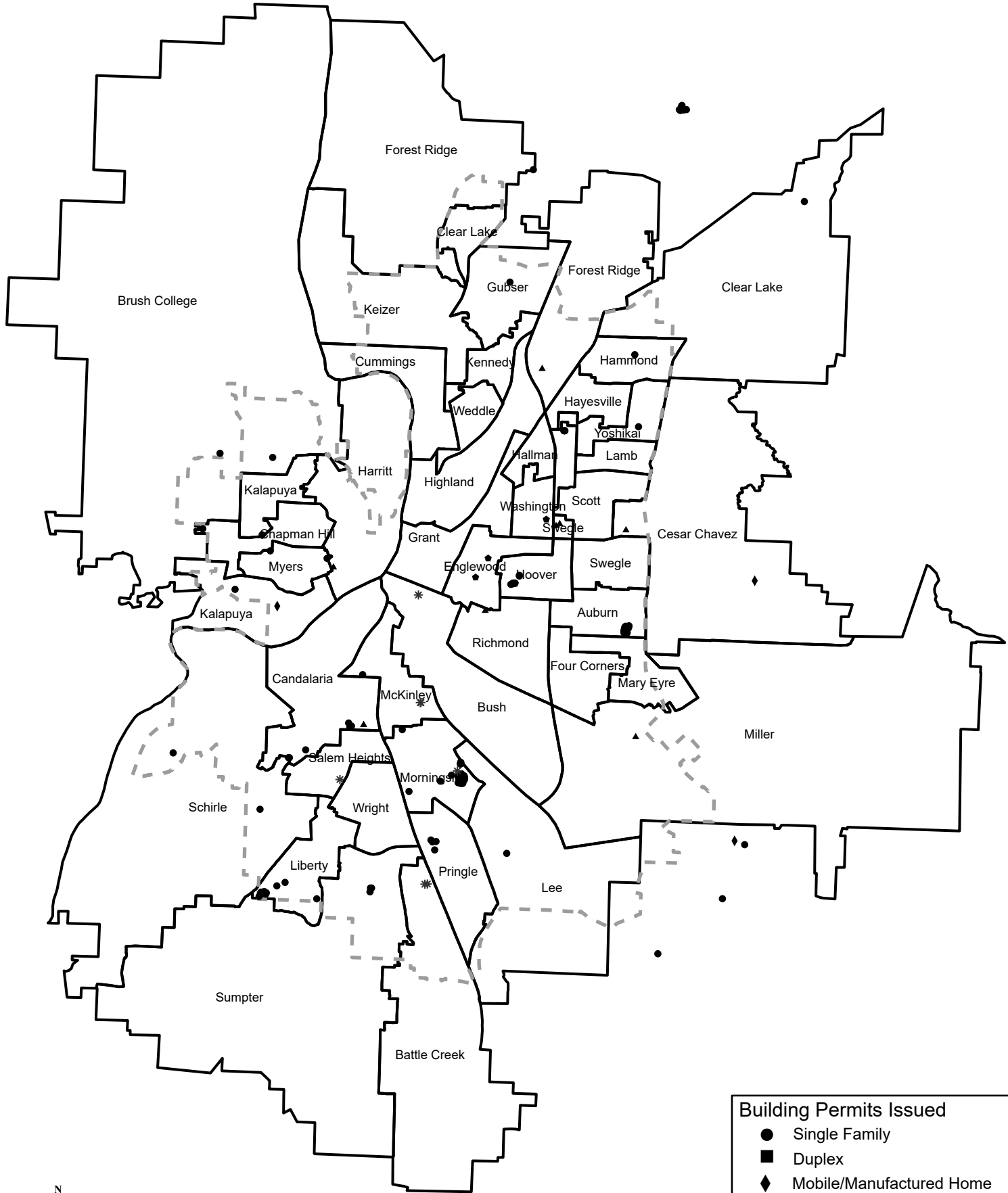
■ Inside UGB ■ Outside UGB

Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer
Urban Growth Boundary, January-December, 2022

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					
3					
4					
5.01					
5.02					
6					
7.02					
7.03					
9					
10					
11					
12					
13					
14.01					
14.02					
15.01					
15.02					
15.03					
16.01					
16.03					
16.05					
16.06					
16.07					
16.08					
17.01					
17.02					
17.03					
18.01					
18.02					
18.03					
20.01					
20.02					
21.01					
21.02					
22.01		33			33
22.02					
23.01					
23.03					
23.04					
24					
25.02					
25.03					
25.04					
26					
27.01					
27.02					
28					
51					
52.03					
52.04					
52.05					
52.06					
53.01					
53.02					
Total	66	33			99



Building Permits Issued by School Attendance Area Second Quarter, 2022



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) 2022**

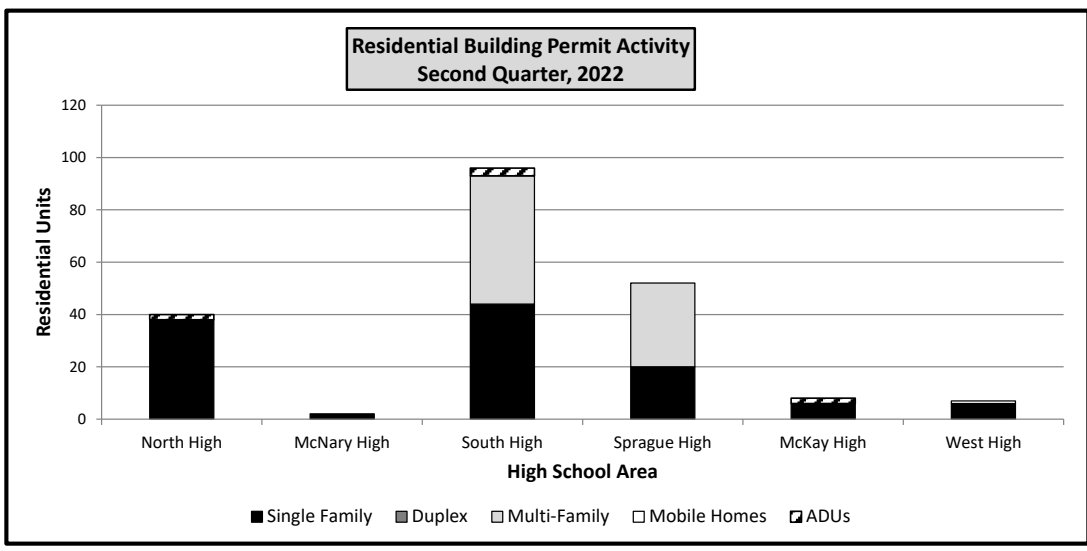
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
------------------------------------	------------------	--------------------	------------------	-----------------	--------------------------------	-------	------------------------------------	------------------	--------------------	------------------	-----------------	--------------------------------	-------

North Salem High						
Auburn	39					39
Engelwood					2	2
Four Corners						
Grant						
Highland						
Mary Eyre						
Miller	-1					-1
Total	38				2	40
McNary High						
Clear Lake	1					1
Cummings						
Forest Ridge						
Gubser	1					1
Keizer						
Kennedy						
Weddle						
Total	2					2
South Salem High						
Bush			34			34
Candalaria	3					3
Hoover	8				3	11
Lee	1					1
McKinley			6			6
Morningside	29		9			38
Pringle	4					4
Richmond	-1					-1
Total	44		49		3	96

Sprague High							
Battle Creek			24			24	
Liberty	13					13	
Salem Heights			8			8	
Schirle	4					4	
Sumpter	3					3	
Wright							
Total	20		32			52	
McKay High							
Cesar Chavez	6					6	
Hallman							
Hammond	1				1	2	
Hayesville							
Lamb							
Scott							
Swegle	-2					-2	
Washington					1	1	
Yoshikai	1					1	
Total	6				2	8	
West Salem High							
Brush College	2					2	
Chapman Hill	1					1	
Harritt	-1					-1	
Kalapuya	2				1	3	
Myers	2					2	
Total	6				1	7	
Total	116		81		1	7	205

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek						
Crossler	20		8			28
Houck	38					38
Judson	5		24			29
Leslie	31		49			80
Parrish	8				5	13

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	2				1	3
Straub	4					4
Waldo	4				1	5
Walker	2			1		3
Whiteaker	2					2
Total	116		81	1	7	205



**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
Second Quarter Cumulative (January-June) 2022**

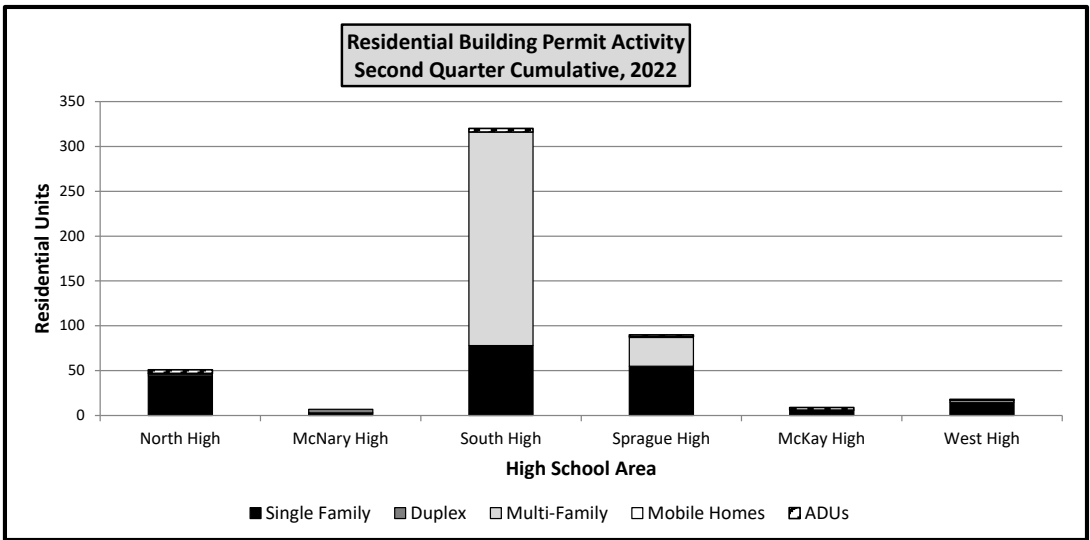
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
------------------------------------	------------------	--------------------	------------------	-----------------	--------------------------------	-------	------------------------------------	------------------	--------------------	------------------	-----------------	--------------------------------	-------

North Salem High						
Auburn	41				1	42
Engelwood					2	2
Four Corners						
Grant		2			1	3
Highland						
Mary Eyre	2			1		3
Miller	1					1
Total	44	2		1	4	51
McNary High						
Clear Lake	1					1
Cummings	1	2				3
Forest Ridge						
Gubser	1					1
Keizer						
Kennedy		2				2
Weddle						
Total	3	4				7
South Salem High						
Bush			34			34
Candalaria	5					5
Hoover	12		12		4	28
Lee	1					1
McKinley	1		6			7
Morningside	54		186			240
Pringle	6					6
Richmond	-1					-1
Total	78		238		4	320

Sprague High						
Battle Creek			24			24
Liberty	26					26
Salem Heights			8			8
Schirle	14			1		15
Sumpter	13					13
Wright	2				2	4
Total	55		32	1	2	90
McKay High						
Cesar Chavez	6					6
Hallman						
Hammond	1				1	2
Hayesville						
Lamb						
Scott					1	1
Swegle	-2					-2
Washington					1	1
Yoshikai	1					1
Total	6				3	9
West Salem High						
Brush College	7				1	8
Chapman Hill	1					1
Harritt	-1					-1
Kalapuya	5				1	7
Myers	3					3
Total	15				2	18
Total	201	6	270	4	14	495

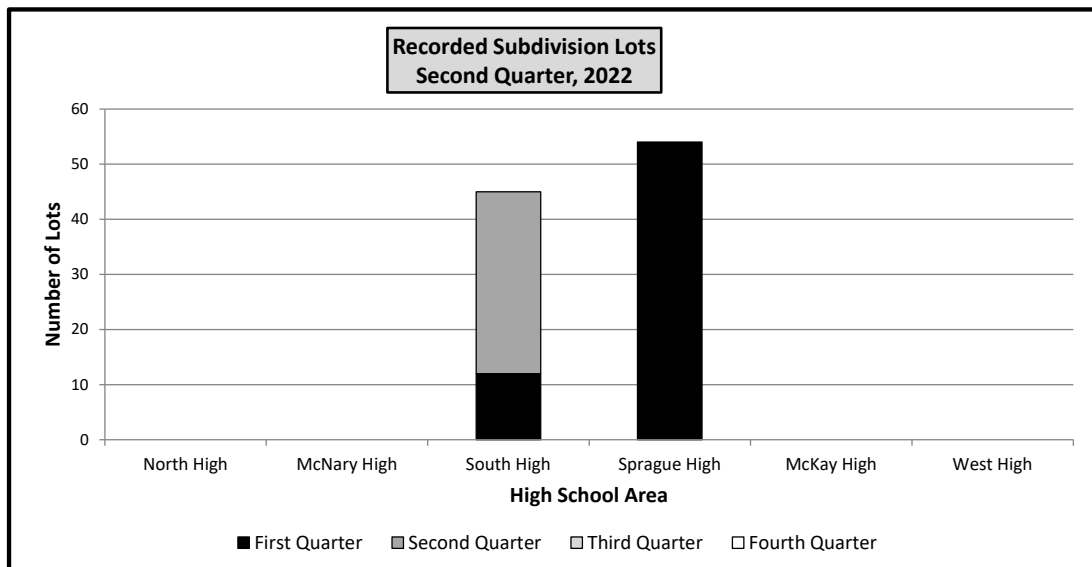
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	1	4				5
Crossler	53		8	1		62
Houck	44			1	1	45
Judson	9		24		2	33
Leslie	59		226			285
Parrish	12	2	12		7	26

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	2				1	3
Straub	12			1	1	14
Waldo	4				2	6
Walker	3			1		4
Whiteaker	2					2
Total	201	6	270	4	14	495

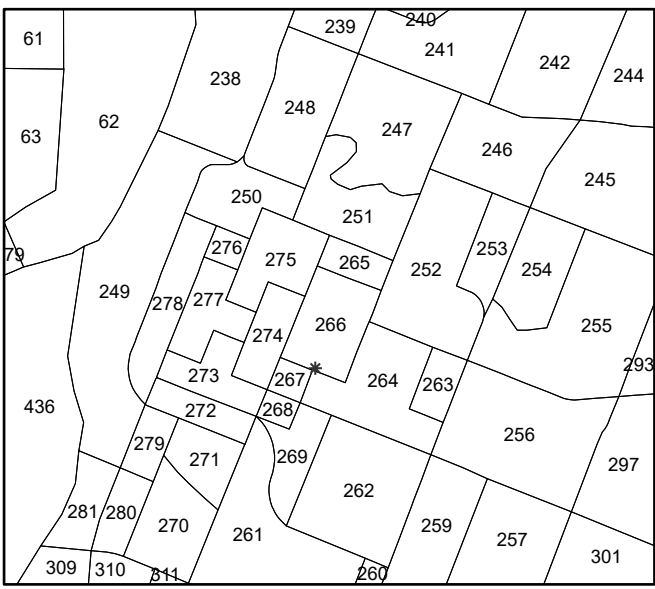


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Second Quarter (April-June) 2022**

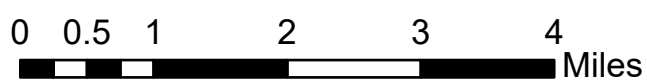
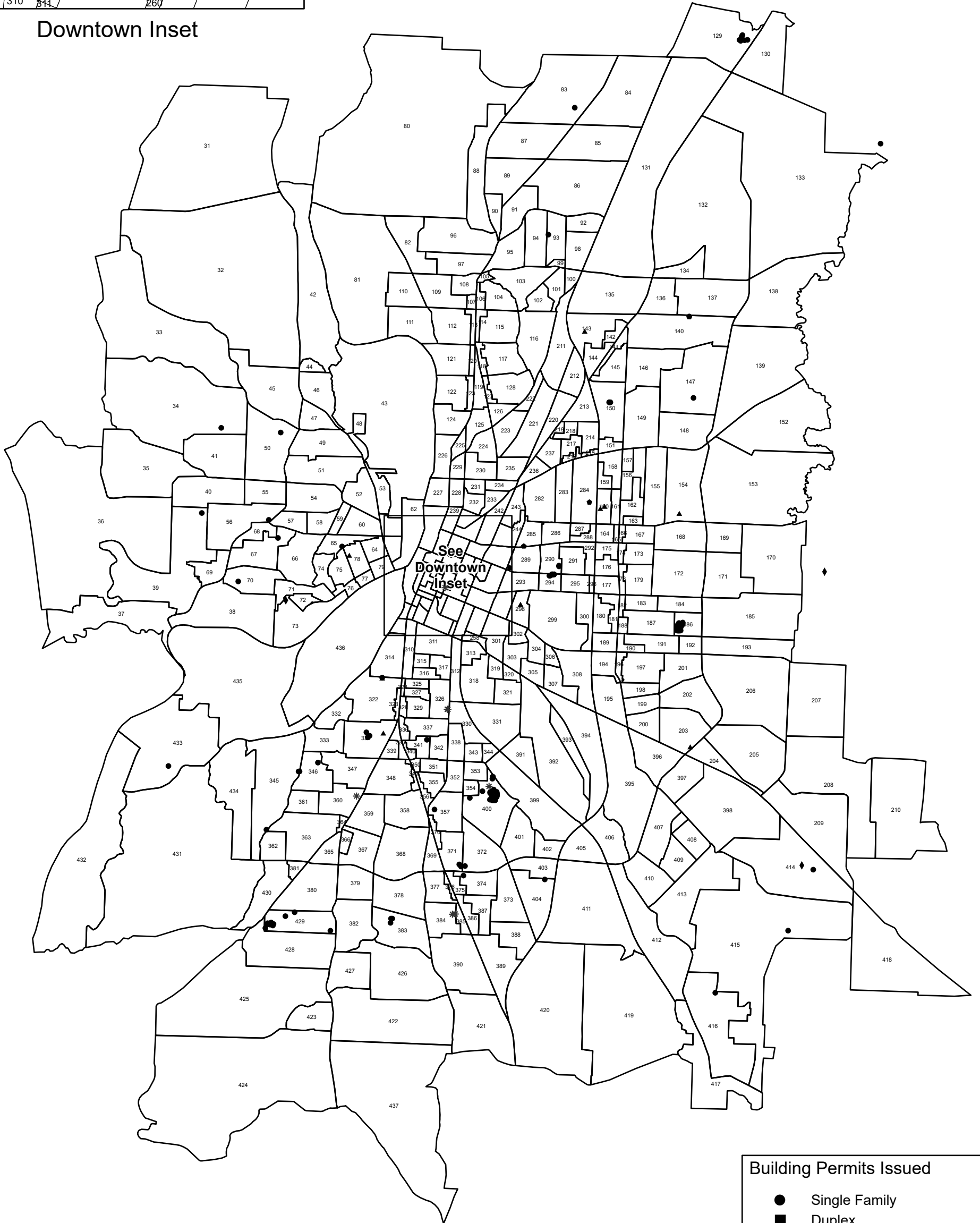
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn							Battle Creek					
Engelwood							Liberty	54				54
Four Corners							Salem Heights					
Grant							Schirle					
Highland							Sumpter					
Mary Eyre							Wright					
Miller							Total	54				54
Total							McKay High					
McNary High							Cesar Chavez					
Clear Lake							Hammond					
Cummings							Hayesville					
Forest Ridge							Lamb					
Gubser							Scott					
Keizer							Swegle					
Kennedy							Washington					
Weddle							Yoshikai					
Total							Total					
South Salem High							West Salem High					
Bush							Brush College					
Candalaria		33			33		Chapman Hill					
Hoover							Hallman					
Lee							Harritt					
McKinley							Kalapuya					
Morningside							Myers					
Pringle	12				12		Total					
Richmond							Total					
Total	12	33			45		Total	66	33			99



Building Permits Issued by Transportation Analysis Zone Second Quarter, 2022



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
Second Quarter (April-June) 2022**

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							235							337						
32							134							236							338						
33							135							237							339						
34	1					1	136							238							340						
35							137							239							341	1			1		
36							138							240							342						
37							139							241							343						
38							140	1				1	2	242							344						
39	1					1	141							243							345	3			3		
40							142							244							346	1			1		
41							143	-1					-1	245							347						
42							144							246							348						
43							145							247							349						
44							146							248							350						
45							147	1					1	249							351						
46							148							250							352						
47							149							251							353						
48							150	6					6	252							354						
49							151							253							355						
50	1					1	152							254							356						
51							153							255							357	1			1		
52							154							256							358						
53							155							257							359						
54							156							258							360		8		8		
55							157							259							361						
56	1					1	158							260							362						
57							159							261							363						
58							160	-2					-2	262							364						
59							161							263							365						
60							162							264							366						
61							163							265							367						
62							164							266		34					368						
63							165							267							369						
64							166							268							370						
65	1					1	167							269							371	2			2		
66							168							270							372	1			1		
67	1					1	169							271							373						
68							170							272							374	1			1		
69							171							273							375						
70	1					1	172							274							376						
71							173							275							377						
72							174							276							378						
73					1	1	175							277							379						
74							176							278							380						
75							177							279							381						
76							178							280							382						
77							179							281							383	3			3		
78	-1					-1	180							282							384		24		24		
79							181							283							385						
80							182							284							386						
81							183							285							387						
82							184							286							388						
83	1					1	185							287							389						
84							186	39					39	288							390						
85							187							289							391						
86							188							290	2						392						
87							189							291							393						
88							190							292							394						
89							191							293							395						
90							192							294	6						396						
91							193							295							397						
92							194							296							398						
93	1					1	195							297							399						
94							196							298	-1						400	27		9	36		
95							197							299							401						
96							198							300							402						
97							199							301							403						
98							200							302							404	1			1		
99							201							303							405						
100							202							304							406						
101							203	-1					-1	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	1			1		
109							211							313							415	1			1		
110							212							314							416	1			1		
111							213							315							417						
112							214							316							418						
113							215							317							419						
114							216							318							420						
115							217							319							421						
116							218							320							422						
117							219							321							423						
118							220							322							424						
119							221							323							425						
120							222							324							426						
121							223							325							427						
122							224							326							428						
123							225							327							429	13			13		
124							226							328							430						
125							227							329							431						
126							228							330													

Net Building Permit Activity by Transportation Analysis Zone (TAZ)
Single Family, Duplex, Multi-Family, Mobile Home, and ADU Units
Second Quarter Cumulative (January-June) 2022

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							235											337											
32							134							236												338										
33							135							237												339										
34	2					2	136							238												340										
35	1					1	137							239												341	1									1
36							138							240												342										
37							139							241												343										
38							140	1				1	2	242		2								2		344										
39	1					1	141							243												345	4			1						5
40							142							244												346	1									1
41	1					1	143	-1				-1		245												347										
42							144							246												348										
43							145							247												349										
44							146							248												350										
45	2			1		3	147	1				1		249											351											
46							148							250												352										
47							149							251												353										
48							150	6				6		252												354										
49	-1					-1	151							253						1			1			355										
50	1					1	152							254												356										
51	1					1	153							255												357	1									1
52							154				-1	-1		256												358										
53							155					1	1	257												359										
54							156							258												360			8							8
55							157							259												361										
56	4				1	5	158							260												362										
57							159							261												363										
58							160	-2				-2		262												364										
59							161							263												365										
60							162							264												366										
61							163							265												367										
62							164							266		34							34			368	2				2					4
63							165							267												369										
64							166							268												370										
65	1					1	167							269												371	4									4
66							168							270												372	1									1
67	2					2	169							271												373										
68							170							272												374	1									1
69							171							273												375										
70	1					1	172							274												376										
71							173							275												377										
72							174							276												378										
73				1		1	175							277												379										
74							176							278												380										
75							177							279												381										
76							178							280												382	1									1
77							179							281												383	9									9
78	-1					-1	180							282												384			24							24
79							181							283												385										
80							182							284									1	1		386										
81							183							285									1	1		387										
82							184							286												388										
83	1					1	185							287												389										
84							186	41				41		288												390										
85							187					1	1	289									1	1		391										
86							188							290	2										2	392										
87							189							291												393										
88							190							292												394										
89							191	1				1		293												395										
90							192							294	10		12						3	25		396										
91							193							295									1	1		397										
92							194							296												398										
93	1					1	195							297												399										
94							196							298	-1										-1	400	52		186							238
95							197							299												401										
96							198							300												402										
97							199							301												403										
98							200							302												404	1									1
99							201							303												405										
100							202	1				1		304												406										
101							203	-1																												