

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

Third Quarter 2021 (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 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.

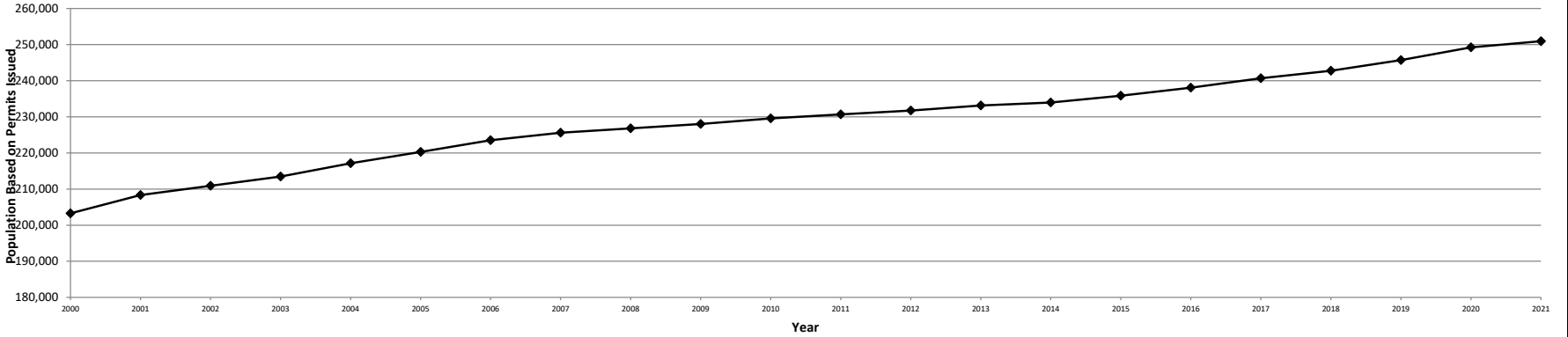
Census Tracts and Census Tract Data

Census tract data in this report are reported for 2010 census tracts in order to preserve comparability between reports in calendar year 2021. Beginning with the first quarter report of 2022, census tract data will be reported for 2020 census tracts.

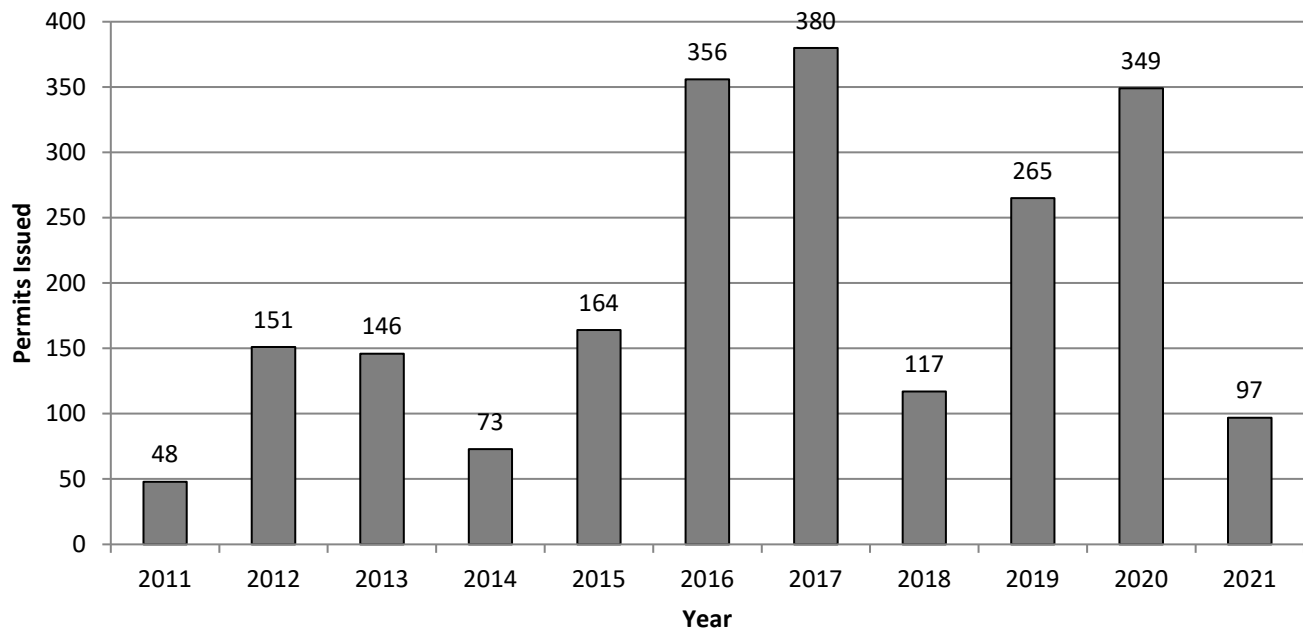
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2010 Census Population	Building Permits Issued by Year												Total Change in Units	Persons Per Unit	Population July 1, 2021
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021			
229,147	391	283	320	548	318	725	843	1,014	798	1,126	1,362	656	8,384	2.6	250,945

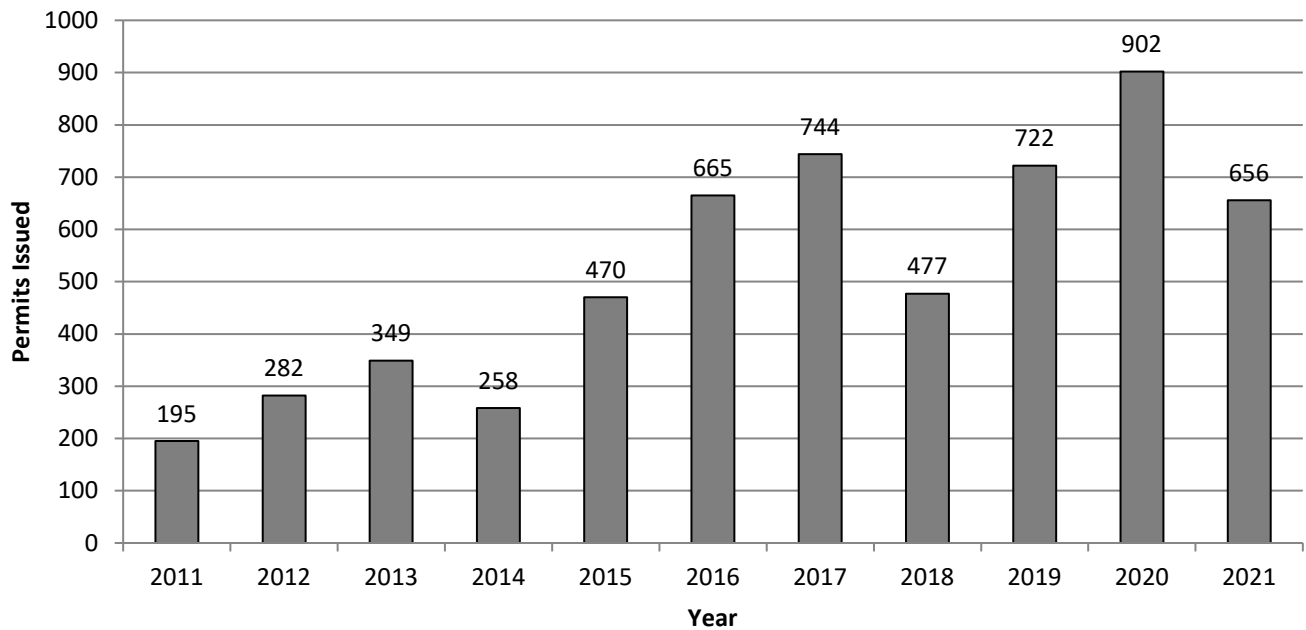
**Population Growth
Salem Urban Growth Boundary**



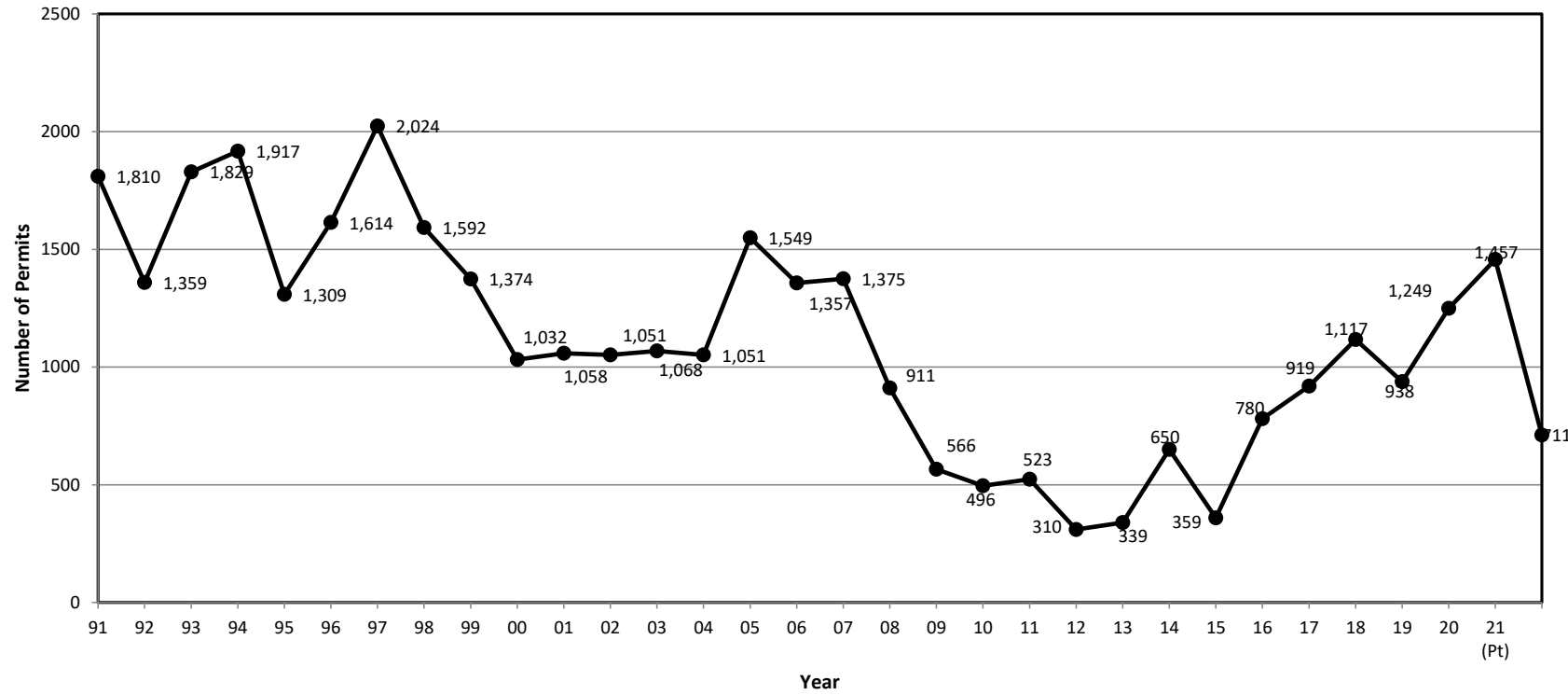
**Net Building Permits Issued in UGB
Third Quarter Comparative, 2011-2021**



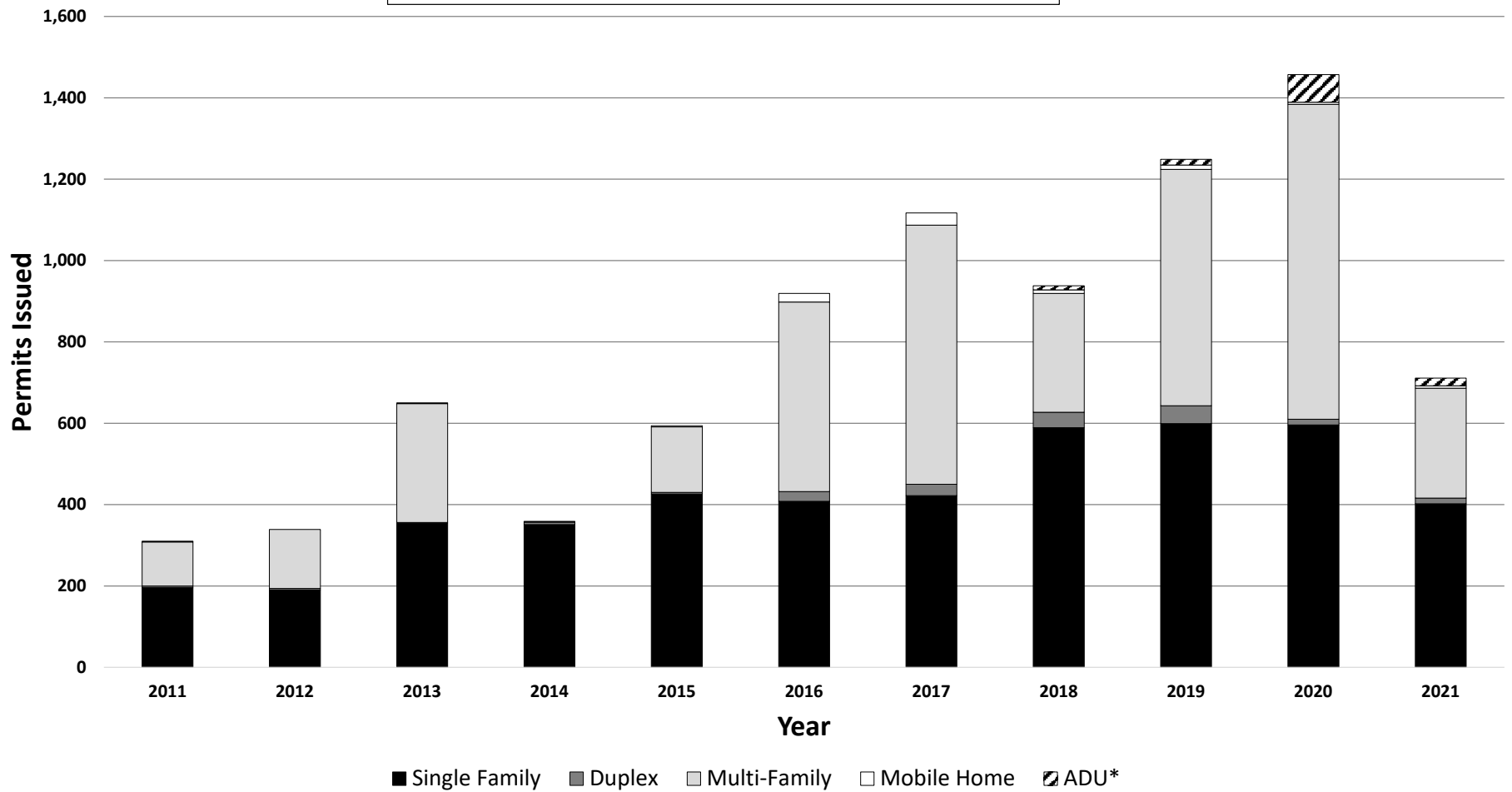
**Net Building Permits Issued in UGB
Third Quarter Cumulative, 2010-2020**



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

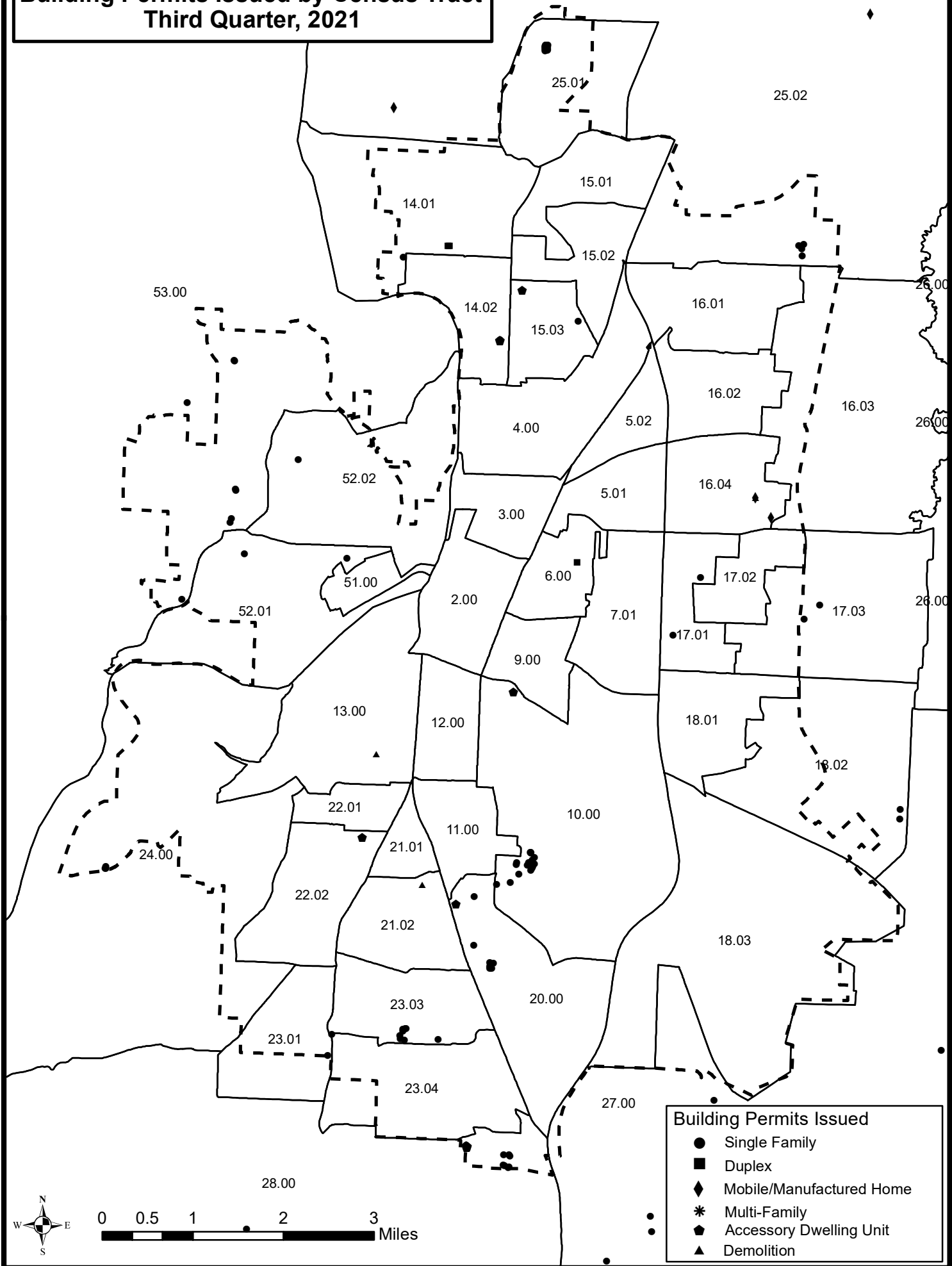


**Building Permits by Type- Greater Salem Area
Third Quarter, 2011-2021**



* ADU Category added in 2018.

Building Permits Issued by Census Tract Third Quarter, 2021



Building Permits Issued

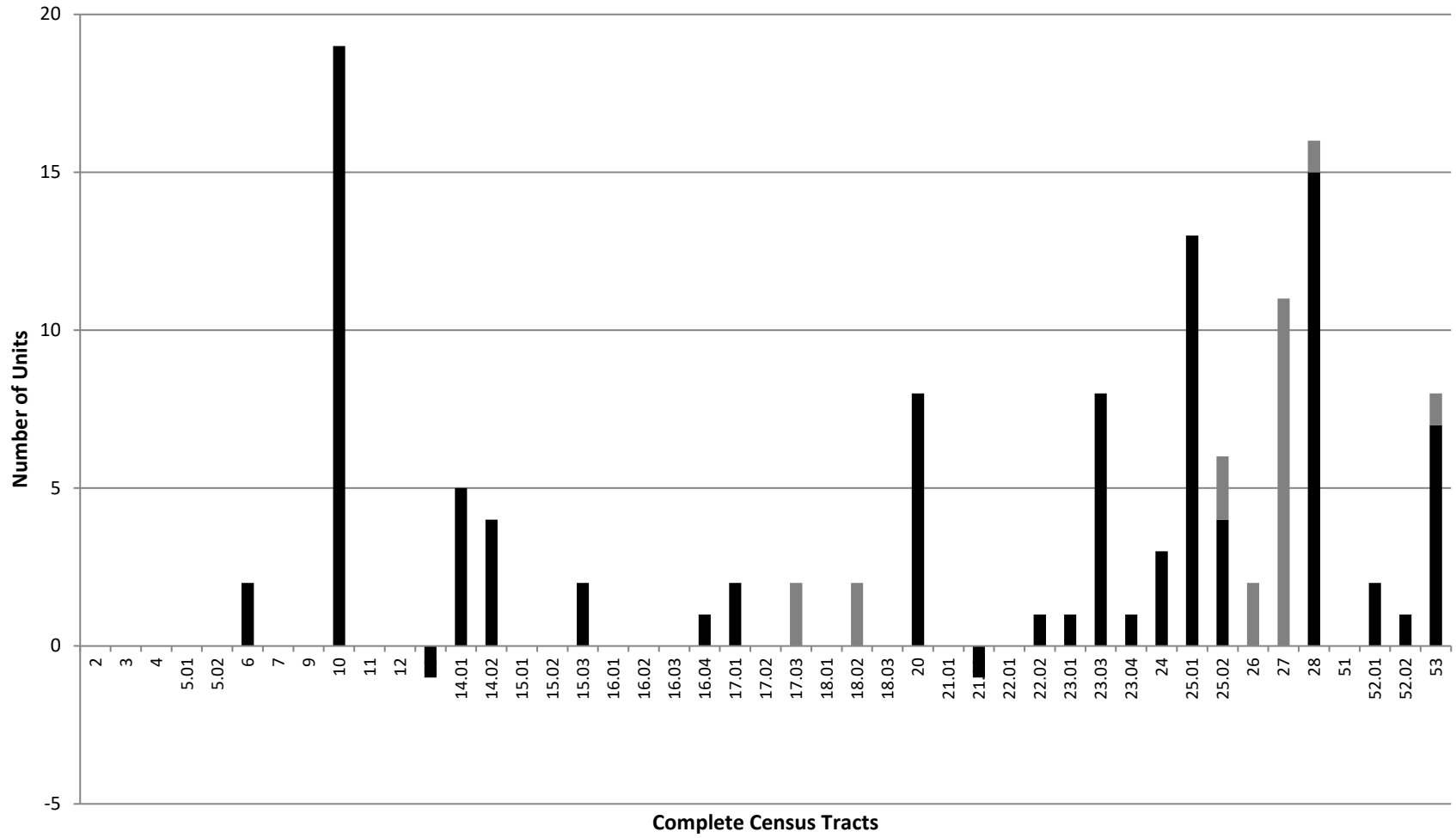
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ◆ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Third Quarter, 2021 (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																		
3																		
4																		
5.01																		
5.02																		
6		2				2								2				2
7.01																		
9																		
10	18				1	19							18				1	19
11																		
12																		
13	-1					-1							-1					-1
14.01	1	4				5							1	4				5
14.02	2				2	4							2			2		4
15.01																		
15.02																		
15.03	1				1	2							1				1	2
16.01																		
16.02																		
16.03																		
16.04	-1			2		1							-1			2		1
17.01	2					2							2					2
17.02																		
17.03							2				2		2					2
18.01																		
18.02							2				2		2					2
18.03																		
20	7				1	8							7				1	8
21.01																		
21.02	-1					-1							-1					-1
22.01																		
22.02					1	1											1	1
23.01	1					1							1					1
23.03	8					8							8					8
23.04	1					1							1					1
24	3					3							3					3
25.01	13					13							13					13
25.02	4					4				2	2		4			2		6
26							2				2		2					2
27							10			1	11		10			1		11
28	11				4	15	1				1		12				4	16
51																		
52.01	2					2							2					2
52.02	1					1							1					1
53	7					7	1				1		8					8
Total	79	6		2	10	97	18			3	21		97	6		5	10	118

Residential Building Permit Activity Third Quarter, 2021

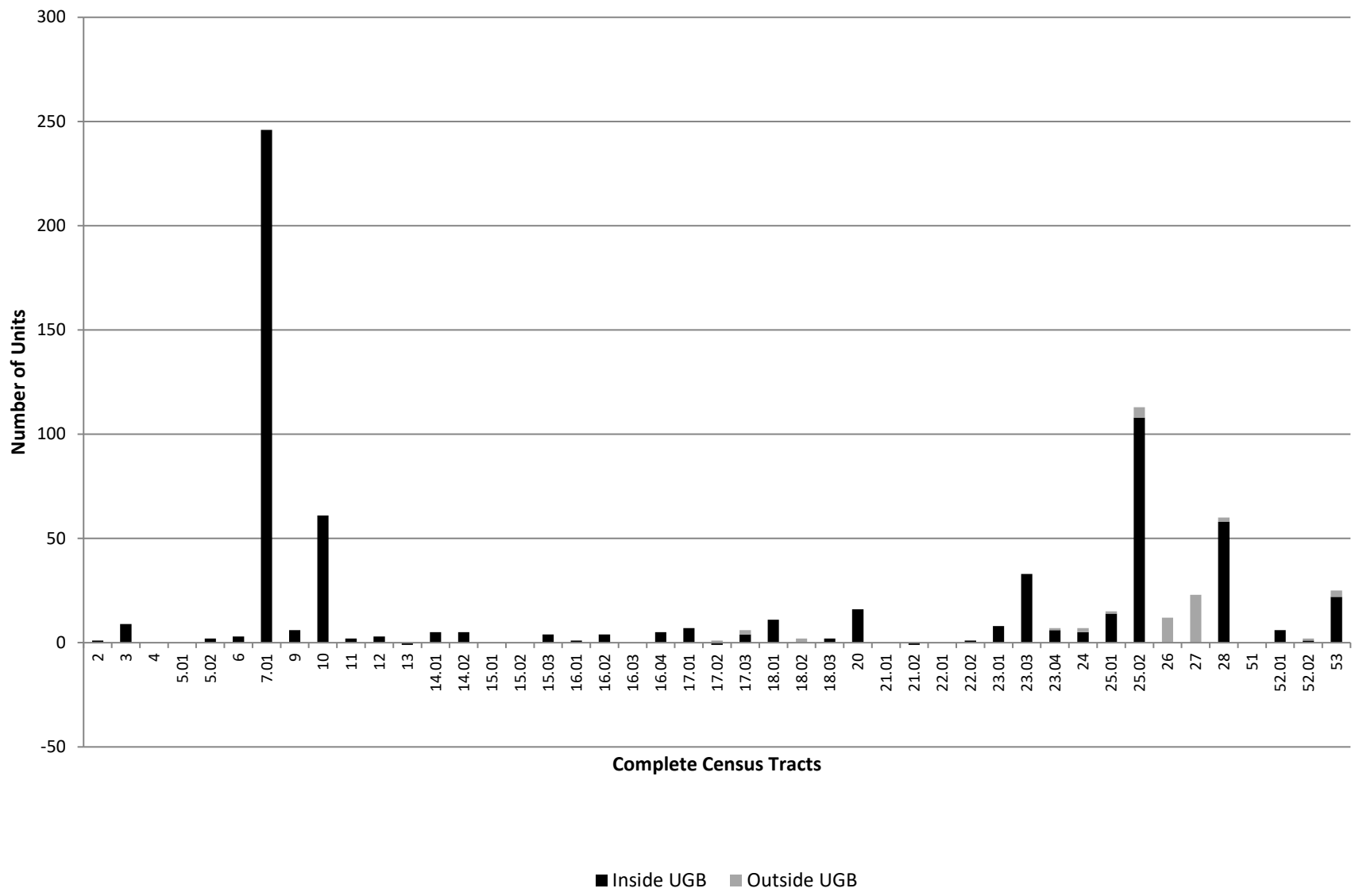


■ Inside UGB ■ Outside UGB

**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Third Quarter Cumulative, 2021 (January through September)**

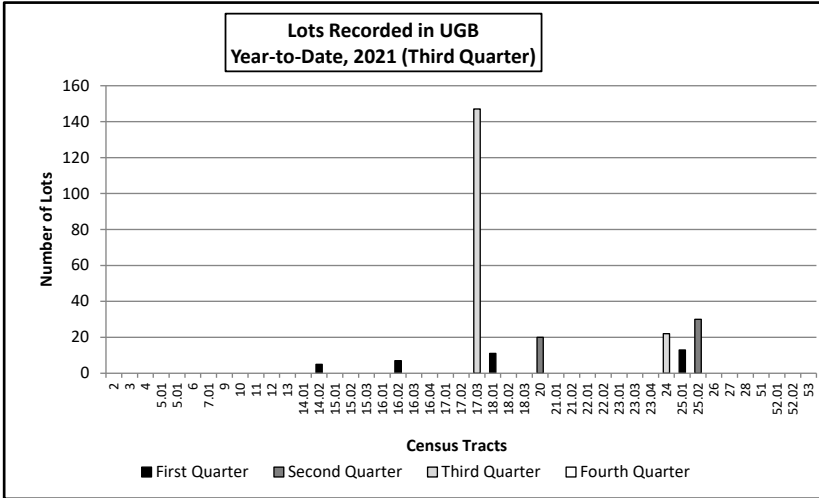
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2	1					1							1					1
3	1		6		2	9							1		6		2	9
4																		
5.01																		
5.02	2					2							2					2
6		2			1	3								2			1	3
7			246			246									246			246
9			6			6									6			6
10	48	2	6		5	61							48	2	6		5	61
11	2					2							2					2
12		2			1	3								2			1	3
13	-1					-1							-1					-1
14.01	1	4				5							1	4				5
14.02	3				2	5							3				2	5
15.01																		
15.02																		
15.03	1	2			1	4							1	2			1	4
16.01	1					1							1					1
16.02	4					4							4					4
16.03																		
16.04	3			2		5							3			2		5
17.01	6				1	7							6				1	7
17.02	-1					-1	1				1							-1
17.03	4					4	2					2	6					6
18.01	11					11							11					11
18.02							2					2	2					2
18.03		2				2								2				2
20	15				1	16							15				1	16
21.01																		
21.02	-1					-1							-1					-1
22.01																		
22.02					1	1											1	1
23.01	8					8							8					8
23.03	33					33							33					33
23.04	6					6	1				1		7					7
24	5					5	2				2		7					7
25.01	14					14	1				1		15					15
25.02	108					108	3			2	5		111			2		113
26							12				12		12					12
27							22			1	23		22			1		23
28	48		6		4	58	2				2		50		6		4	60
51																		
52.01	5			1		6							5			1		6
52.02	1					1	1				1		2					2
53	22					22	3				3		25					25
Total	350	14	270	3	19	656	52			3	55		402	14	270	6	19	711

Residential Building Permit Activity Third Quarter Cumulative, 2021 (January-September)

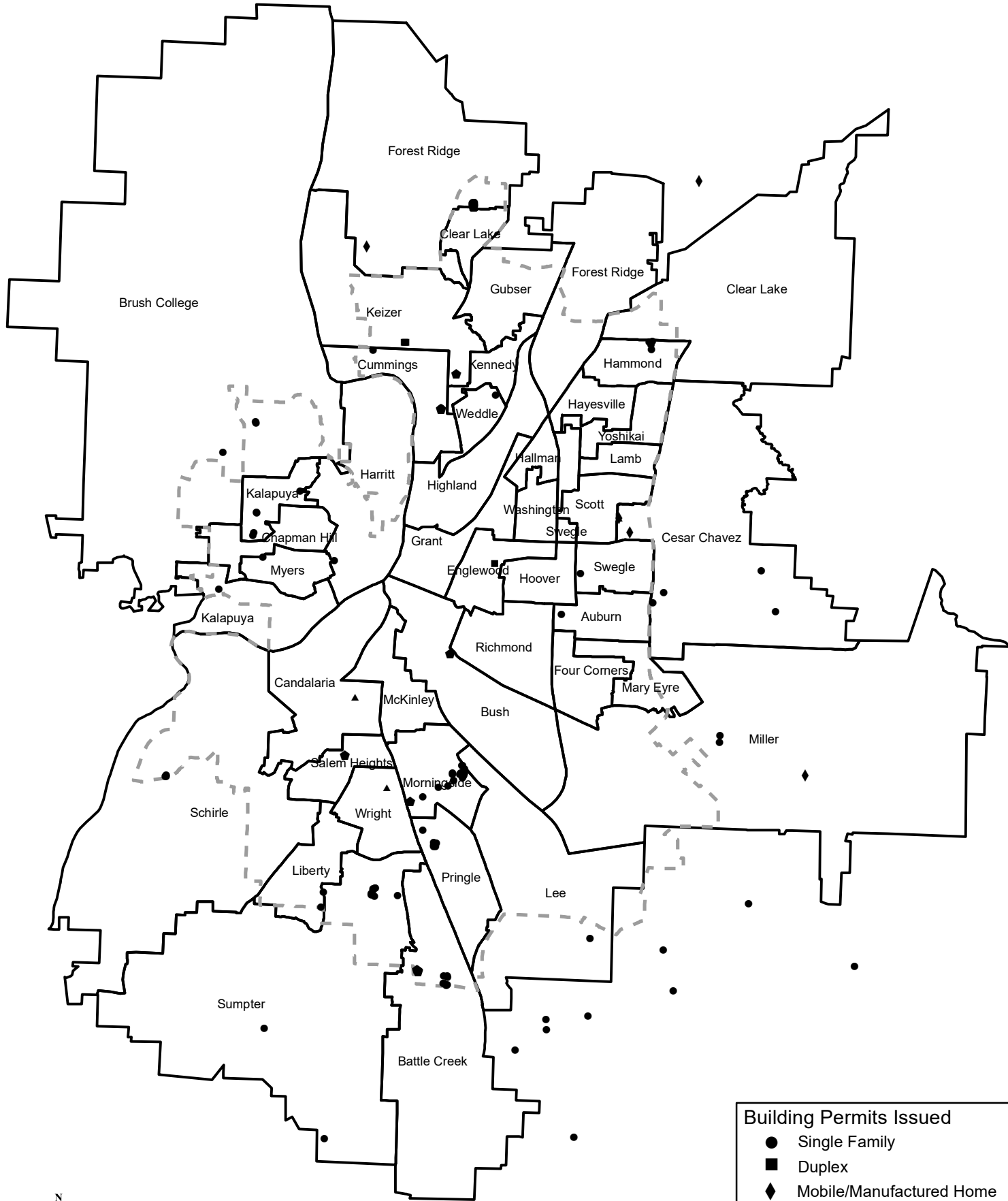


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2021

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					
11					
12					
13					
14.01					
14.02	5				5
15.01					
15.02					
15.03					
16.01					
16.02	7				7
16.03					
16.04					
17.01					
17.02					
17.03			147		147
18.01	11				11
18.02					
18.03					
20		20			20
21.01					
21.02					
22.01					
22.02					
23.01					
23.03					
23.04					
24			22		22
25.01	13				13
25.02		30			30
26					
27					
28					
51					
52.01					
52.02					
53					
Total	36	50	169		255

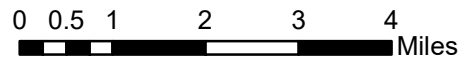


Building Permits Issued by School Attendance Area Third Quarter, 2021



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) 2021**

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	1					1
Engelwood		2				2
Four Corners						
Grant						
Highland						
Mary Eyre						
Miller	2			1		3
Total	3	2		1		6

McNary High						
Clear Lake						
Cummings	3				2	5
Forest Ridge	13			1		14
Gubser						
Keizer		4			1	5
Kennedy						
Weddle	1					1
Total	17	4		1	3	25

South Salem High						
Bush					1	1
Candalaria	-1					-1
Hoover						
Lee	1					1
McKinley						
Morningside	19				1	20
Pringle	6					6
Richmond						
Total	25				2	27

Sprague High						
Battle Creek	11				4	15
Liberty	1					1
Salem Heights					1	1
Schirle	3					3
Sumpter	11					11
Wright	-1					-1
Total	25				5	30

McKay High						
Cesar Chavez	3				2	5
Hallman						
Hammond	4					4
Hayesville						
Lamb						
Scott						
Swegle	1					1
Washington						
Yoshikai						
Total	8				2	10

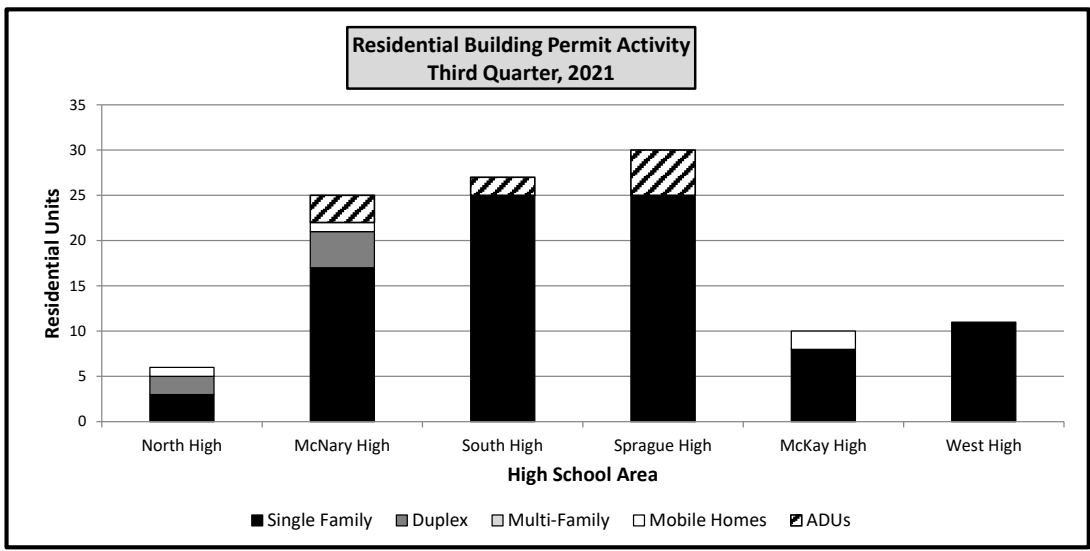
West Salem High						
Brush College	3					3
Chapman Hill						
Harritt	1					1
Kalapuya	6					6
Myers	1					1
Total	11					11

Total	89	6	4	10	109
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Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	4	4			3	11
Crossler	15				1	16
Houck	3			1		4
Judson	17				4	21
Leslie	18				2	20
Parrish		2				2

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	7			2		9
Straub	8					8
Waldo	1					1
Walker	3					3
Whiteaker	13			1		14

Total	89	6	4	10	109
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**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
Third Quarter Cumulative (January-September) 2021**

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	3					3
Engelwood		2			1	3
Four Corners	11					11
Grant	1		6		1	8
Highland	1				1	2
Mary Eyre	4					4
Miller	3	2		1		6
Total	23	4	6	1	3	37

McNary High						
Clear Lake						
Cummings	4	2			2	6
Forest Ridge	14			1		15
Gubser	1					1
Keizer		4			1	4
Kennedy						
Weddle	1					1
Total	20	6		1	3	27

South Salem High						
Bush		2	6		1	8
Candalaria	3					3
Hoover			246			246
Lee	1					1
McKinley					1	1
Morningside	51	2	6		5	59
Pringle	14					14
Richmond						
Total	69	4	258		7	331

Sprague High						
Battle Creek	48		6		4	58
Liberty	8					8
Salem Heights					1	1
Schirle	8					8
Sumpter	42					42
Wright	-1					-1
Total	105		6		5	116

McKay High						
Cesar Chavez	10			2		12
Hallman						
Hammond	108					108
Hayesville	1					1
Lamb						
Scott	4					4
Swegle	2				1	3
Washington	2					2
Yoshikai						
Total	127			2	1	130

West Salem High						
Brush College	10					10
Chapman Hill	1					1
Harritt						
Kalapuya	16			1		17
Myers	3					3
Total	30			1		31

Total	374	14	270	5		672
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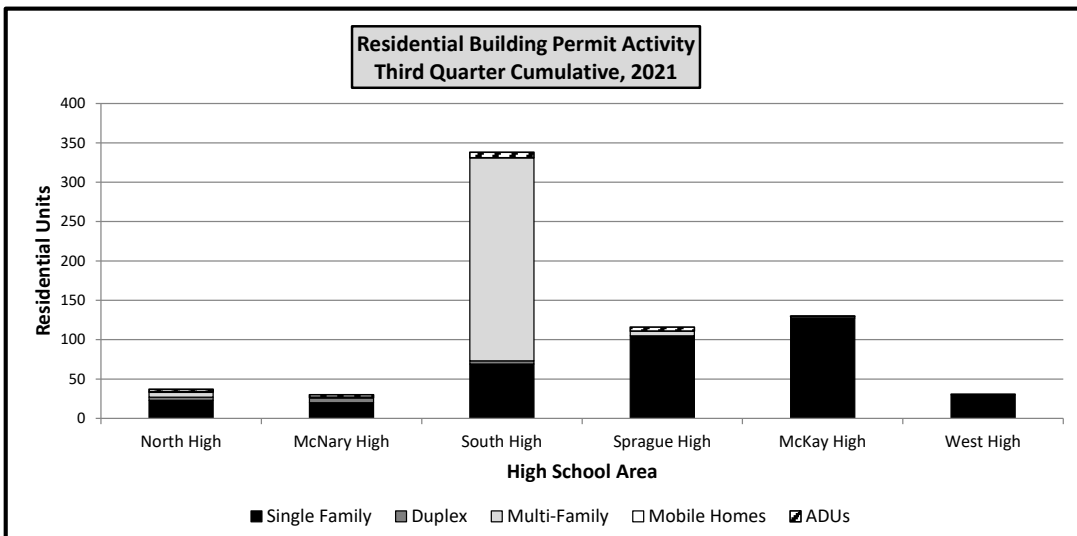
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
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Claggett Creek	5	6			3	14
Crossler	58				1	59
Houck	21	2		1		24
Judson	62		6		4	72
Leslie	54	4	12		7	77
Parrish	2	2	252		3	259

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
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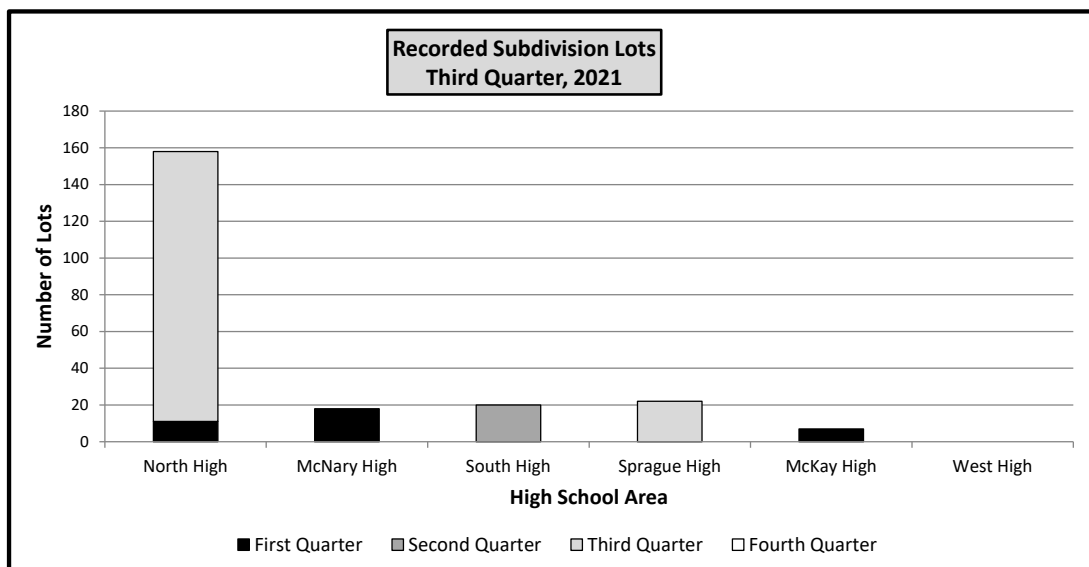
Stephens	115			2		117
Straub	23					23
Waldo	12				1	13
Walker	7			1		8
Whiteaker	15			1		16

Total	374	14	270	5	19	682
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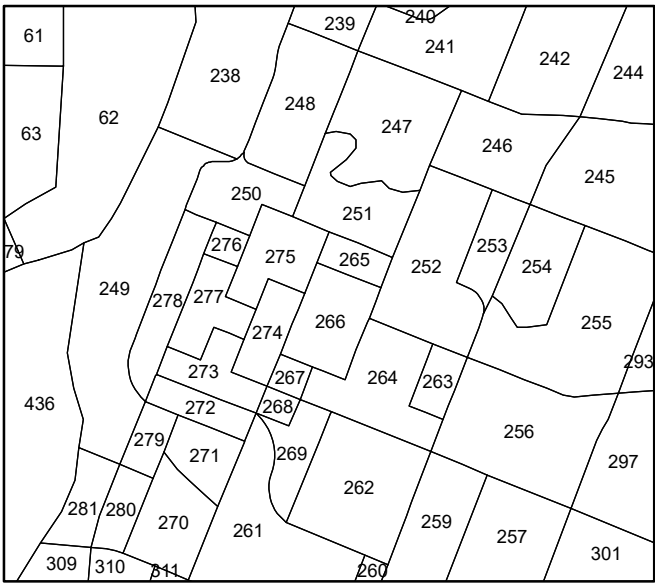


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Third Quarter (July-September) 2021**

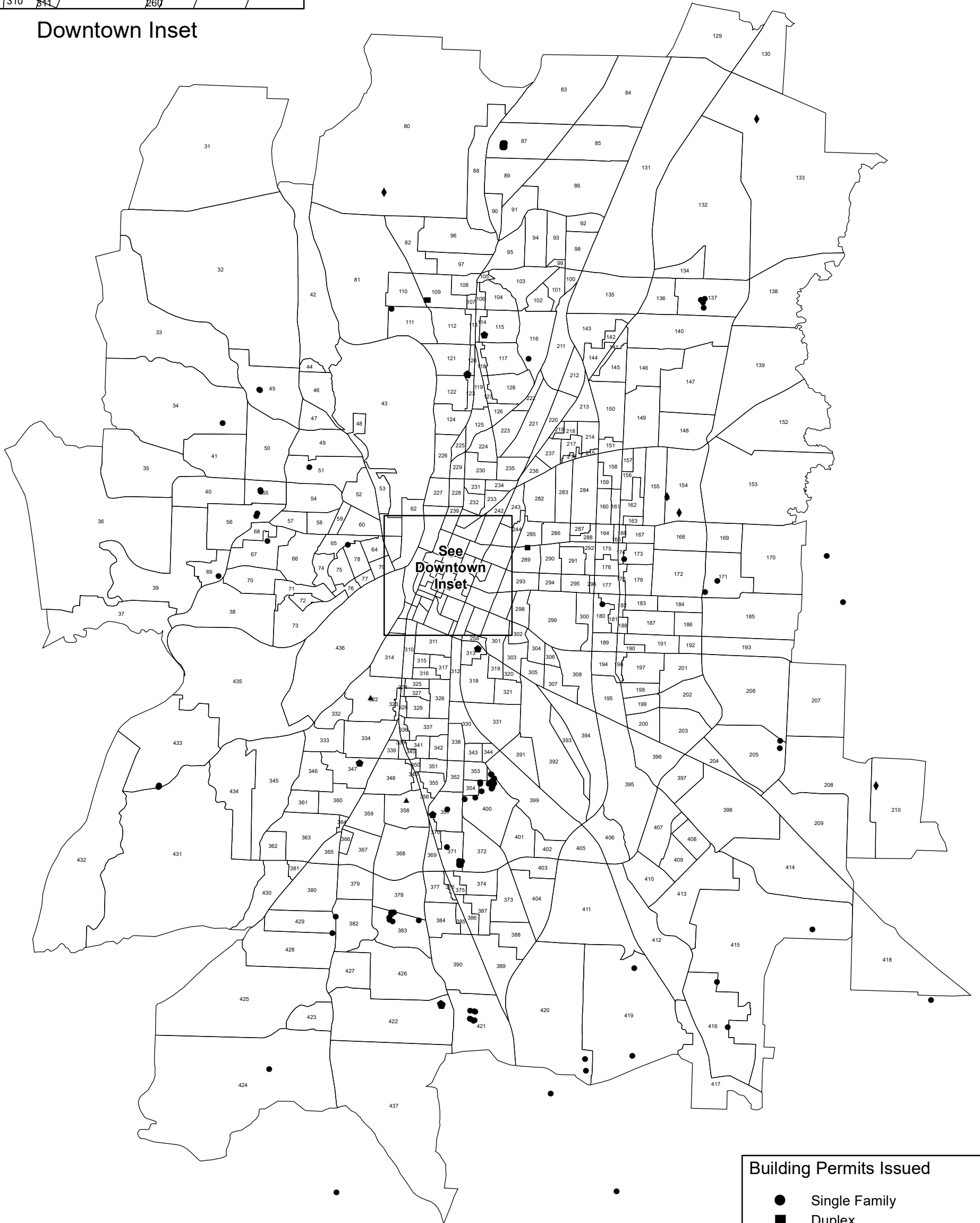
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn			147		147		Battle Creek					
Engelwood							Liberty					
Four Corners	11				11		Salem Heights					
Grant							Schirle			22		22
Highland							Sumpter					
Mary Eyre							Wright					
Miller							Total			22		22
Total	11		147		158		McKay High					
McNary High							Cesar Chavez	7				7
Clear Lake							Hammond					
Cummings	5				5		Hayesville					
Forest Ridge	13				13		Lamb					
Gubser							Scott					
Keizer							Swegle					
Kennedy							Washington					
Weddle							Yoshikai					
Total	18				18		Total	7				7
South Salem High							West Salem High					
Bush							Brush College					
Candalaria							Chapman Hill					
Hoover							Hallman					
Lee							Harritt					
McKinley							Kalapuya					
Morningside							Myers					
Pringle		20			20		Total					
Richmond							Total					
Total		20			20		Total	36	20	169		225



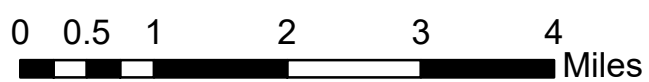
Building Permits Issued by Transportation Analysis Zone Third Quarter, 201



Downtown Inset



See
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) 2021

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		
33							135							237											339		
34	1					1	136							238											340		
35							137	4				4		239											341		
36							138							240											342		
37							139							241											343		
38							140							242											344		
39							141							243											345		
40							142							244											346		
41							143							245										1	1		
42							144							246											348		
43							145							247											349		
44							146							248											350		
45	2					2	147							249											351		
46							148							250											352		
47							149							251											353		
48							150							252											354		
49							151							253											355		
50							152							254											356		
51	1					1	153							255									1	2			
52							154	-1			2	1		256									1	-1			
53							155							257											359		
54							156							258											360		
55	2					2	157							259											361		
56	2					2	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					1	167							269										6	6		
66							168							270											372		
67	1					1	169							271											373		
68							170							272											374		
69	1					1	171	2				2		273											375		
70							172							274											376		
71							173	1				1		275											377		
72							174							276											378		
73							175							277											379		
74							176							278											380		
75							177							279											381		
76							178							280											382		
77							179							281										1	1		
78							180	1				1		282										8	8		
79							181							283											384		
80					1	1	182							284											385		
81							183							285											386		
82							184							286											387		
83							185							287											388		
84							186							288											389		
85							187							289		2									390		
86							188							290											391		
87	13					13	189							291											392		
88							190							292											393		
89							191							293											394		
90							192							294											395		
91							193							295											396		
92							194							296											397		
93							195							297											398		
94							196							298											399		
95							197							299											400		
96							198							300											18	18	
97							199							301											401		
98							200							302											402		
99							201							303											403		
100							202							304											404		
101							203							305											405		
102							204							306											406		
103							205	2				2		307											407		
104							206							308											408		
105							207							309											409		
106							208							310											410		
107							209							311											411		
108							210					1	1	312											412		
109						4	211							313										1	1		
110							212							314											2	2	
111	1					1	213							315											414		
112							214							316											415		
113							215							317											416		
114							216							318											2	2	
115						1	217							319											2	2	
116	1					1	218							320											7	7	
117							219							321											4	4	
118							220							322											4	8	
119							221							323											4	4	
120							222							324											1	1	
121	2					2	223							325											1	1	
122							224							326												430	
123							225							327												431	
124							226							328												432	
125							227							329												433	
126							228							330													

**Net Building Permit Activity by Transportation Analysis Zone (TAZ)
Single Family, Duplex, Multi-Family, Mobile Home, and ADU Units
Third Quarter Cumulative (January-September) 2021**

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						
33							135							237							339						
34	1					1	136							238							340						
35							137	108				108		239							341						
36	1					1	138							240		6				6	342	2			2		
37							139							241							343						
38							140							242				1	1		344						
39	2					2	141							243							345						
40	1					1	142							244							346	4			4		
41	1					1	143							245				1	1		347			1	1		
42							144							246	1					1	348						
43							145							247							349						
44							146	1				1		248							350						
45	6					6	147							249							351						
46							148							250							352						
47	1					1	149							251							353	3			3		
48							150	4				4		252							354						
49	-1					-1	151							253							355						
50							152							254							356						
51	2					2	153							255							357	1		1	2		
52							154	-1		2		1		256							358	-1			-1		
53							155							257		6			6		359						
54							156	4				4		258							360						
55	7					7	157							259							361						
56	4					4	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	2					2	167							269							371	7			7		
66	1					1	168							270							372						
67	1					1	169							271							373						
68							170							272							374						
69	2					2	171	3				3		273							375						
70							172	1				1		274							376						
71	1			1		2	173	1			1	2		275							377	1			1		
72							174							276							378						
73							175							277							379						
74							176							278							380	2			2		
75							177							279							381						
76							178	-1				-1		280							382	19			19		
77							179							281							383	19			19		
78							180	3				3		282							384						
79							181							283							385						
80				1		1	182							284							386						
81							183	1				1		285							387						
82							184	-1				-1		286							388	1			1		
83							185							287							389	6			6		
84	1					1	186							288							390						
85							187	3				3		289		2				2	391						
86							188							290							392						
87	13					13	189							291							393						
88							190							292							394						
89							191	2				2		293							395						
90							192							294		246			246		396		2		2		
91	1					1	193							295							397						
92							194							296							398						
93							195							297							399						
94							196							298							400	45	2	6	4	57	
95							197	11				11		299							401						
96							198							300							402						
97							199							301							403						
98							200							302							404						
99							201							303							405						
100							202							304							406						
101							203							305							407						
102							204							306							408						
103							205	2				2		307							409						
104							206							308							410						
105							207							309							411						
106							208	1				1		310							412						
107							209							311							413						
108							210			1		1		312							414						
109		4				4	211							313				1	1		415	4			4		
110							212							314							416	13			13		
111	1					1	213							315							417						
112	1					1	214							316							418						
113							215							317		2			2		419	4			4		
114							216							318							420	2			2		
115					1	1	217	2				2		319							421	44	6		50		
116	1					1	218							320							422	4		4	8		
117							219							321							423						
118							220							322	-1				-1		424	2			2		
119		2				2	221							323							425						
120							222							324							426						
121	2				2	4	223							325							427						
122							224							326							428						
123							225							327				1	1		429	6			6		
124							226							328							430						
12																											