

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

First Quarter 2023 (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.

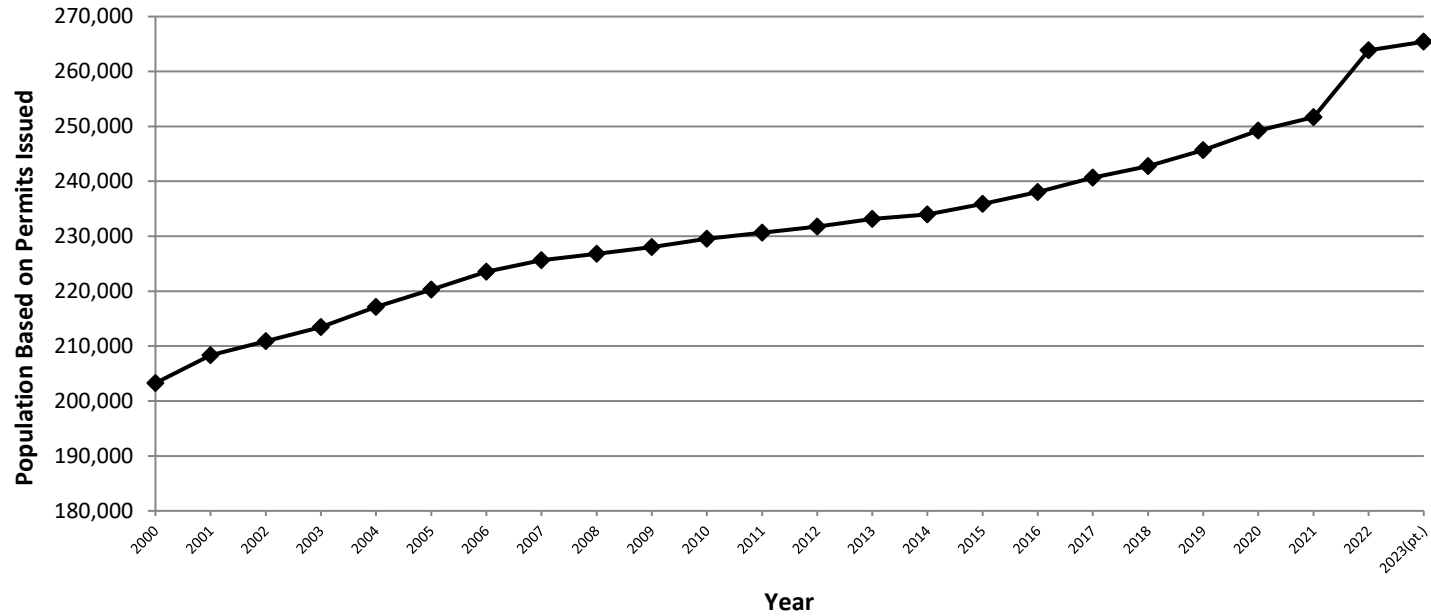
Census Tracts (CT) are the geographic unit which are the most stable, while the Transportation Analysis Zones (TAZ) and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the UGB (excluding Brooks).

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.

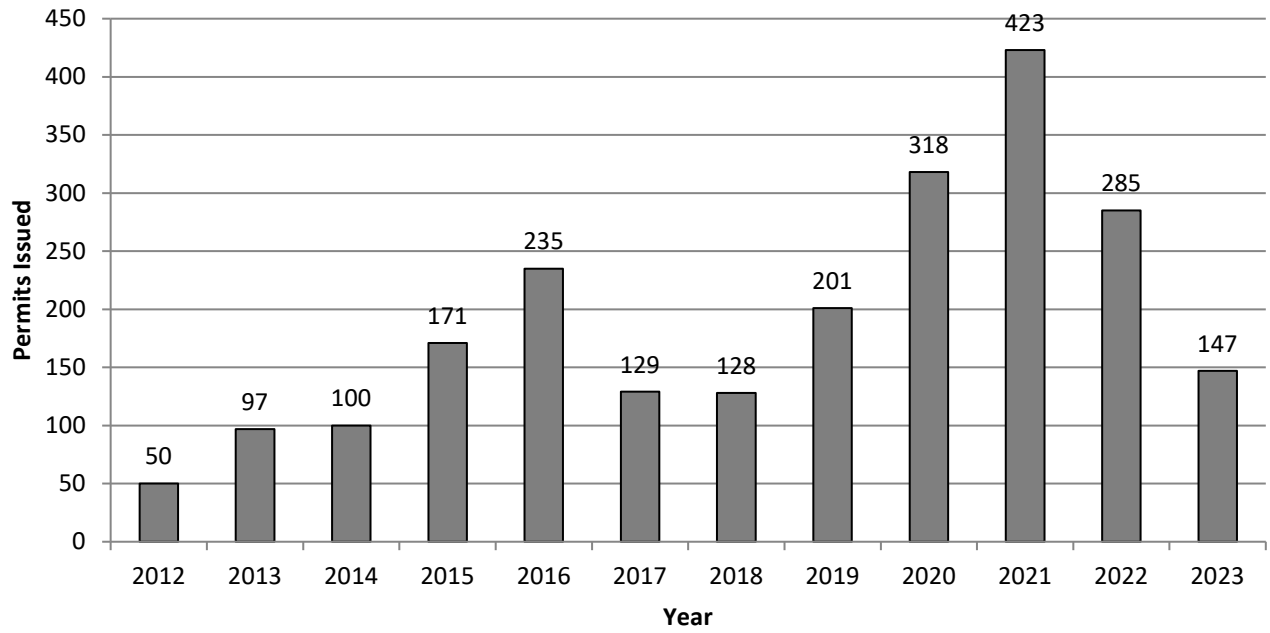
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2020 Census Population	Building Permits Issued by Year				Total Change in Units	Persons Per Unit	Population January 1, 2023
	2020	2021	2022	2023(pt.)			
256,785	1,044	928	1,201	147	3,320	2.6	265,417

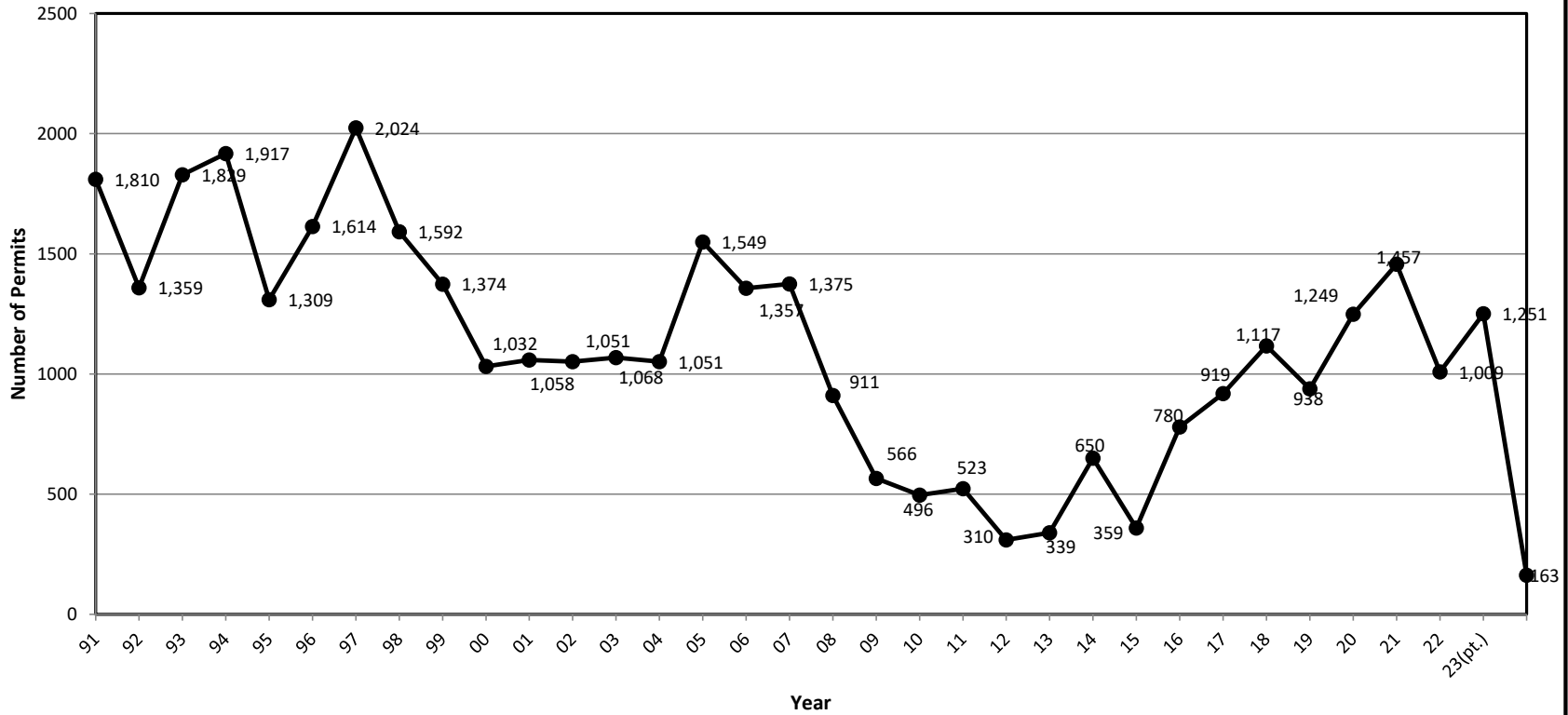
**Population Growth
Salem Urban Growth Boundary**



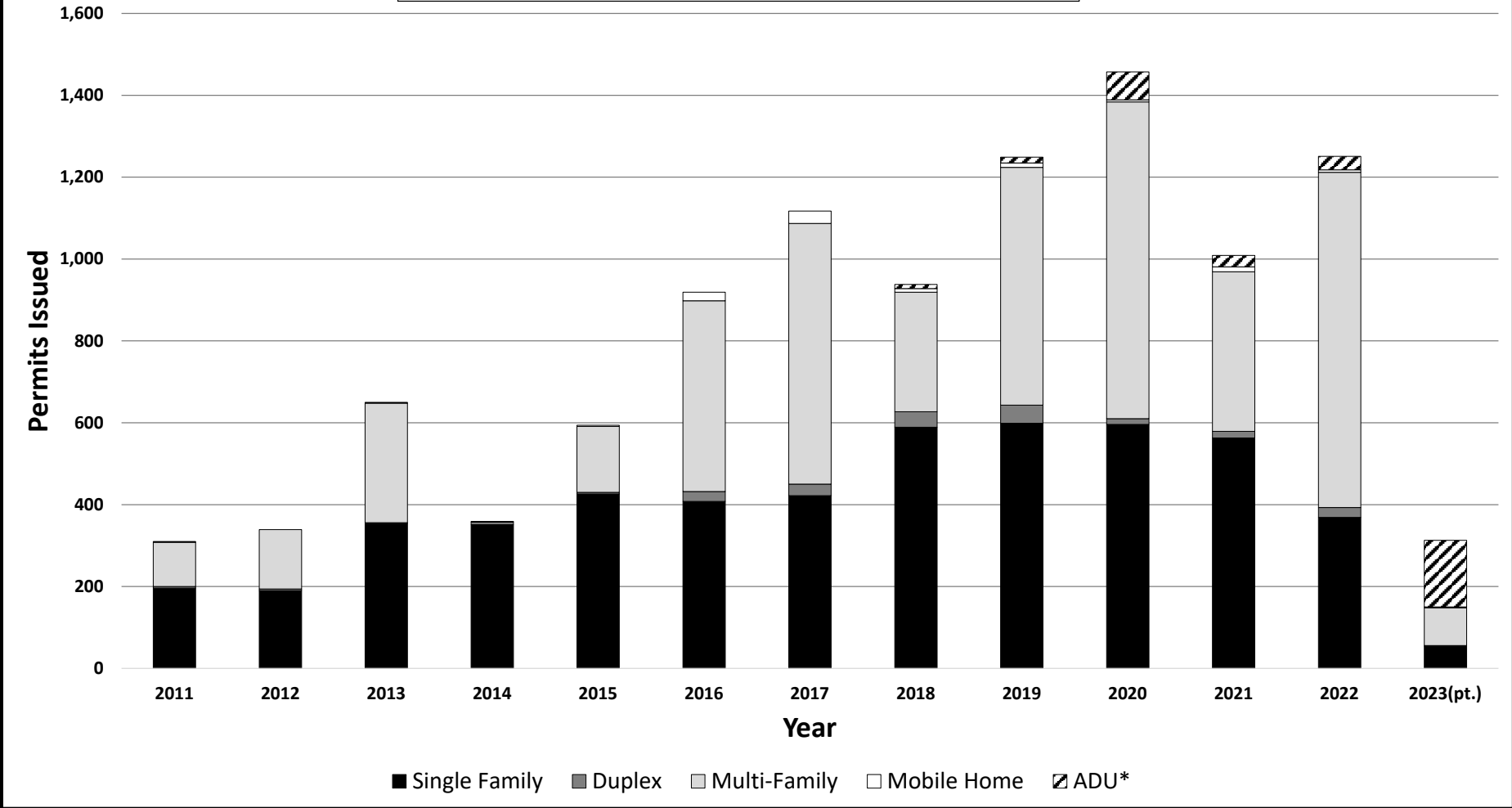
**Net Building Permits Issued in UGB
First Quarter Comparative, 2013-2023**



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

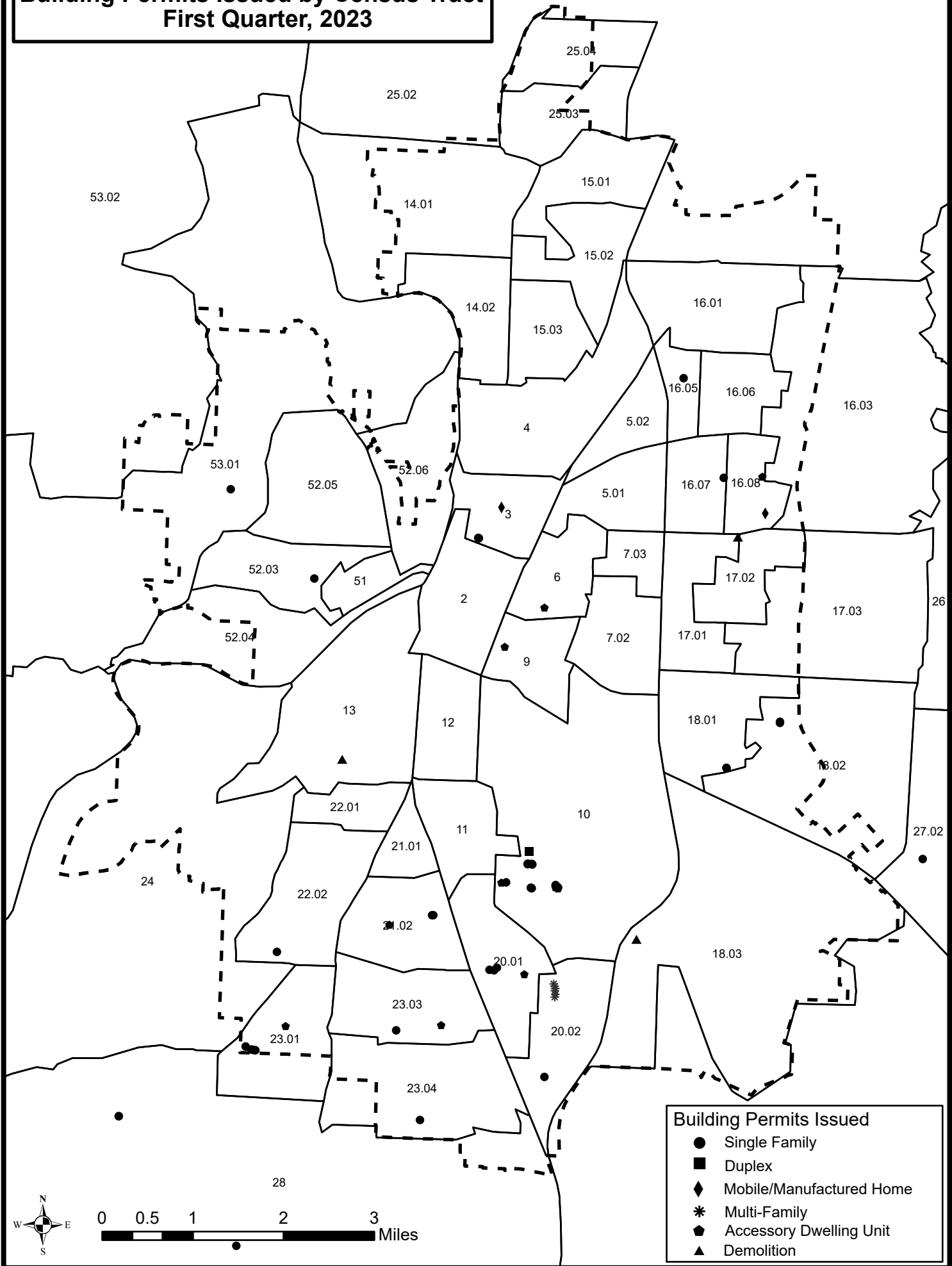


Building Permits by Type- Greater Salem Area First Quarter, 2013-2023



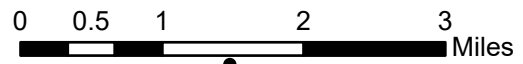
* ADU Category added in 2018.

Building Permits Issued by Census Tract First Quarter, 2023



Building Permits Issued

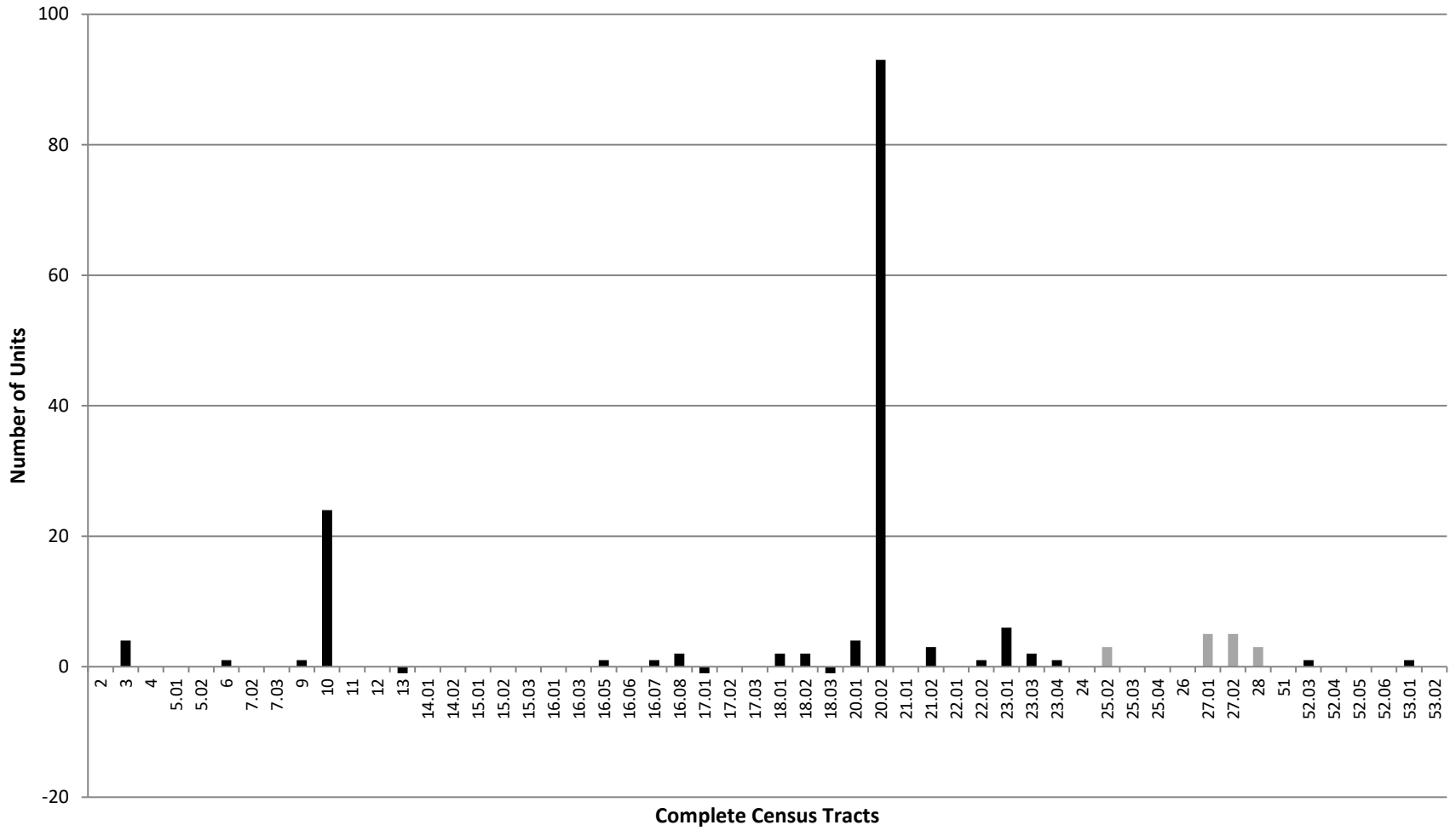
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
First Quarter, 2023 (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																		
3	3			1		4							3			1		4
4																		
5.01																		
5.02																		
6					1	1											1	1
7.02																		
7.03																		
9					1	1											1	1
10	16	2			6	24							16	2			6	24
11																		
12																		
13	-1					-1							-1					-1
14.01																		
14.02																		
15.01																		
15.02																		
15.03																		
16.01																		
16.03																		
16.05	1					1							1					1
16.06																		
16.07	1					1							1					1
16.08				1	1	2										1	1	2
17.01	-1					-1							-1					-1
17.02																		
17.03																		
18.01	2					2							2					2
18.02	2					2							2					2
18.03	-1					-1							-1					-1
20.01	3				1	4							3				1	4
20.02	1		92			93							1		92			93
21.01																		
21.02	2				1	3							2				1	3
22.01																		
22.02	1					1							1					1
23.01	5				1	6							5				1	6
23.03	1				1	2							1				1	2
23.04	1					1							1					1
24																		
25.02													3					3
25.03																		
25.04																		
26																		
27.01												5						5
27.02												5						5
28												3						3
51																		
52.03	1					1							1					1
52.04																		
52.05																		
52.06																		
53.01	1					1							1					1
53.02																		
Total	38	2	92	2	13	147	16				16		54	2	92	2	13	163

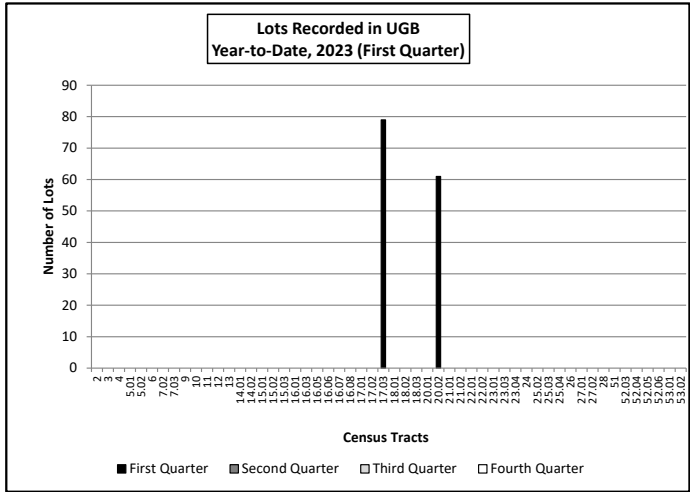
Residential Building Permit Activity First Quarter, 2023



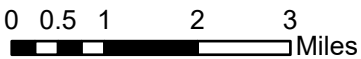
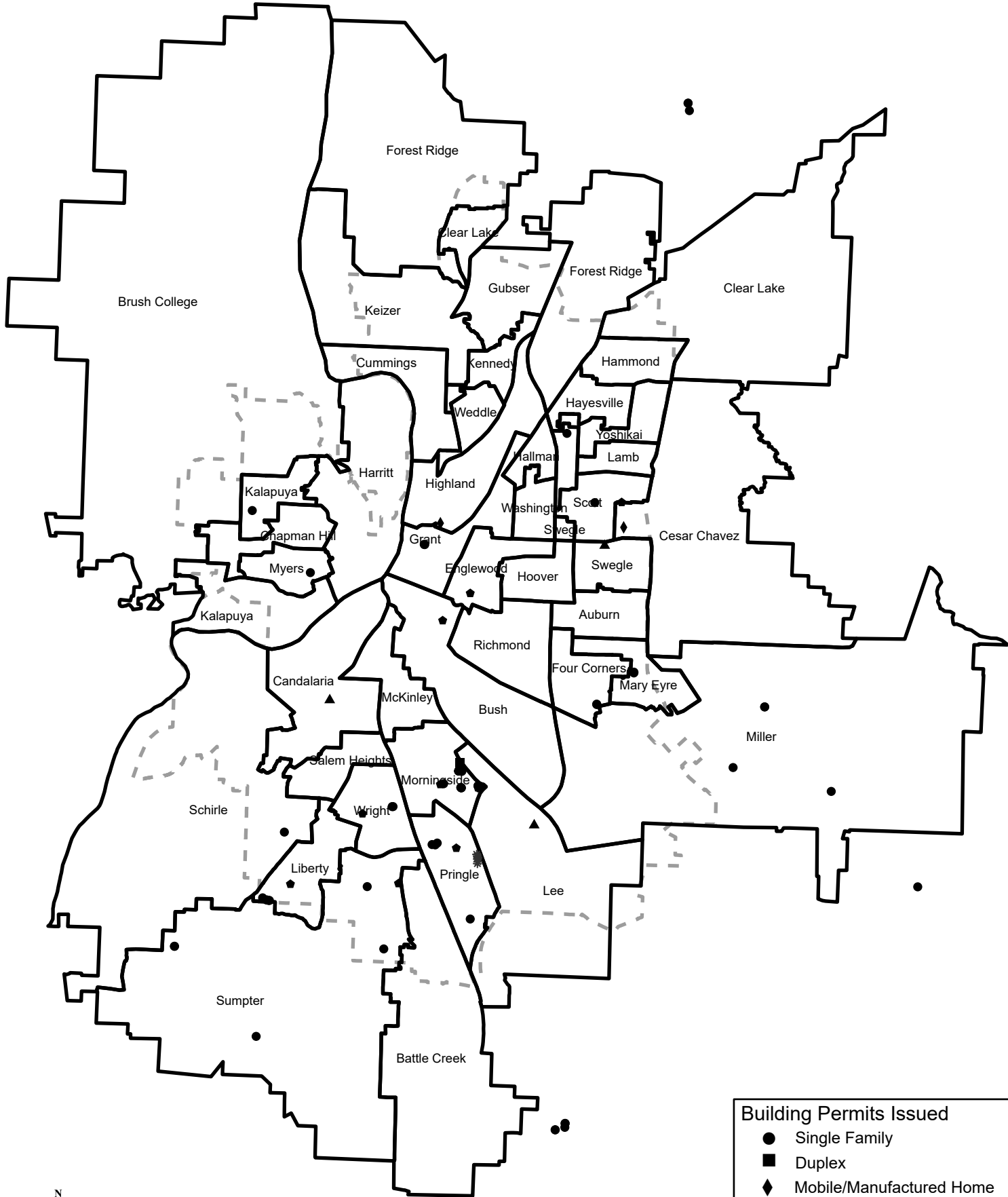
■ Inside UGB ■ Outside UGB

Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer
Urban Growth Boundary, January-December, 2023

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	79				79
18.01					0
18.02					0
18.03					0
20.01					0
20.02	61				61
21.01					0
21.02					0
22.01					0
22.02					0
23.01					0
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
Total	140	0	0	0	140



Building Permits Issued by School Attendance Area First Quarter, 2023



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) 2023**

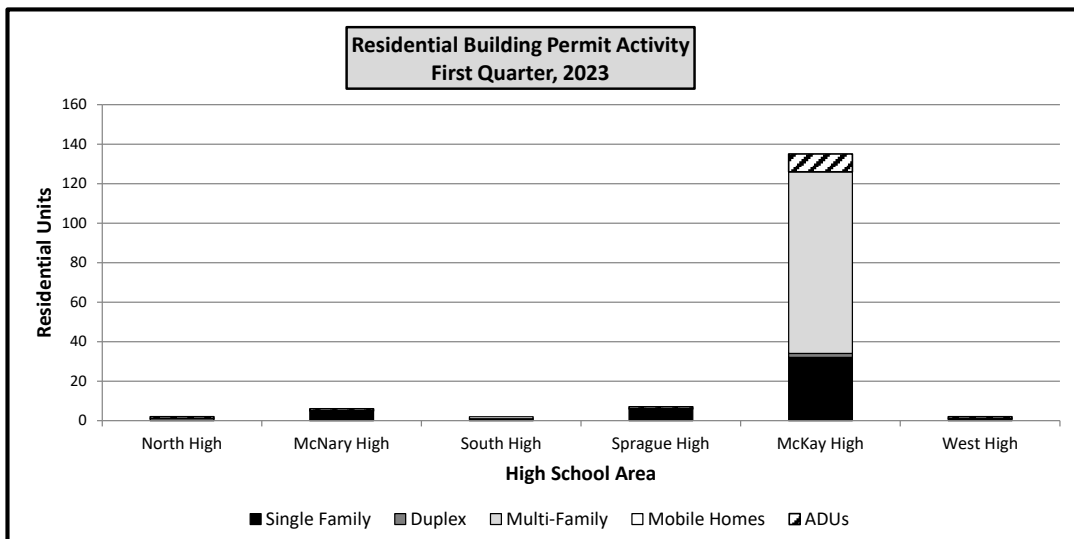
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
------------------------------------	------------------	--------------------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

North Salem High						
Auburn						
Engelwood						
Four Corners						
Grant					1	1
Highland	-1					-1
Mary Eyre	1			1		2
Miller						
Total				1	1	2
McNary High						
Clear Lake						
Cummings						
Forest Ridge					1	1
Gubser						
Keizer	2					2
Kennedy	3					3
Weddle						
Total	5				1	6
South Salem High						
Bush						
Candalaria						
Hoover						
Lee						
McKinley				1		1
Morningside						
Pringle	1					1
Richmond						
Total	1			1		2

Sprague High						
Battle Creek						
Liberty						
Salem Heights	-1					-1
Schirle	5				1	6
Sumpter	2					2
Wright						
Total	6				1	7
McKay High						
Cesar Chavez	4					4
Hallman	16	2			6	24
Hammond	1					1
Hayesville	4		92		1	97
Lamb						
Scott						
Swegle	1					1
Washington	1				1	2
Yoshikai	5				1	6
Total	32	2	92		9	135
West Salem High						
Brush College	-1					-1
Chapman Hill						
Harritt						
Kalapuya	2				1	3
Myers						
Total	1				1	2
Total	45	2	92	2	13	154

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek						
Crossler	11				2	13
Houck	8					8
Judson	5		92		2	99
Leslie	15	2			7	24
Parrish	3			1	1	5

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens				1		1
Straub	1					1
Waldo	1				1	2
Walker	1					1
Whiteaker						
Total	45	2	92	2	13	154

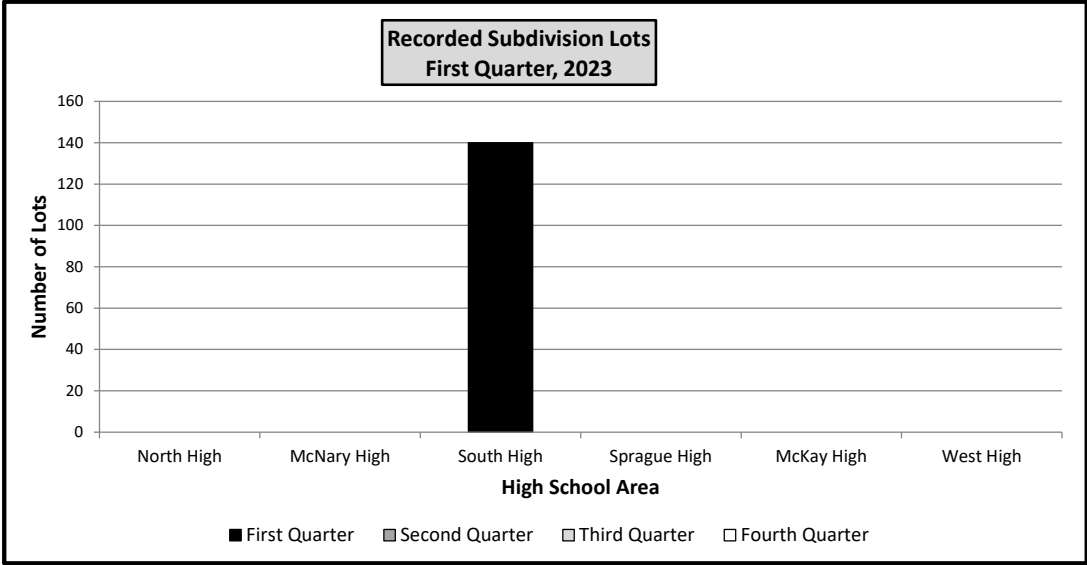


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
First Quarter (January-March) 2023**

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					
Auburn					
Engelwood					
Four Corners					
Grant					
Highland					
Mary Eyre					
Miller					
Total					
McNary High					
Clear Lake					
Cummings					
Forest Ridge					
Gubser					
Keizer					
Kennedy					
Weddle					
Total					
South Salem High					
Bush					
Candalaria					
Hoover					
Lee	60				60
McKinley					
Morningside	80				80
Pringle					
Richmond					
Total	140				140

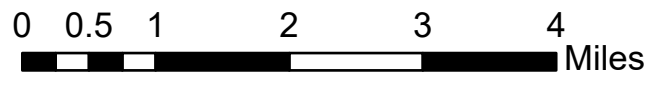
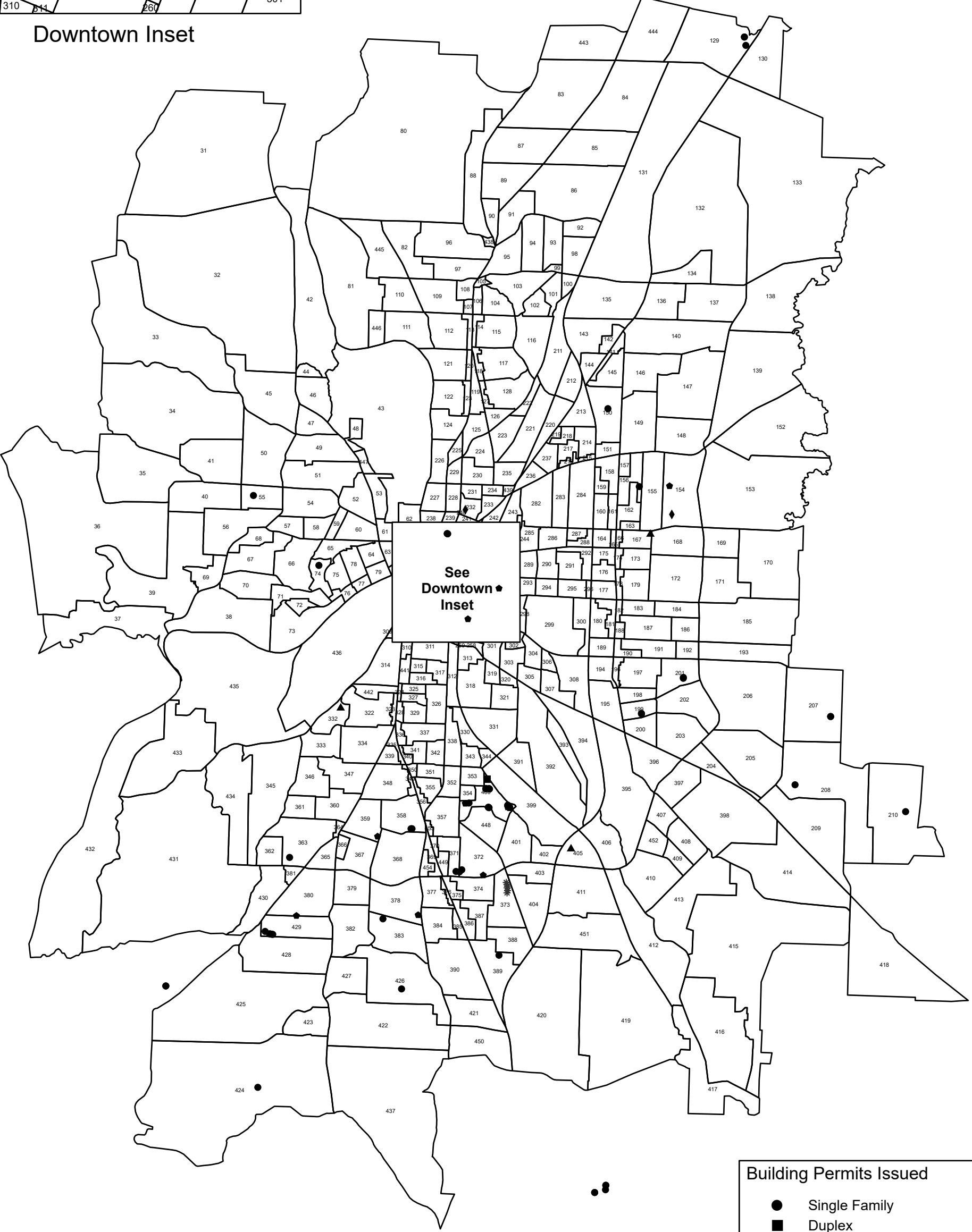
Sprague High					
Battle Creek					
Liberty					
Salem Heights					
Schirle					
Sumpter					
Wright					
Total					
McKay High					
Cesar Chavez					
Hammond					
Hayesville					
Lamb					
Scott					
Swegle					
Washington					
Yoshikai					
Total					
West Salem High					
Brush College					
Chapman Hill					
Hallman					
Harritt					
Kalapuya					
Myers					
Total					
Total	140				140



Building Permits Issued by Transportation Analysis Zone First Quarter, 2023



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
First Quarter (January-March) 2023

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							137							243							349						
32							138							244							350						
33							139							245							351						
34							140							246							352						
35							141							247							353						
36							142							248							354						
37							143							249							355						
38							144							250							356						
39							145							251							357						
40							146							252							358	2			2		
41							147							253							359			1	1		
42							148							254							360						
43							149							255							361						
44							150	1				1		256							362						
45							151							257							363	1			1		
46							152							258							364						
47							153							259				1	1		365						
48							154				1	1	2	260							366						
49							155							261							367						
50							156	1				1		262							368						
51							157							263							369						
52							158							264							370						
53							159							265							371	1			1		
54							160							266							372	2		1	3		
55	1					1	161							267							373			92	92		
56							162							268							374						
57							163							269							375						
58							164							270							376						
59							165							271							377						
60							166							272							378			1	1		
61							167	-1				-1		273							379						
62							168							274							380			1	1		
63							169							275							381						
64							170							276							382						
65							171							277							383	1			1		
66							172							278							384						
67							173							279							385						
68							174							280							386						
69							175							281							387						
70							176							282							388						
71							177							283							389	1			1		
72							178							284							390						
73							179							285							391						
74	1					1	180							286							392						
75							181							287							393						
76							182							288							394						
77							183							289							395						
78							184							290							396						
79							185							291							397						
80							186							292							398						
81							187							293				1	1		399						
82							188							294							400	16	2		6 24		
83							189							295							401						
84							190							296							402						
85							191							297							403						
86							192							298							404						
87							193							299							405	-1			-1		
88							194							300							406						
89							195							301							407						
90							196							302							408						
91							197							303							409						
92							198							304							410						
93							199	2				2		305							411						
94							200							306							412						
95							201	2				2		307							413						
96							202							308							414						
97							203							309							415						
98							204							310							416						
99							205							311							417						
100							206							312							418						
101							207	2				2		313							419						
102							208	1				1		314							420						
103							209							315							421						
104							210	1				1		316							422						
105							211							317							423						
106							212							318							424	1			1		
107							213							319							425						
108							214							320							426	1			1		
109							215							321							427						
110							216							322							428						
111							217							323							429	5			5		
112							218							324							430						
113							219							325							431						
114							220							326							432						
115							221							327							433						
116							222							328							434						
117							223							329							435						
118							224							330							436						
119							225							331							437						
120							226							332	-1						438				-1		
121							227							333							439						
122							228							334							440						
123							229							335							441						
124							230							336							442						
125							231							337							443						
126							232				1	1		338							444						