

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

**First Quarter 2022 (January-March)**



**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.

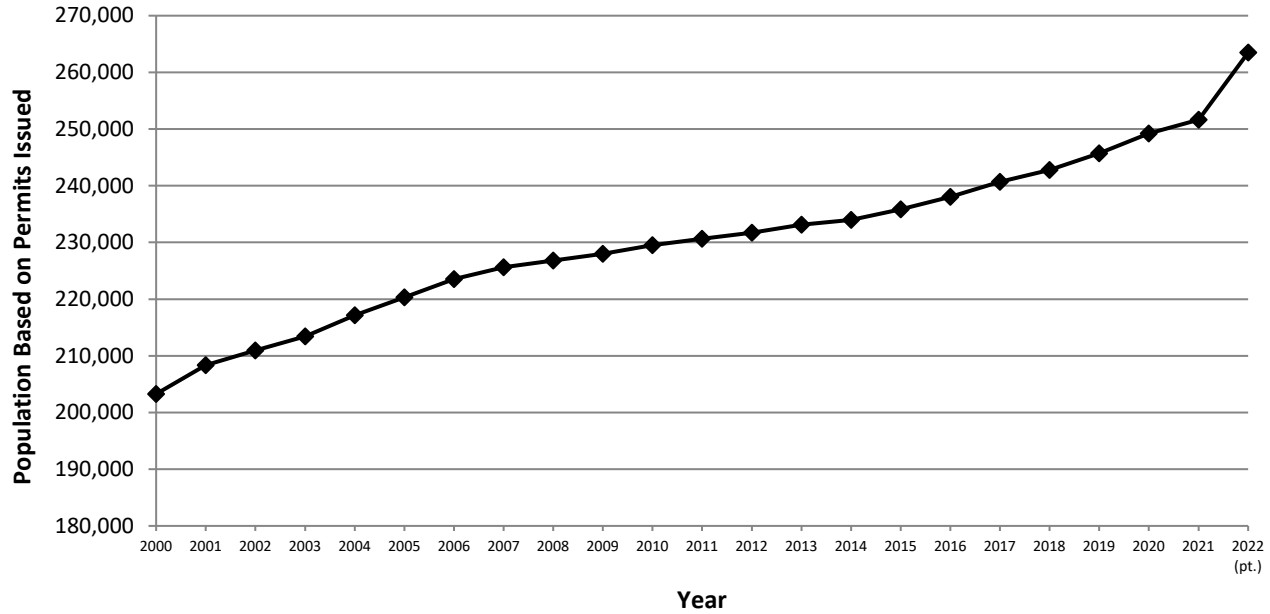
### **Census Tracts and Census Tract Data**

Beginning with the first quarter report of 2022, census tract data will be reported for 2020 census tracts. Caution is advised when comparing census-tract level data in this report to older reports, which are tabulated by 2010 census tracts.

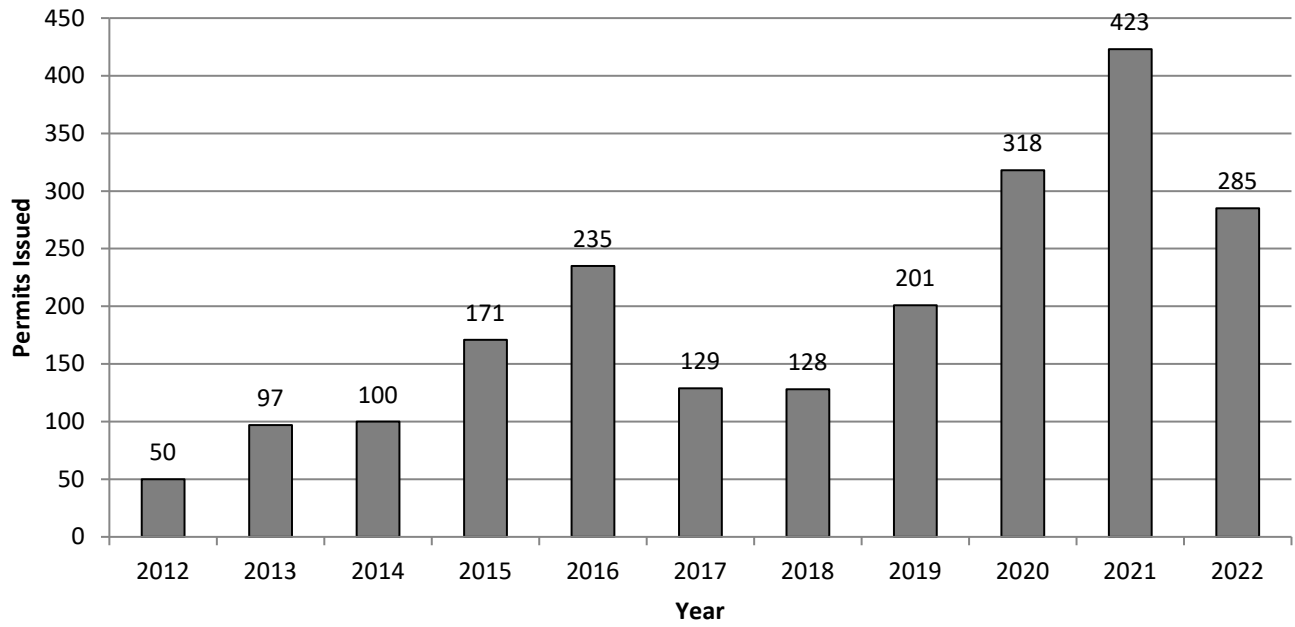
**Population Estimates Based on Building Permit Activity  
Salem-Keizer Urban Growth Boundary**

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	285	2,257	2.6	262,653

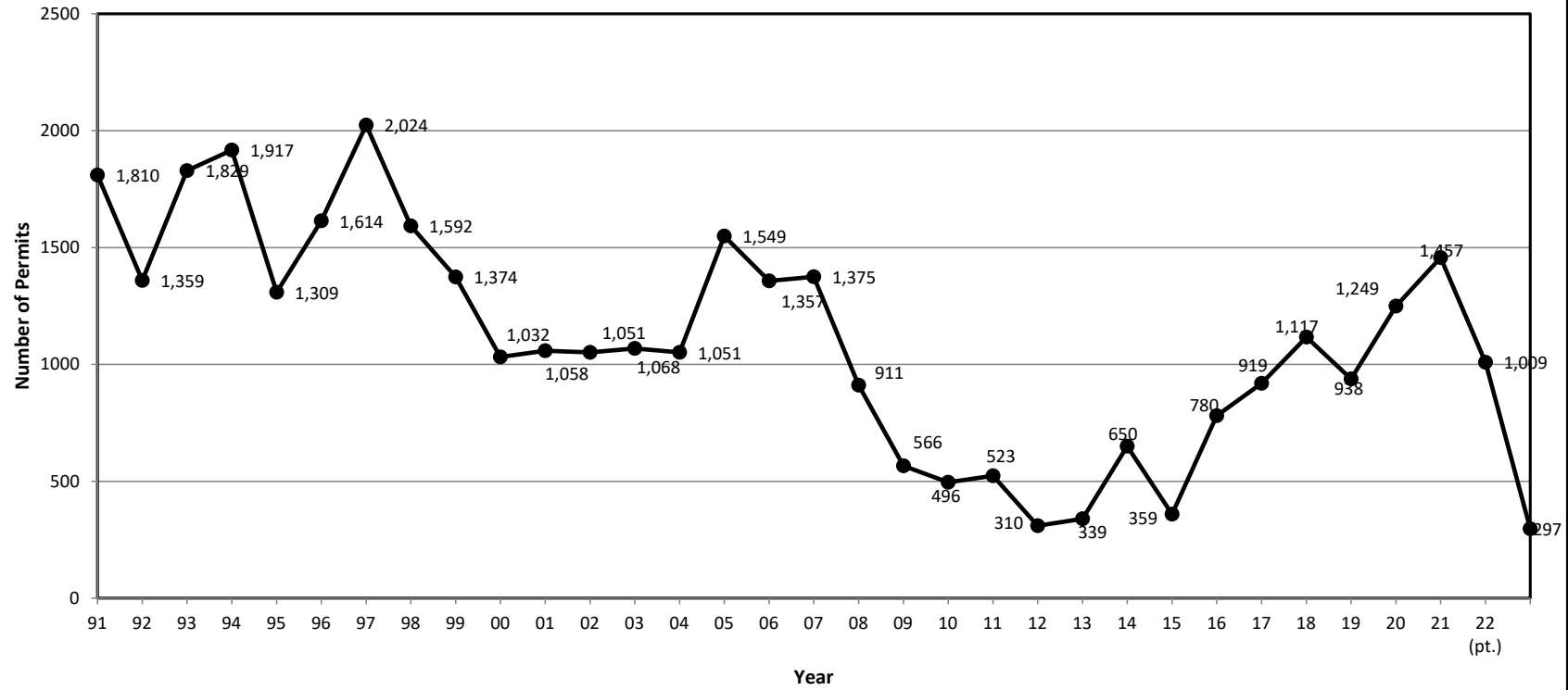
**Population Growth  
Salem Urban Growth Boundary**



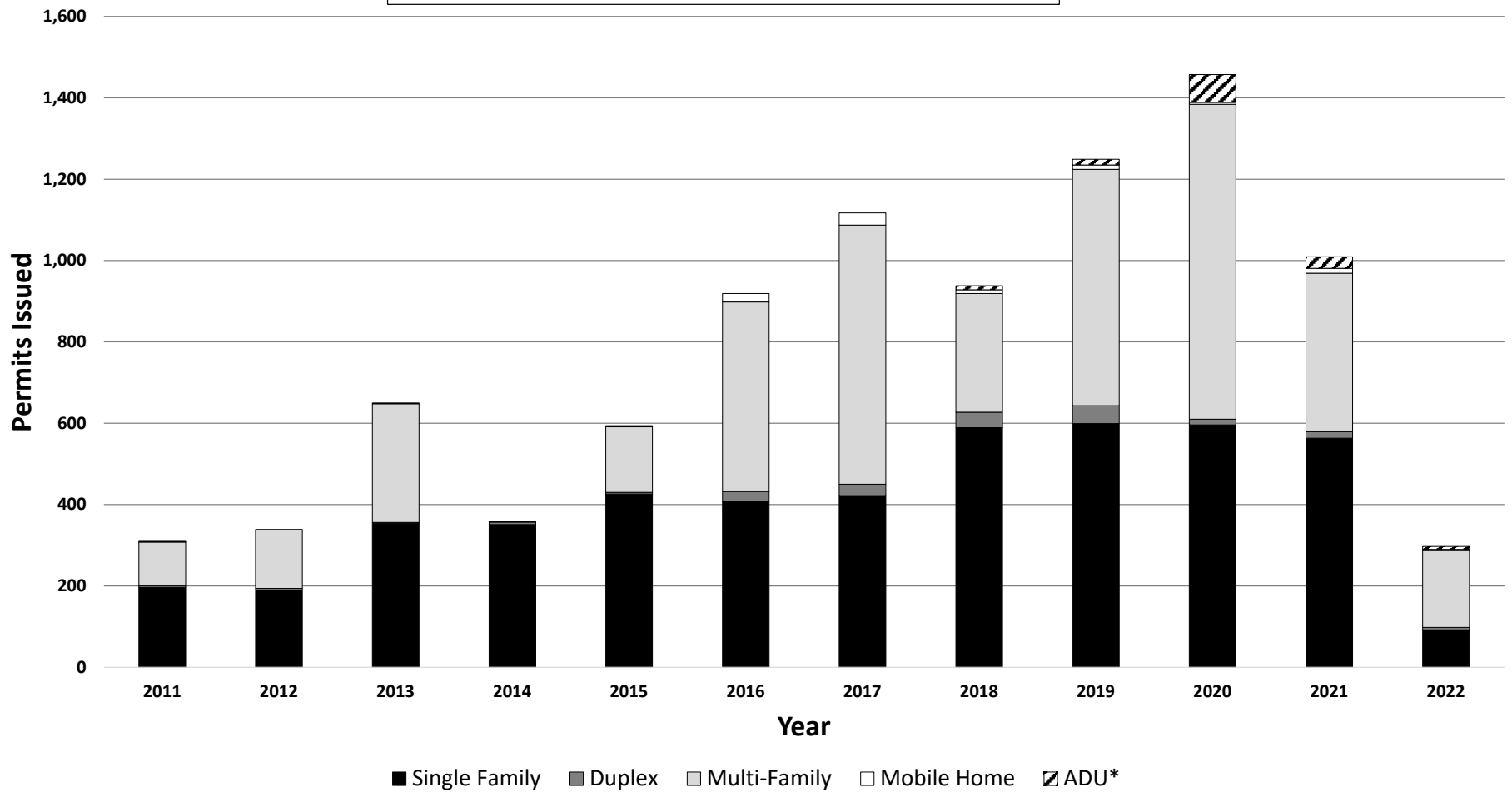
**Net Building Permits Issued in UGB  
First Quarter Comparative, 2012-2022**



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

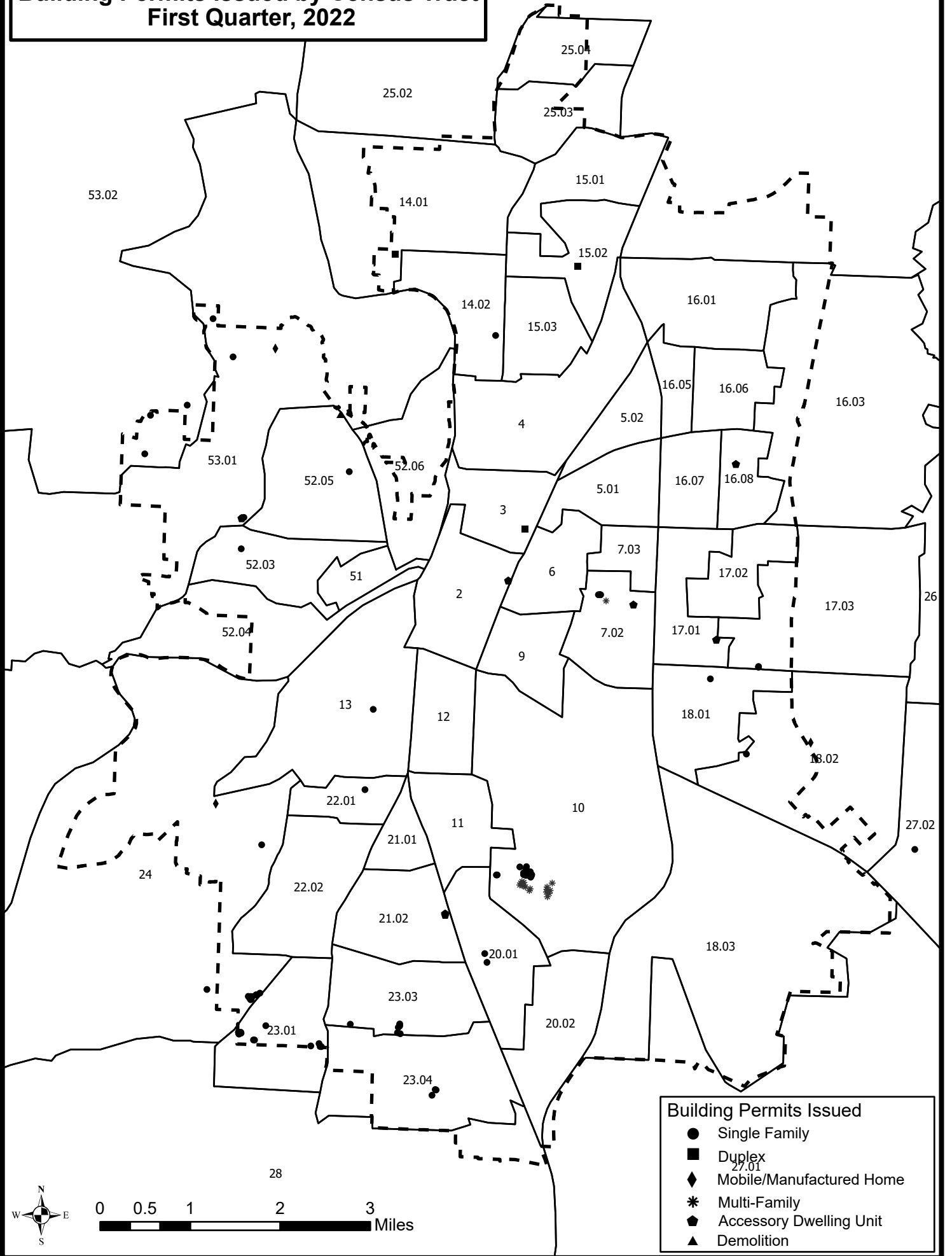


**Building Permits by Type- Greater Salem Area  
First Quarter, 2012-2022**



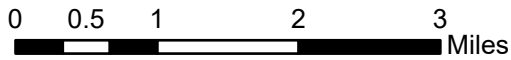
\* ADU Category added in 2018.

# Building Permits Issued by Census Tract First Quarter, 2022



**Building Permits Issued**

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

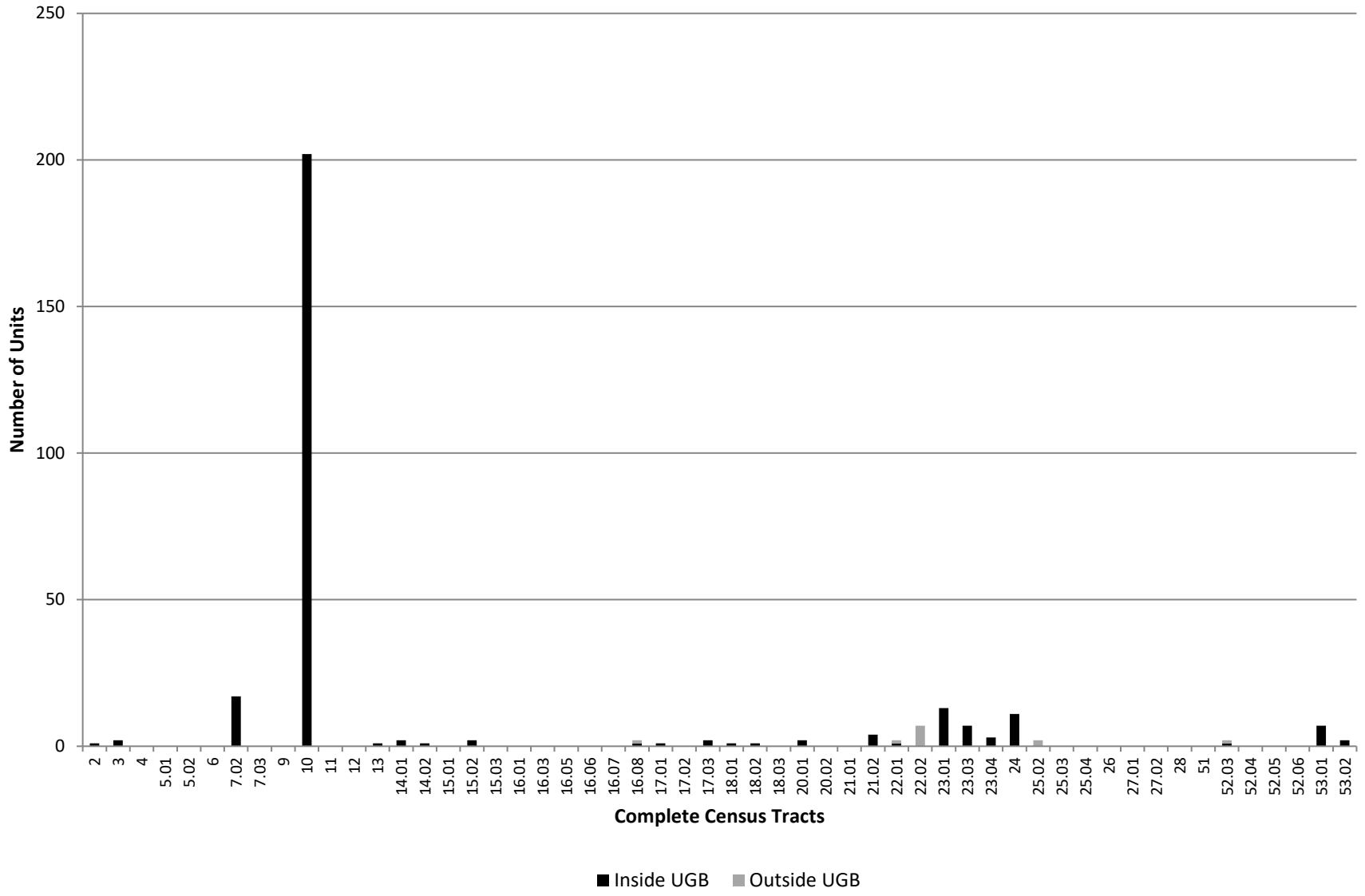




**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity  
First Quarter, 2022 (January through March)**

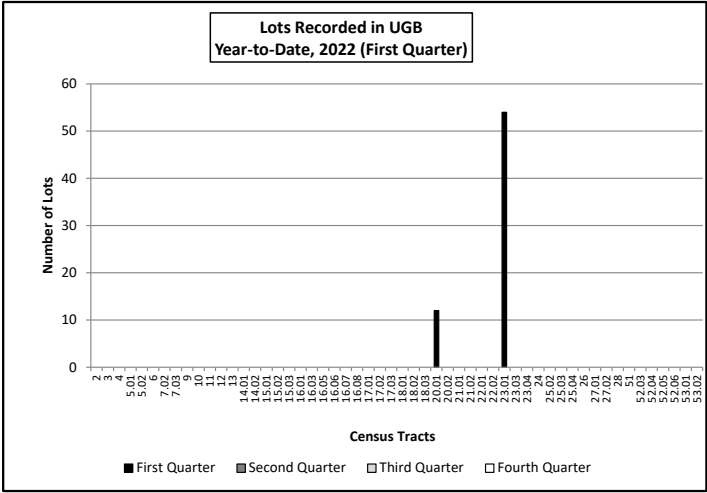
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2					1	1											1	1
3		2				2								2				2
4																		
5.01																		
5.02																		
6																		
7.02	4		12		1	17							4		12		1	17
7.03																		
9																		
10	25		177			202							25		177			202
11																		
12																		
13	1					1							1					1
14.01		2				2								2				2
14.02	1					1							1					1
15.01																		
15.02		2				2								2				2
15.03																		
16.01																		
16.03																		
16.05																		
16.06																		
16.07																		
16.08					1	1				1	1					1	1	2
17.01					1	1											1	1
17.02																		
17.03	2					2							2					2
18.01	1					1							1					1
18.02	1					1							1					1
18.03																		
20.01	2					2							2					2
20.02																		
21.01																		
21.02	2				2	4							2				2	4
22.01	1					1	1				1		2					2
22.02							7				7		7					7
23.01	13					13							13					13
23.03	7					7							7					7
23.04	3					3							3					3
24	10			1		11							10			1		11
25.02							2				2		2					2
25.03																		
25.04																		
26																		
27.01																		
27.02																		
28																		
51																		
52.03	1					1	1				1		2					2
52.04																		
52.05																		
52.06																		
53.01	5			1	1	7							5			1	1	7
53.02	2					2							2					2
<b>Total</b>	<b>81</b>	<b>6</b>	<b>189</b>	<b>2</b>	<b>7</b>	<b>285</b>	<b>11</b>			<b>1</b>	<b>12</b>	<b>92</b>	<b>6</b>	<b>189</b>	<b>3</b>	<b>7</b>	<b>297</b>	

# Residential Building Permit Activity First Quarter, 2022

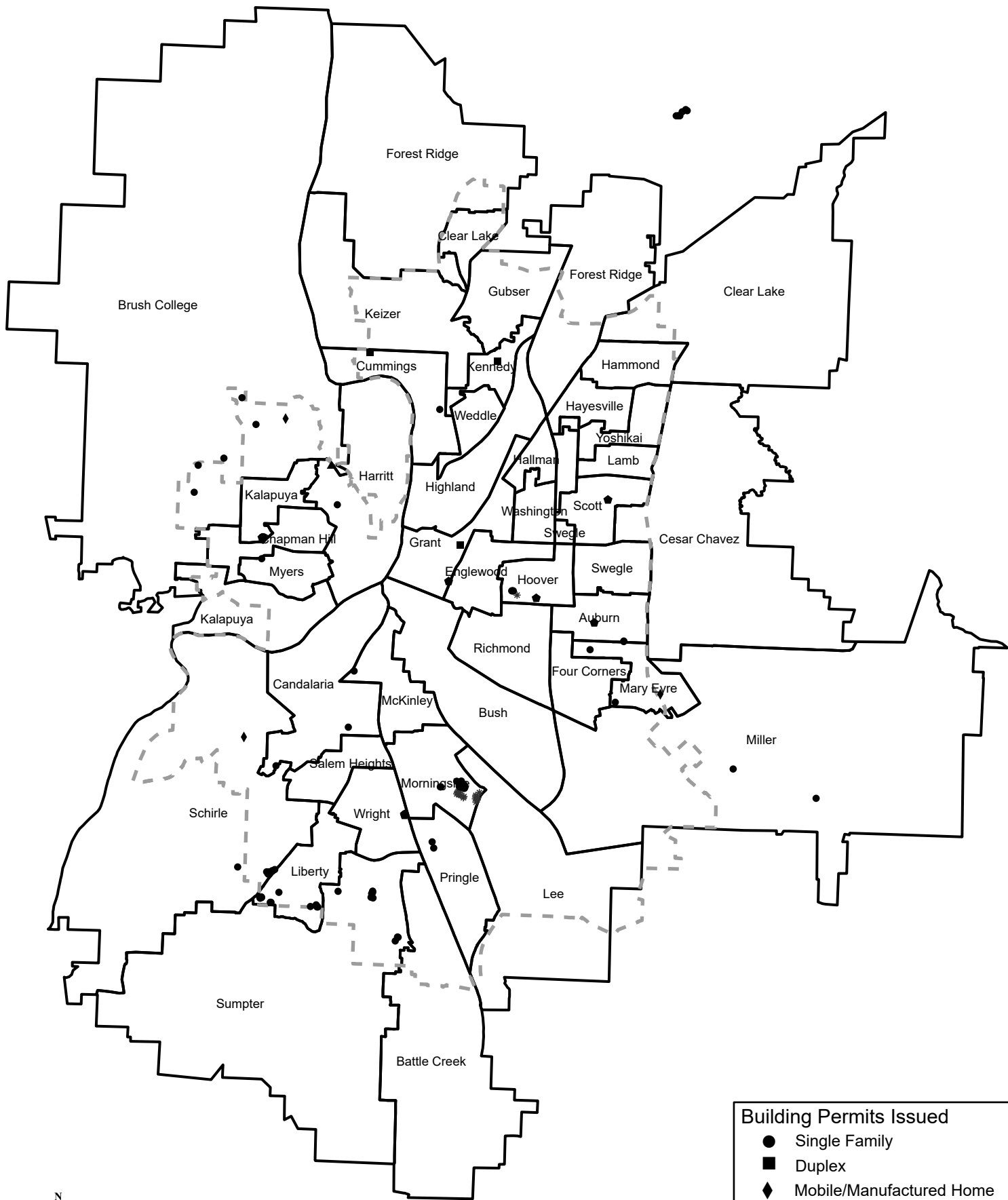


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer  
Urban Growth Boundary, January-December, 2022

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					0
3					0
4					0
5.01					0
5.02					0
6					0
7.02					0
7.03					0
9					0
10					0
11					0
12					0
13					0
14.01					0
14.02					0
15.01					0
15.02					0
15.03					0
16.01					0
16.03					0
16.05					0
16.06					0
16.07					0
16.08					0
17.01					0
17.02					0
17.03					0
18.01					0
18.02					0
18.03					0
20.01	12				12
20.02					0
21.01					0
21.02					0
22.01					0
22.02					0
23.01	54				54
23.03					0
23.04					0
24					0
25.02					0
25.03					0
25.04					0
26					0
27.01					0
27.02					0
28					0
51					0
52.03					0
52.04					0
52.05					0
52.06					0
53.01					0
53.02					0
<b>Total</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66</b>

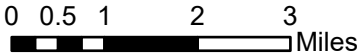


# Building Permits Issued by School Attendance Area First Quarter, 2022



**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  
First Quarter (January-March) 2022**

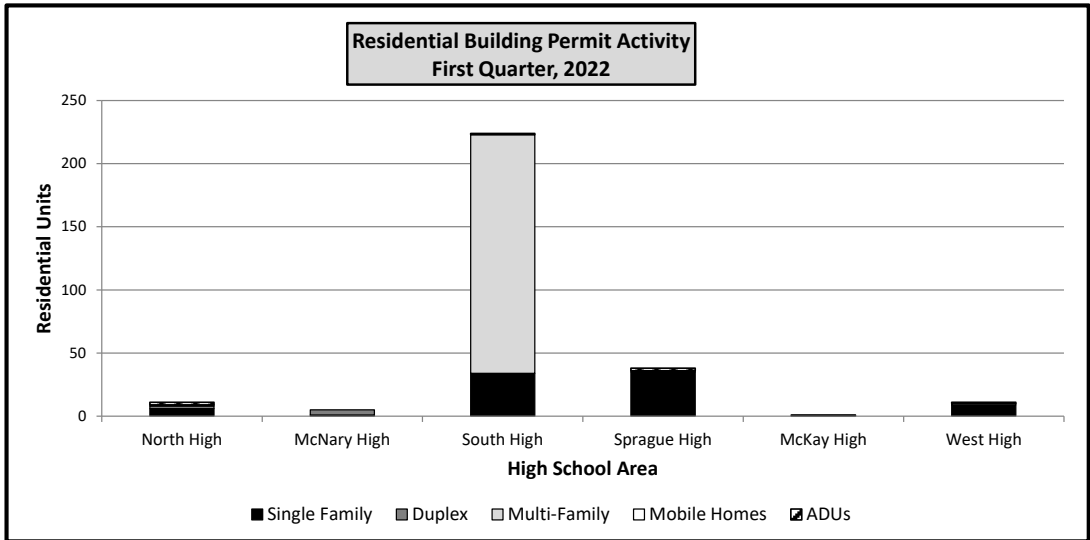
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	2				1	3
Engelwood						
Four Corners						
Grant		2			1	3
Highland						
Mary Eyre	2			1		3
Miller	2					2
<b>Total</b>	<b>6</b>	<b>2</b>		<b>1</b>	<b>2</b>	<b>11</b>
McNary High						
Clear Lake						
Cummings	1	2				3
Forest Ridge						
Gubser						
Keizer						
Kennedy		2				2
Weddle						
<b>Total</b>	<b>1</b>	<b>4</b>				<b>5</b>
South Salem High						
Bush						
Candalaria	2					2
Hoover	4		12		1	17
Lee						
McKinley	1					1
Morningside	25		177			202
Pringle	2					2
Richmond						
<b>Total</b>	<b>34</b>		<b>189</b>		<b>1</b>	<b>224</b>

Sprague High						
Battle Creek						
Liberty	13					13
Salem Heights						
Schirle	10			1		11
Sumpter	10					10
Wright	2				2	4
<b>Total</b>	<b>35</b>			<b>1</b>	<b>2</b>	<b>38</b>
McKay High						
Cesar Chavez						
Hallman						
Hammond						
Hayesville						
Lamb						
Scott					1	1
Swegle						
Washington						
Yoshikai						
<b>Total</b>					<b>1</b>	<b>1</b>
West Salem High						
Brush College	5			1		6
Chapman Hill						
Harritt						
Kalapuya	3				1	4
Myers	1					1
<b>Total</b>	<b>9</b>			<b>1</b>	<b>1</b>	<b>11</b>
<b>Total</b>	<b>85</b>	<b>6</b>	<b>189</b>	<b>3</b>	<b>7</b>	<b>290</b>

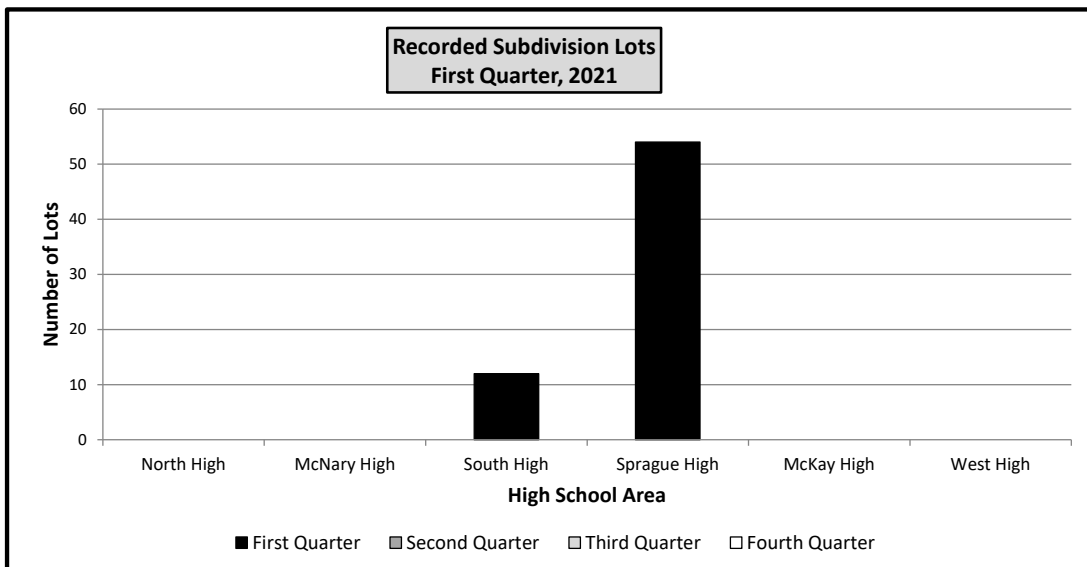
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	1	4				5
Crossler	33			1		34
Houck	6			1	1	8
Judson	4				2	6
Leslie	28		177			205
Parrish	4	2	12		2	20

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens						
Straub	8			1	1	10
Waldo					1	1
Walker	1					1
Whiteaker						
<b>Total</b>	<b>85</b>	<b>6</b>	<b>189</b>	<b>3</b>	<b>7</b>	<b>290</b>

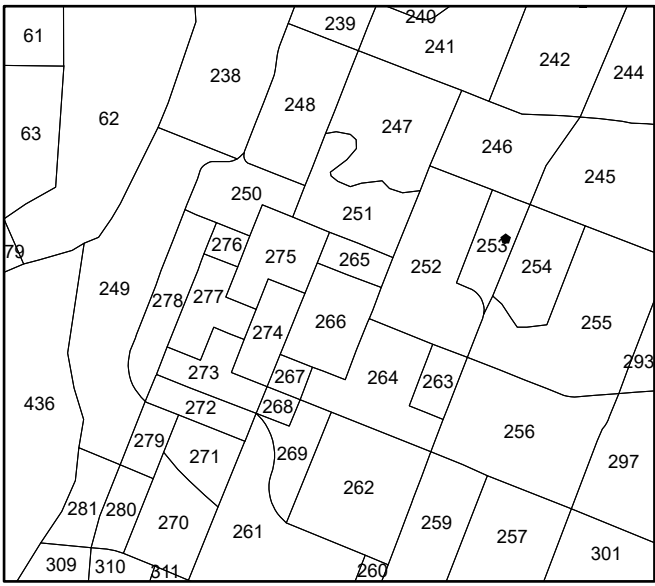


**Year-To-Date Recorded Subdivision Lot Activity  
By School Attendance Area  
First Quarter (January-March) 2021**

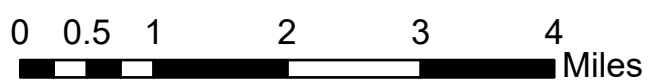
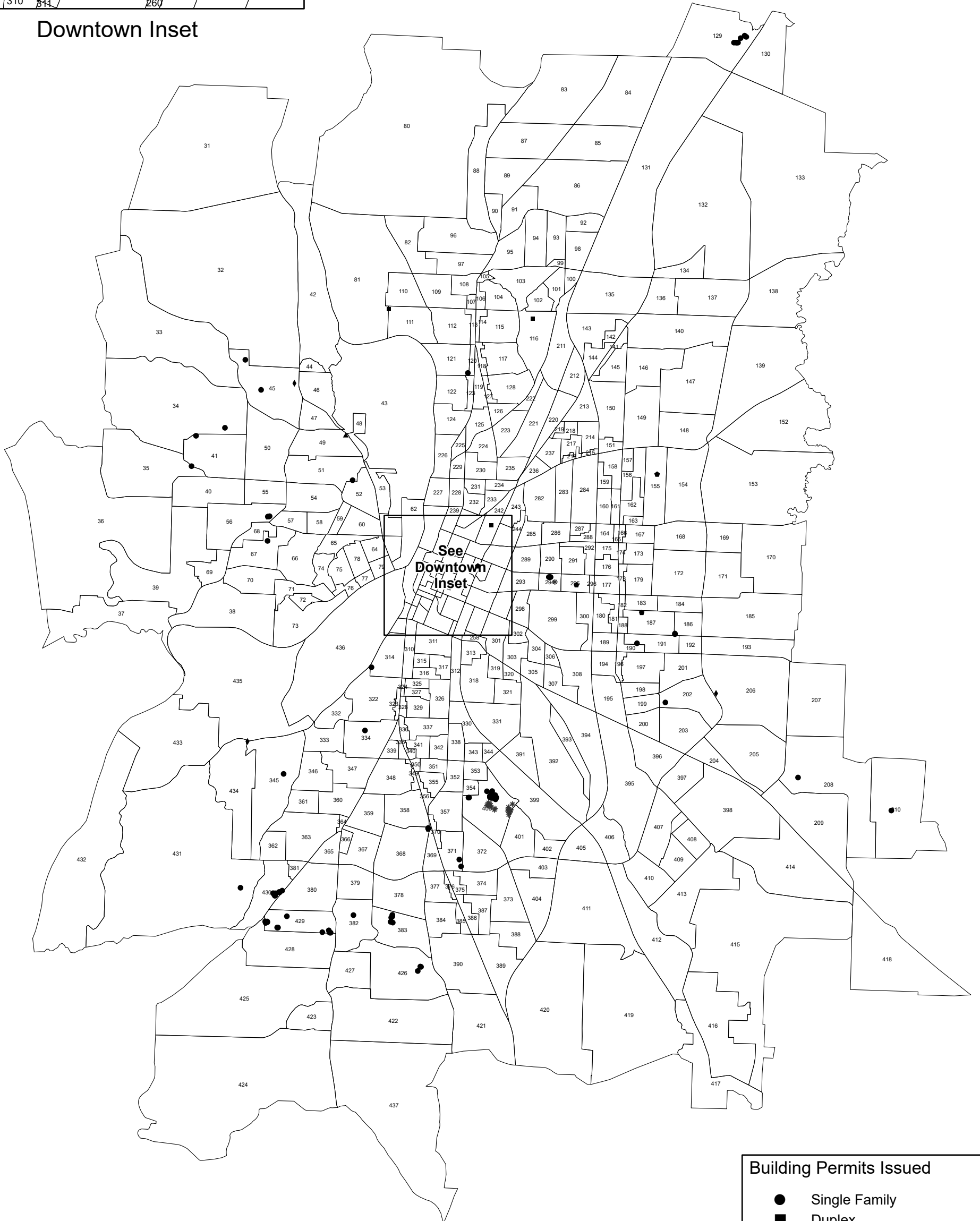
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
<b>North Salem High</b>							<b>Sprague High</b>					
Auburn							Battle Creek					
Engelwood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



# Building Permits Issued by Transportation Analysis Zone First Quarter, 2022



Downtown Inset



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

