

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

Fourth Quarter 2021 (October-December)



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.

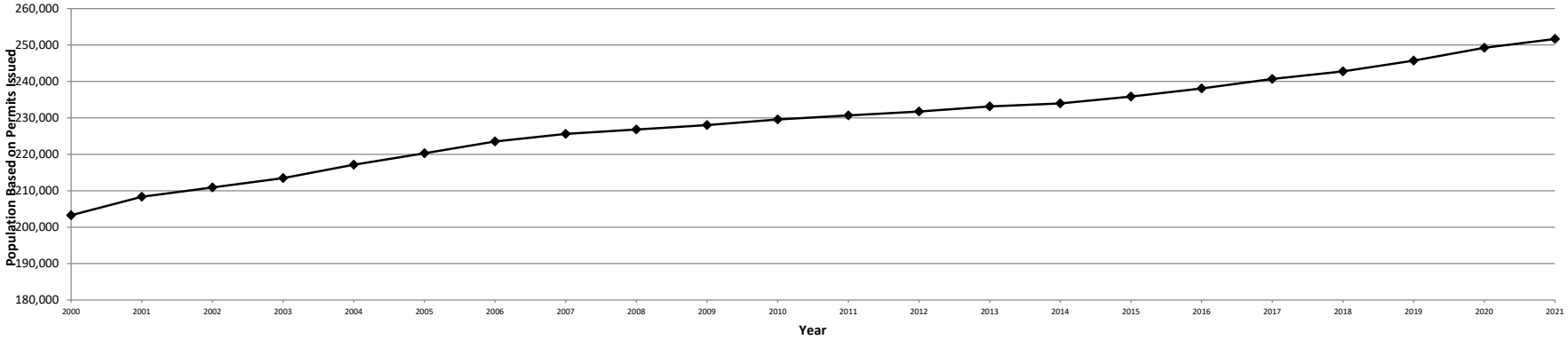
Census Tracts and Census Tract Data

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.

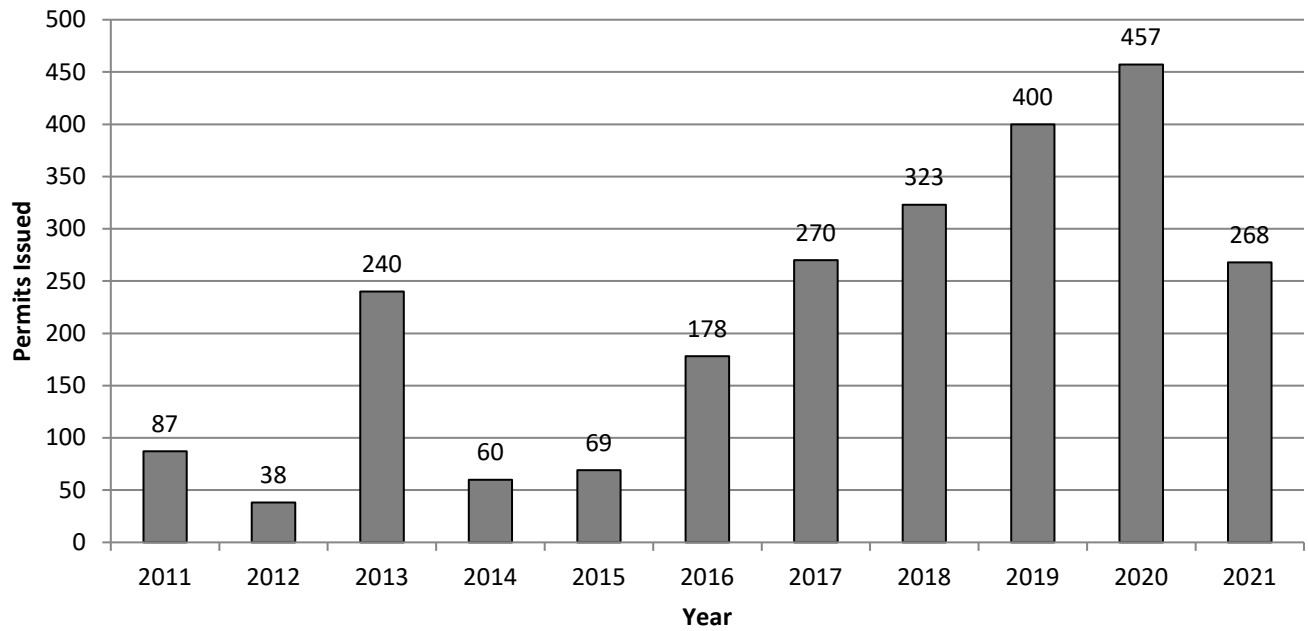
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2010 Census Population	Building Permits Issued by Year												Total Change in Units	Persons Per Unit	Population January 1, 2022
	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	928	8,656	2.6	251,653

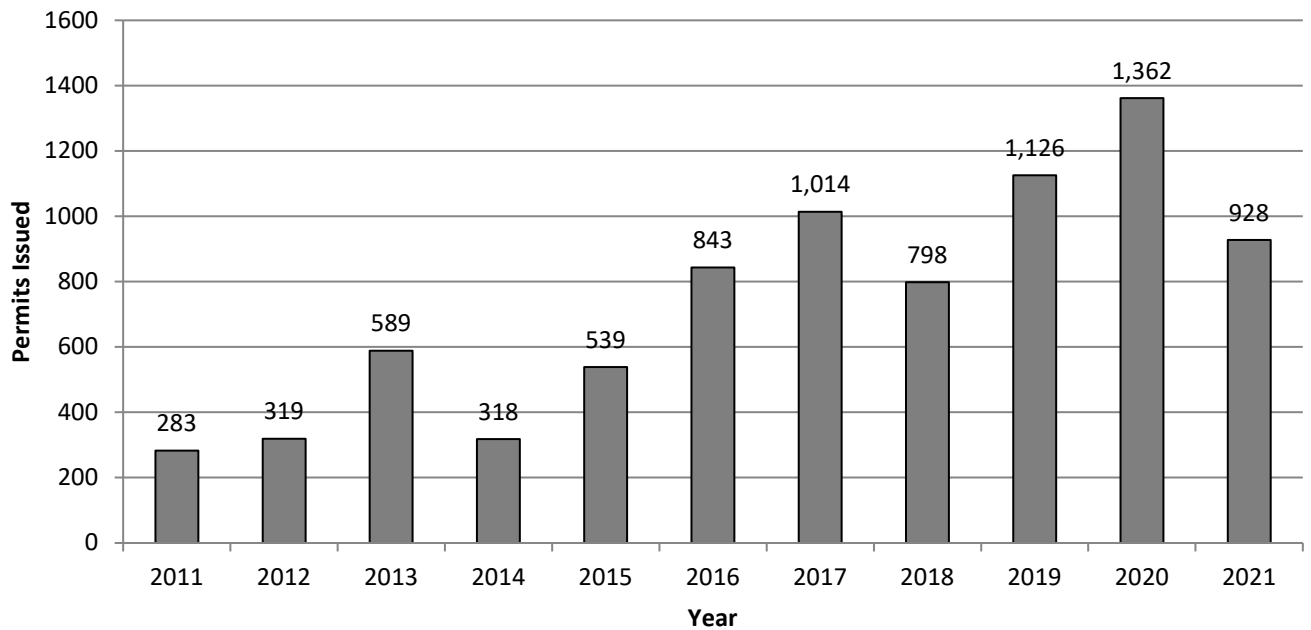
**Population Growth
Salem Urban Growth Boundary**



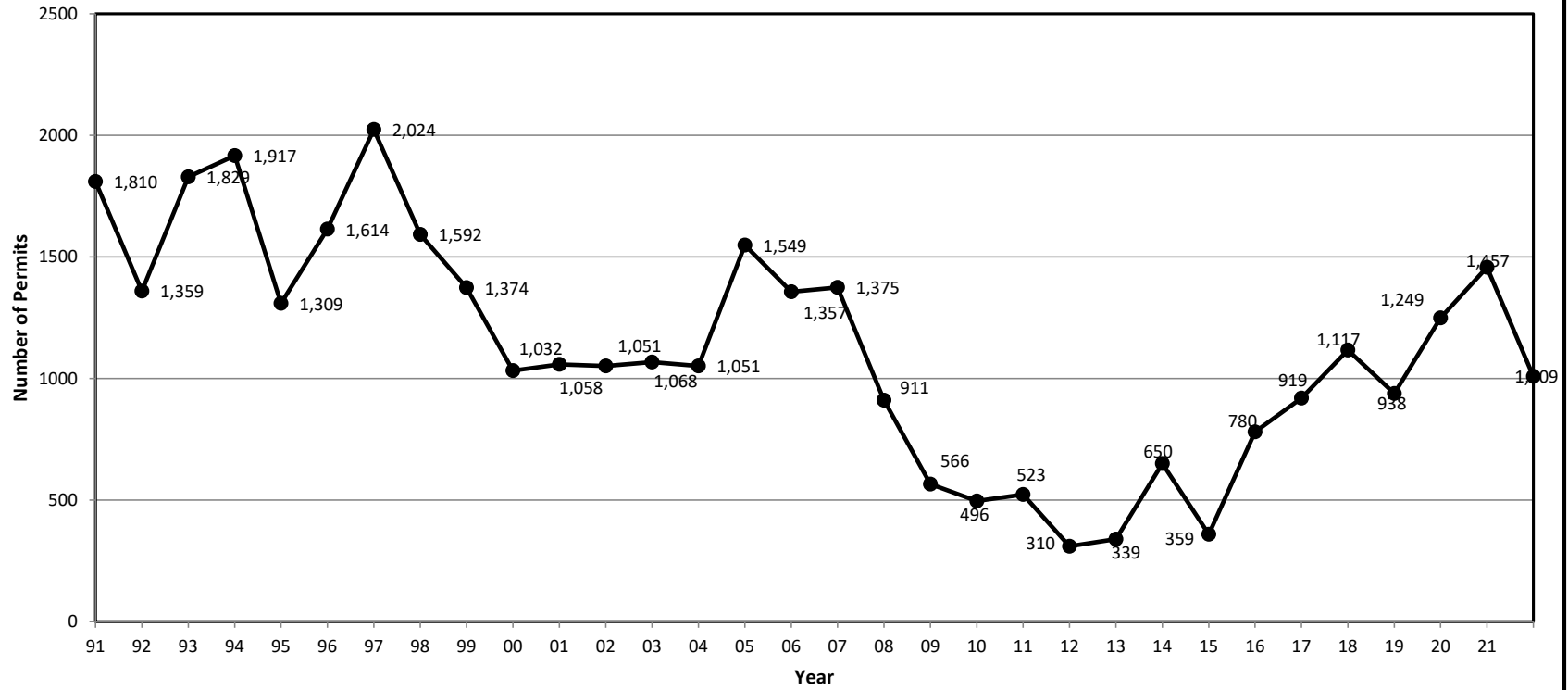
**Net Building Permits Issued in UGB
Fourth Quarter Comparative, 2011-2021**



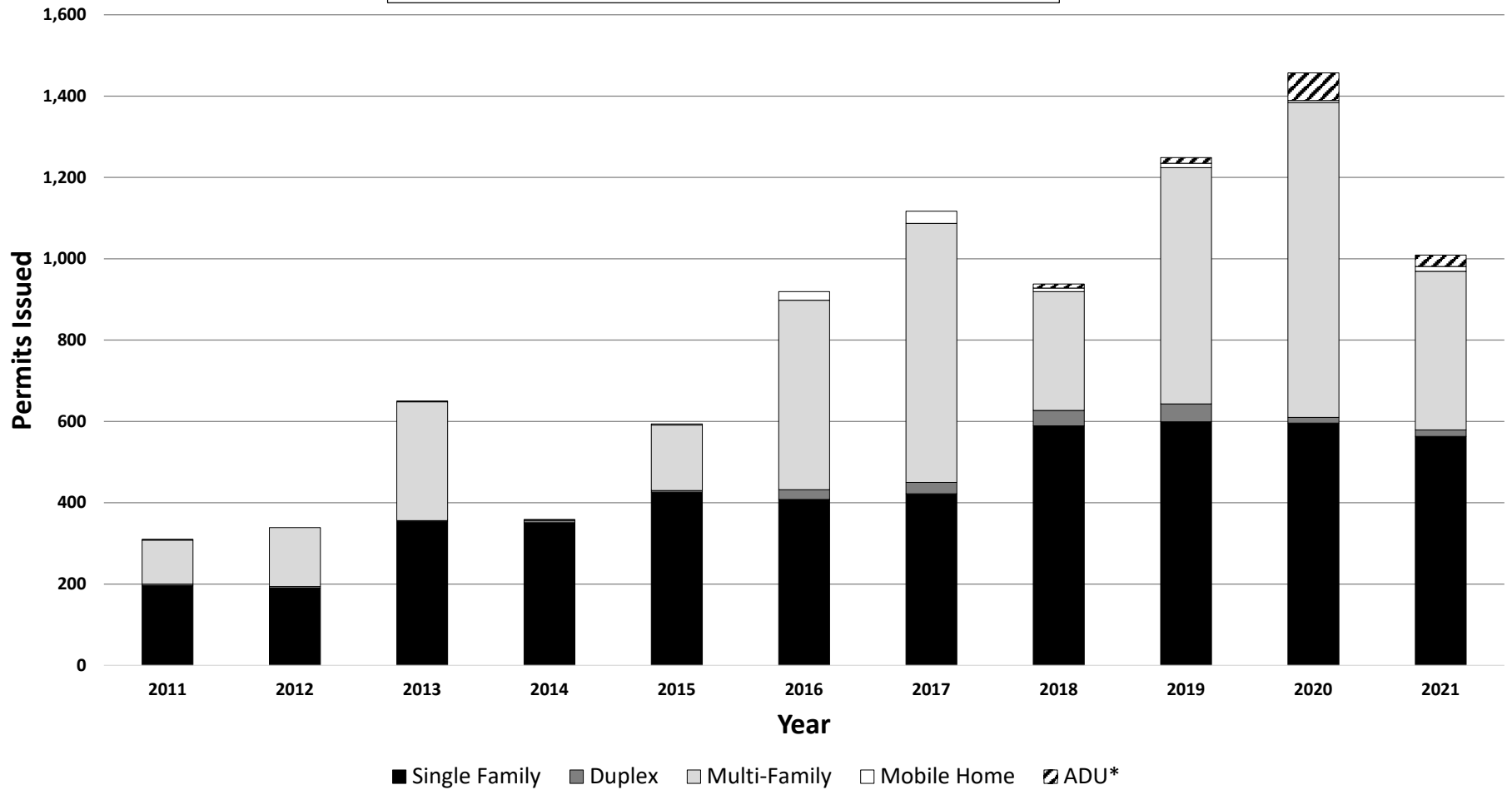
**Net Building Permits Issued in UGB
Year-End Cumulative, 2011-2021**



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

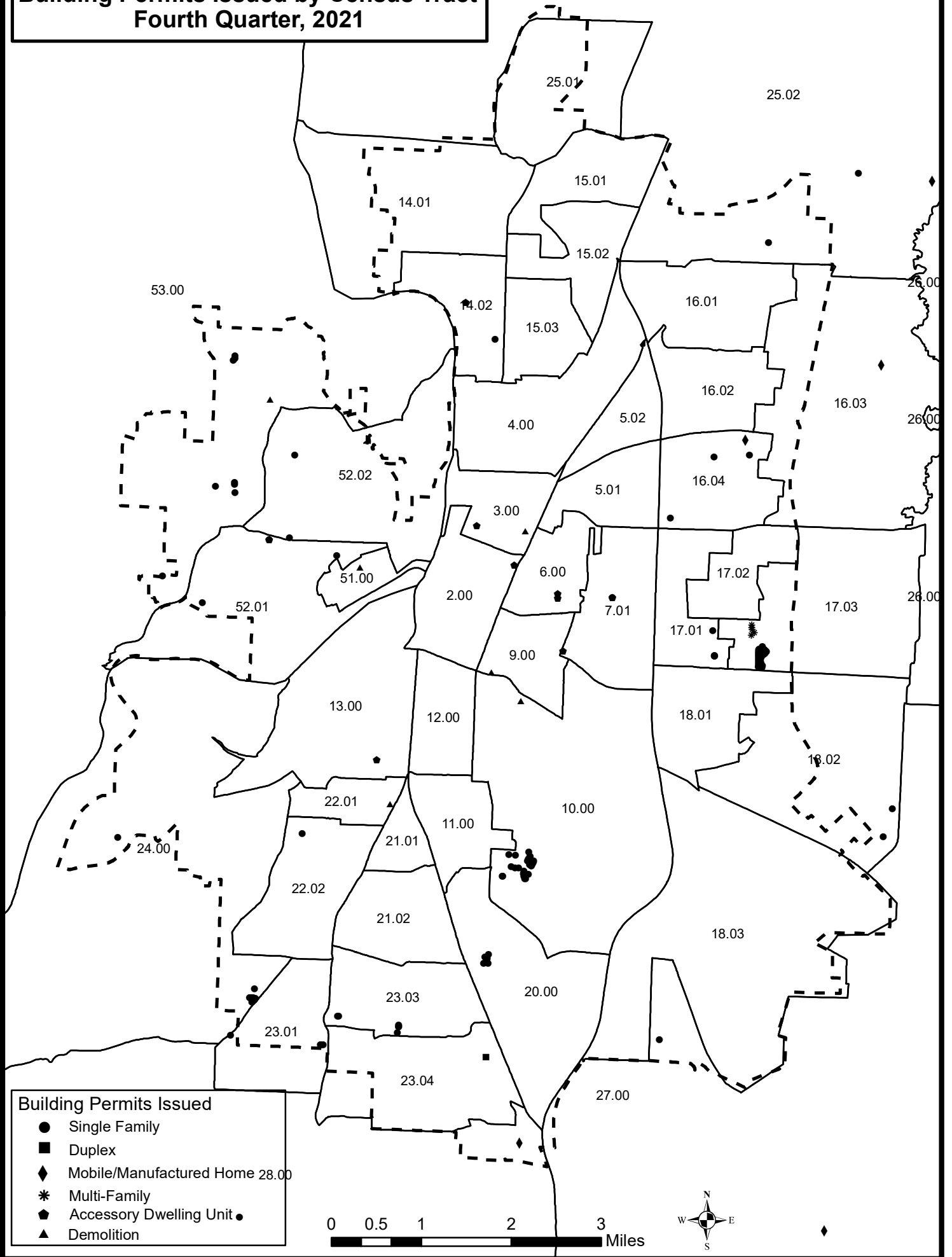


**Building Permits by Type- Greater Salem Area
Fourth Quarter, 2011-2021**



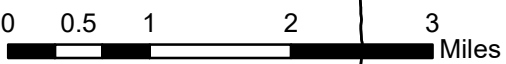
* ADU Category added in 2018.

Building Permits Issued by Census Tract Fourth Quarter, 2021



Building Permits Issued

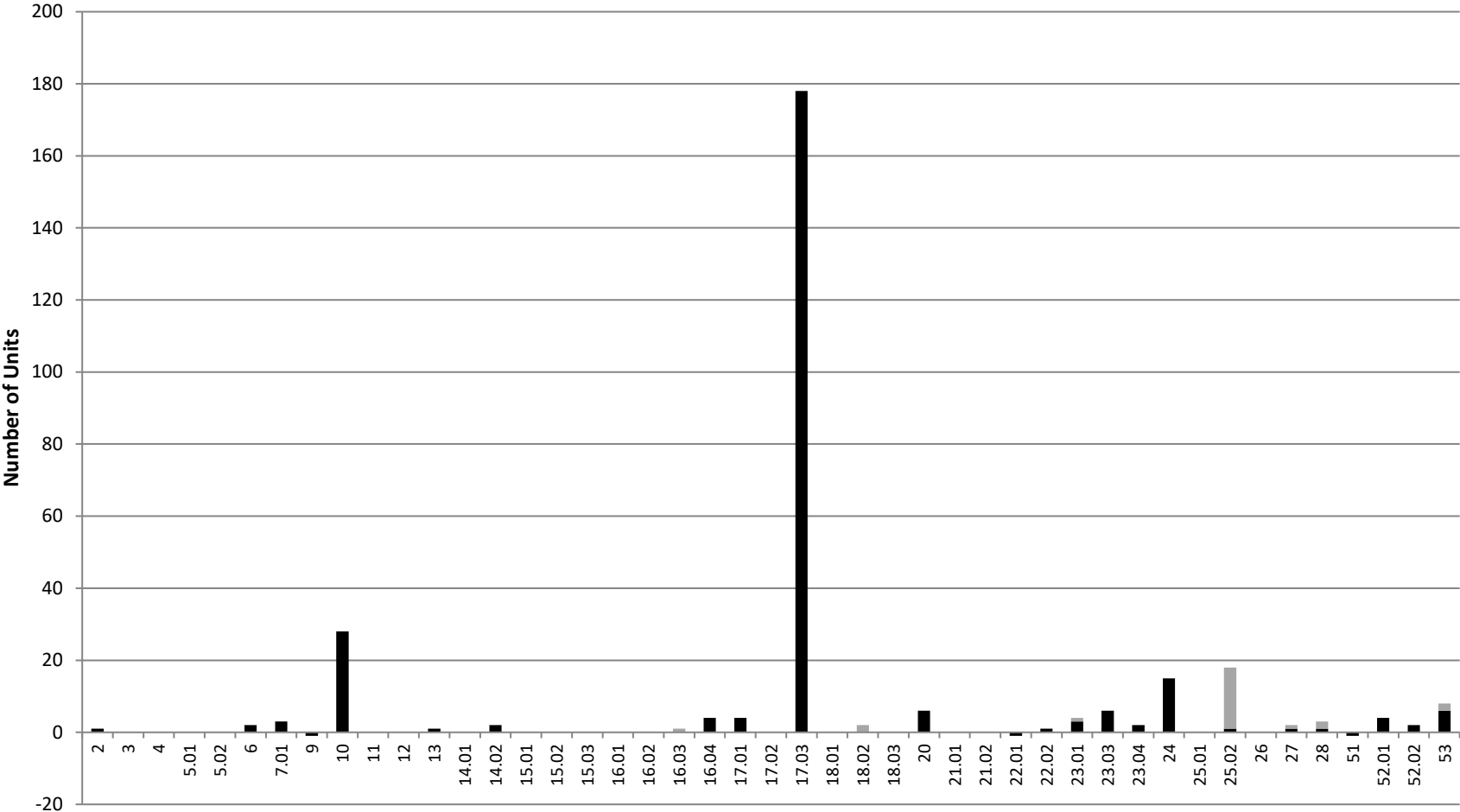
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Fourth Quarter, 2021 (October through December)**

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				1								-1				1	
4																		
5.01																		
5.02																		
6					2	2											2	2
7.01	1				2	3							1				2	3
9	-1					-1							-1					-1
10	28					28							28					28
11																		
12																		
13					1	1											1	1
14.01																		
14.02	1				1	2							1				1	2
15.01																		
15.02																		
15.03																		
16.01																		
16.02																		
16.03										1	1					1		1
16.04	3			1		4							3			1		4
17.01	4					4							4					4
17.02																		
17.03	58		120			178							58		120			178
18.01																		
18.02							2				2		2					2
18.03																		
20	6					6							6					6
21.01																		
21.02																		
22.01	-1					-1							-1					-1
22.02	1					1							1					1
23.01	3					3	1				1		4					4
23.03	6					6							6					6
23.04		2				2								2				2
24	15					15							15					15
25.01																		
25.02	1					1	15			2	17		16			2		18
26																		
27	1					1				1	1		1			1		2
28				1		1	2				2		2			1		3
51	-1					-1							-1					-1
52.01	3				1	4							3				1	4
52.02	2					2							2					2
53	6					6	2				2		8					8
Total	135	2	120	2	9	268	22		4		26		157	2	120	6	9	294

Residential Building Permit Activity Fourth Quarter, 2021

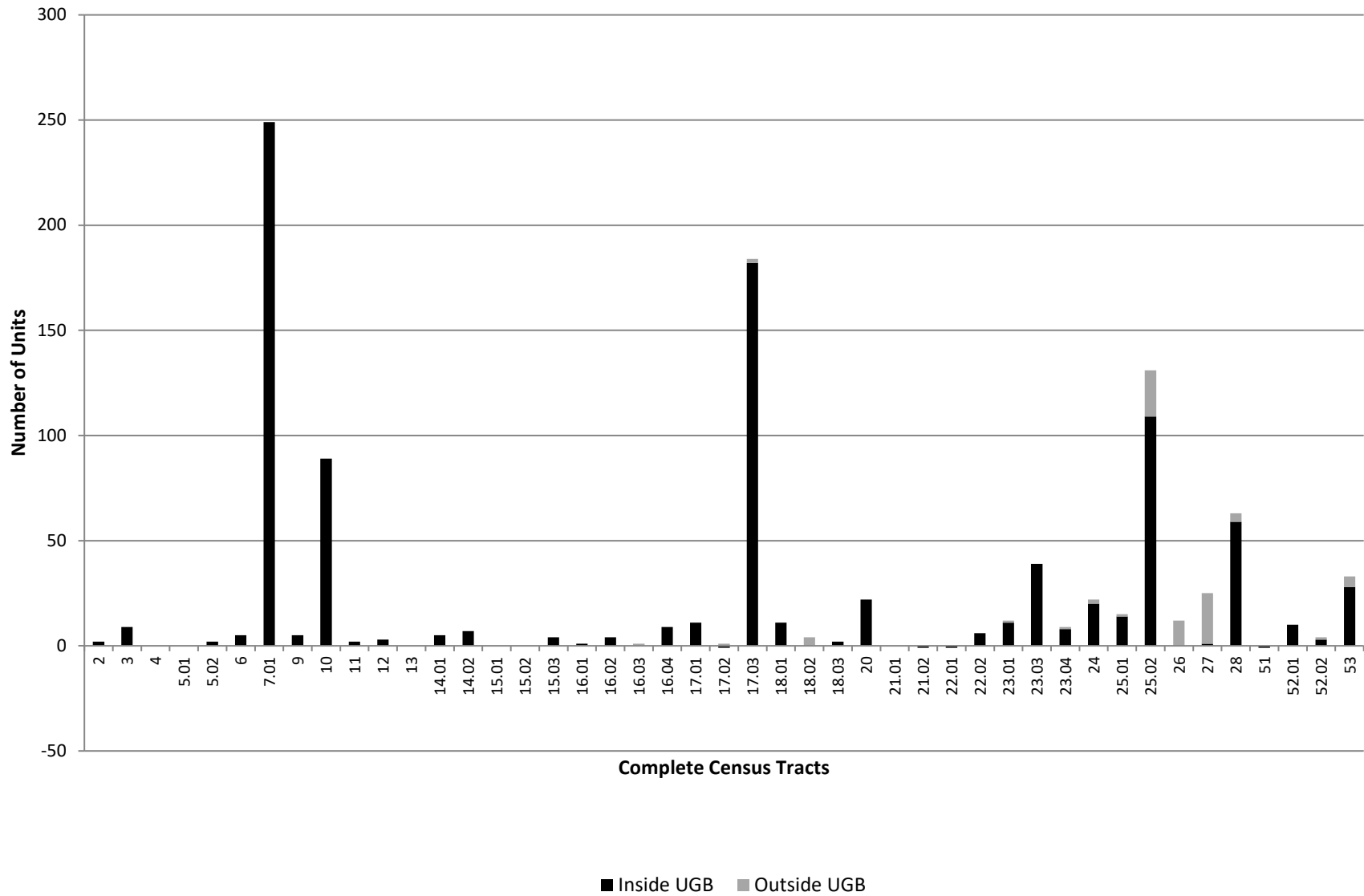


■ Inside UGB ■ Outside UGB

**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Year-End Totals, 2021 (January through December)**

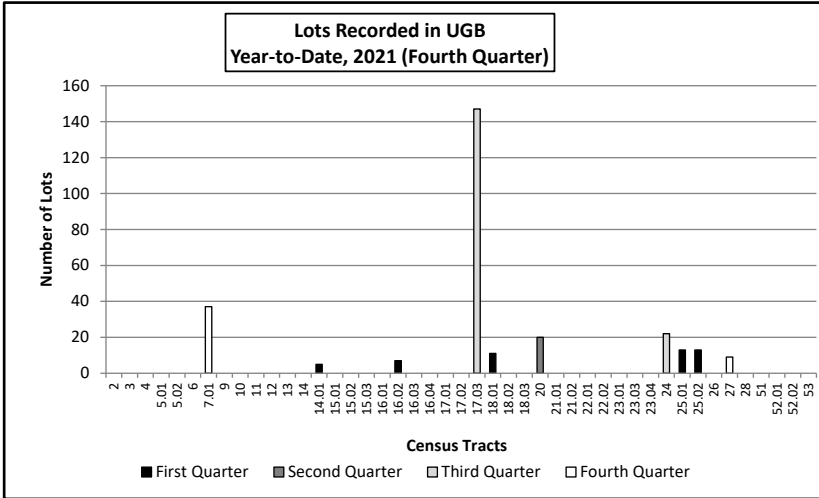
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2	1				1	2							1				1	2
3			6		3	9									6		3	9
4																		
5.01																		
5.02	2					2							2					2
6		2			3	5								2			3	5
7.01	1		246		2	249							1		246		2	249
9	-1		6			5							-1		6			5
10	76	2	6		5	89							76	2	6		5	89
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	4				3	7							4				3	7
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									1		1					1		1
16.04	6			3		9							6			3		9
17.01	10				1	11							10				1	11
17.02	-1					-1	1				1		-1					-1
17.03	62		120			182	2				2		64		120			184
18.01	11					11							11					11
18.02							4				4		4					4
18.03		2				2								2				2
20	21				1	22							21				1	22
21.01																		
21.02	-1					-1							-1					-1
22.01	-1					-1							-1					-1
22.02	5				1	6							5				1	6
23.01	11					11	1				1		12					12
23.03	39					39							39					39
23.04	6	2				8	1				1		7	2				9
24	20					20	2				2		22					22
25.01	14					14	1				1		15					15
25.02	109					109	18		4		22		127			4		131
26							12				12		12					12
27	1					1	22		2		24		23			2		25
28	48		6	1	4	59	4				4		52		6	1	4	63
51	-1					-1							-1					-1
52.01	8			1	1	10							8			1	1	10
52.02	3					3	1				1		4					4
53	28					28	5				5		33					33
Total	489	16	390	5	28	928	74		7		81		563	16	390	12	28	1,009

Residential Building Permit Activity Year-End Totals, 2021 (January-December)

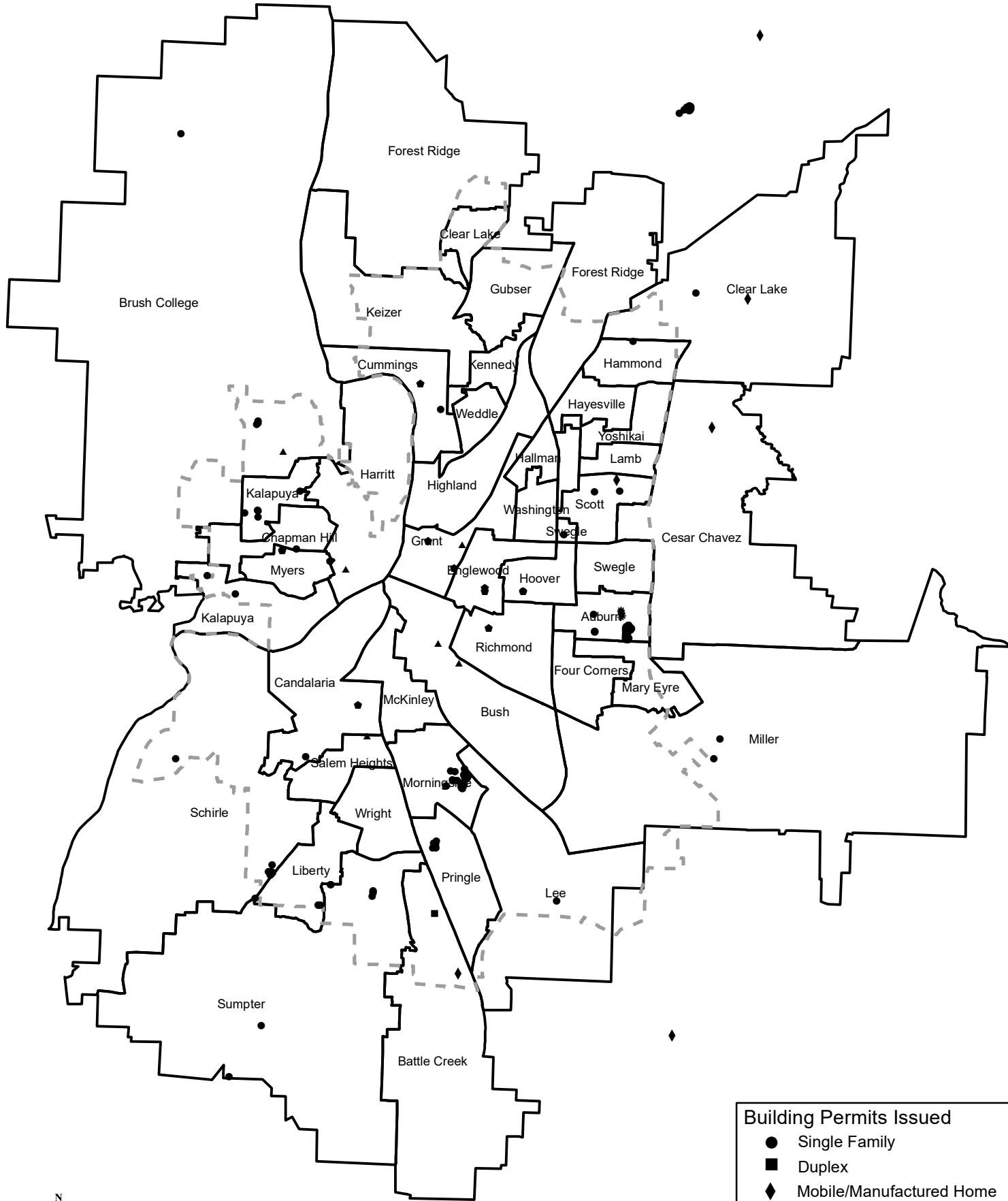


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2021

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-toDate Total
2					
3					
4					
5.01					
5.02					
6					
7.01				37	37
9					
10					
11					
12					
13					
14					
14.01	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	13				13
26					
27				9	9
28					
51					
52.01					
52.02					
53					
Total	49	20	169	46	284



Building Permits Issued by School Attendance Area Fourth 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 Area
Fourth Quarter (October-December) 2021**

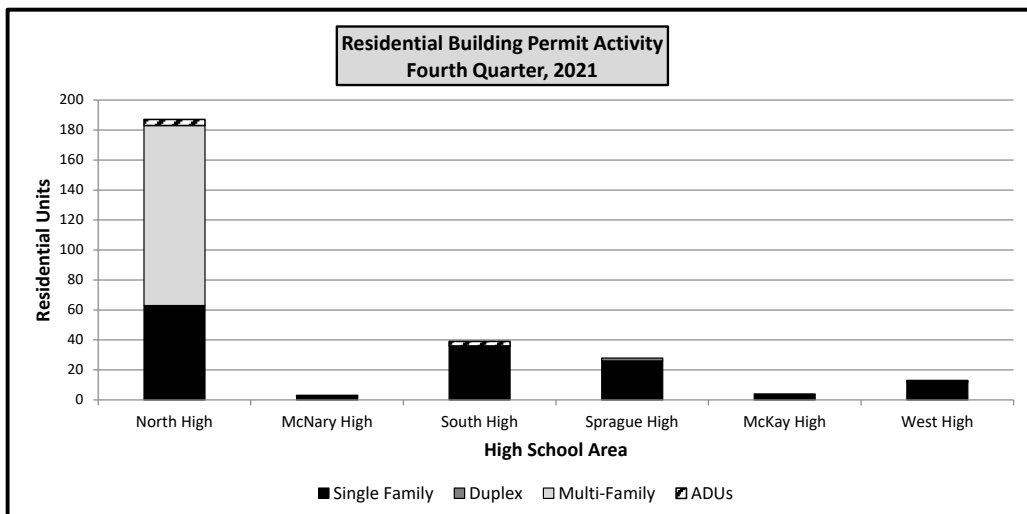
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	62		120			182
Engelwood					2	2
Four Corners						
Grant	-1				2	1
Highland						
Mary Eyre						
Miller	2					2
Total	63		120		4	187
McNary High						
Clear Lake	1			1		2
Cummings	1				1	2
Forest Ridge						
Gubser						
Keizer						
Kennedy						
Weddle						
Total	2			1	1	4
South Salem High						
Bush	-2					-2
Candalaria	1				1	2
Hoover	1				1	2
Lee	1					1
McKinley						
Morningside	29					29
Pringle	6					6
Richmond					1	1
Total	36				3	39

Sprague High						
Battle Creek		2			1	3
Liberty	4					4
Salem Heights	-1					-1
Schirle	15					15
Sumpter	8					8
Wright						
Total	26	2			1	29
McKay High						
Cesar Chavez					1	1
Hallman						
Hammond	1					1
Hayesville						
Lamb						
Scott	2				1	3
Swegle	1					1
Washington						
Yoshikai						
Total	4				2	6
West Salem High						
Brush College	3					3
Chapman Hill	1					1
Harritt	-1					-1
Kalapuya	7					7
Myers	2				1	3
Total	12				1	13
Total	143	2	120	4	9	278

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	1				1	2
Crossler	26					26
Houck	64		120			184
Judson	7	2		1		10
Leslie	28				2	30
Parrish					5	5

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	1			1		2
Straub	9					9
Waldo	3			1		4
Walker	3				1	4
Whiteaker	1			1		2
Total	143	2	120	4	9	278



**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
Year-End Totals (January-December) 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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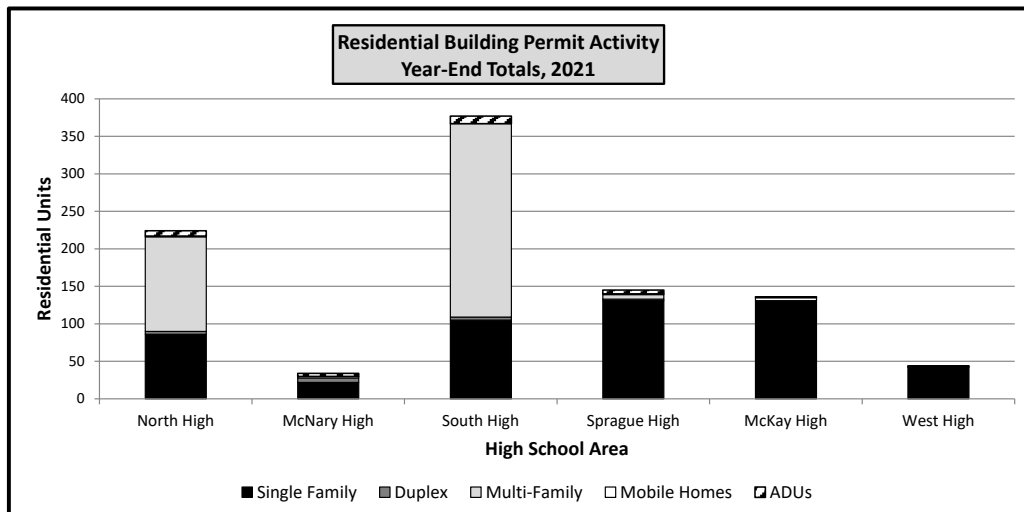
North Salem High						
Auburn	65		120			185
Engelwood		2			3	5
Four Corners	11					11
Grant			6		3	9
Highland	1				1	2
Mary Eyre	4					4
Miller	5	2		1		8
Total	86	4	126	1	7	224
McNary High						
Clear Lake	1			1		2
Cummings	5	2			3	10
Forest Ridge	14			1		15
Gubser	1					1
Keizer		4			1	5
Kennedy						
Weddle	1					1
Total	22	6		2	4	34
South Salem High						
Bush	-2	2	6		1	7
Candalaria	4				1	5
Hoover	1		246		1	248
Lee	2					2
McKinley					1	1
Morningside	80	2	6		5	93
Pringle	20					20
Richmond					1	1
Total	105	4	258		10	377

Sprague High						
Battle Creek	48	2	6	1	4	61
Liberty	12					12
Salem Heights	-1				1	
Schirle	23					23
Sumpter	50					50
Wright	-1					-1
Total	131	2	6	1	5	145
McKay High						
Cesar Chavez	10			3		13
Hallman						
Hammond	109					109
Hayesville	1					1
Lamb						
Scott	6			1		7
Swegle	3				1	4
Washington	2					2
Yoshikai						
Total	131			4	1	136
West Salem High						
Brush College	13					13
Chapman Hill	2					2
Harritt	-1					-1
Kalapuya	23			1		24
Myers	5				1	6
Total	42			1	1	44
Total	517	16	390	9	28	960

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total	Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
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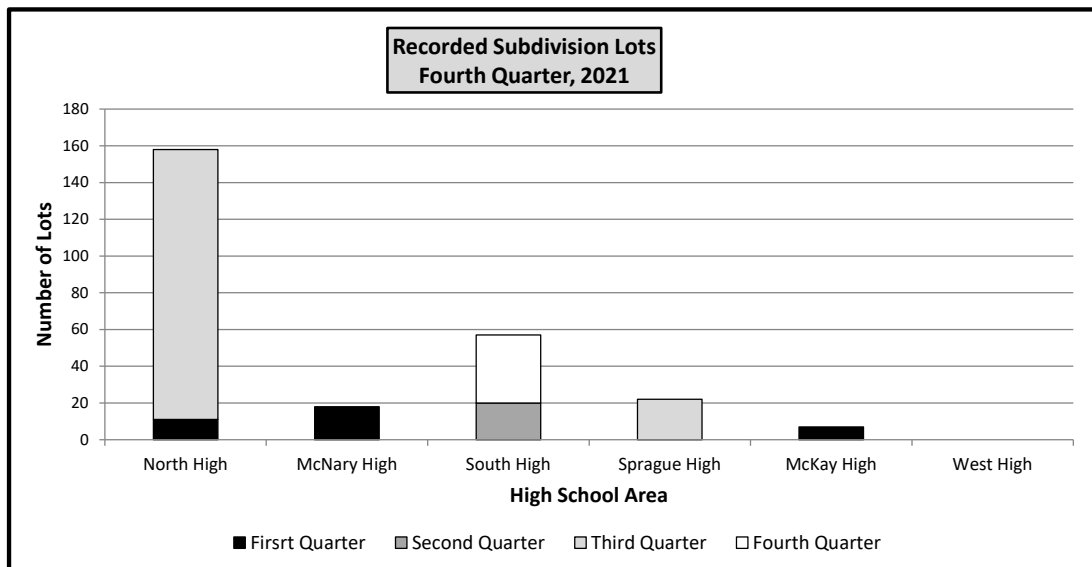
Claggett Creek	6	6			4	16
Crossler	84				1	85
Houck	85	2	120	1		208
Judson	69	2	6	1	4	82
Leslie	82	4	12		9	107
Parrish	2	2	252		8	264

Stephens	116			3		119
Straub	32					32
Waldo	15			1	1	17
Walker	10			1	1	12
Whiteaker	16			2		18
Total	517	16	390	9	28	960



**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Fourth Quarter (October-December) 2021**

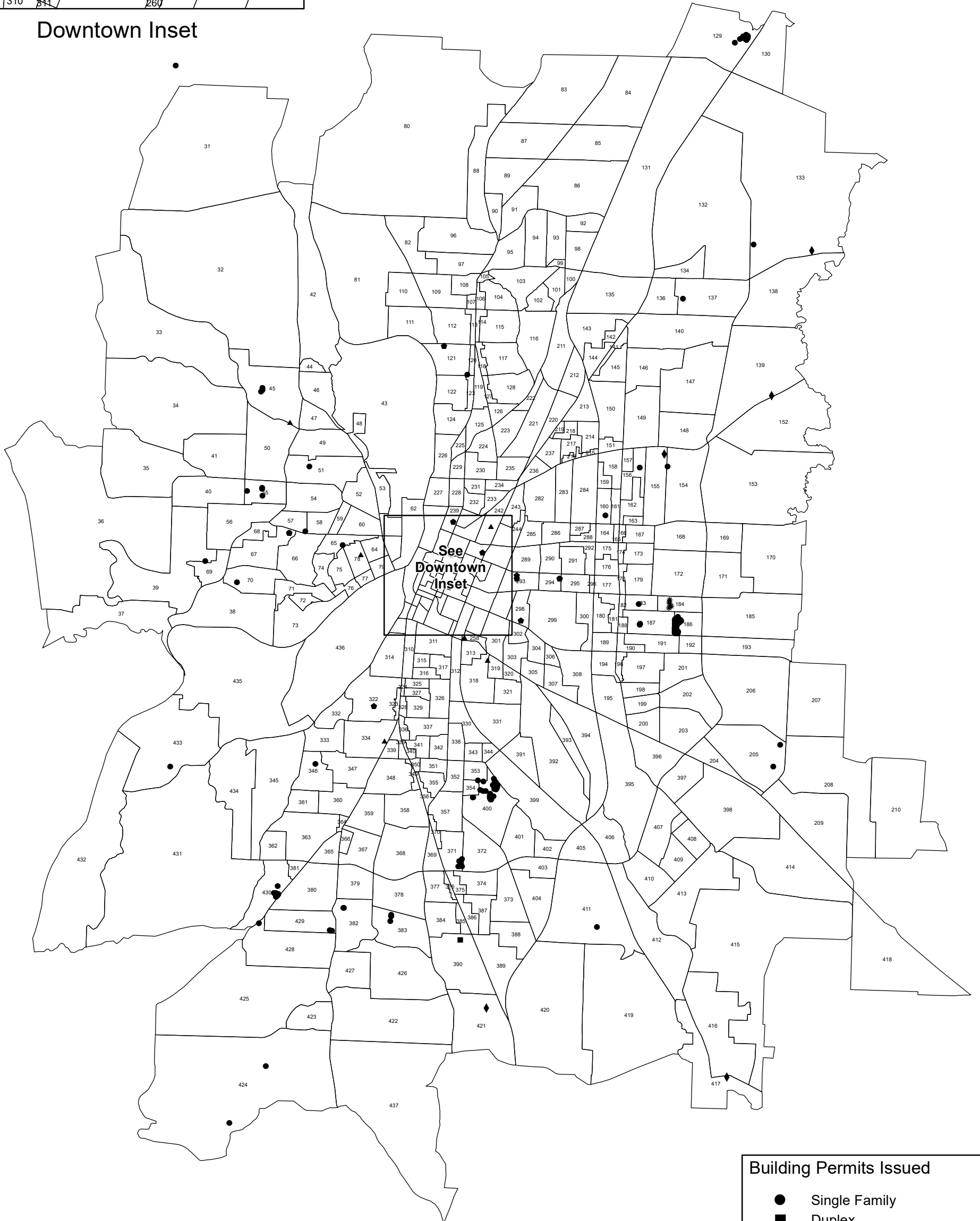
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn			147		147		Battle Creek					
Engelwood							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				37	37		Hallman					
Lee							Harritt					
McKinley							Kalapuya					
Morningside							Myers					
Pringle		20			20		Total					
Richmond							Total					
Total		20		37	57		Total	36	20	169	37	262



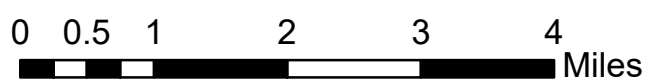
Building Permits Issued by Transportation Analysis Zone Fourth Quarter, 2021



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
Fourth Quarter (October-December) 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	2	235							337						
32							134							236							338						
33							135							237							339						
34							136							238							340						
35							137	1					1	239					1	1	341						
36							138							240							342						
37							139				1		1	241							343						
38							140							242	-1						344						
39	1					1	141							243							345						
40							142							244							346	1			1		
41							143							245							347						
42							144							246					1	1	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							357						
52							154	1					1	256							358						
53							155				1		1	257							359						
54							156	1					1	258	-1						360						
55	4					4	157							259							361						
56							158							260							362						
57	1					1	159							261							363						
58							160	1					1	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							371	6			6		
66							168							270							372						
67	1				1	2	169							271							373						
68							170							272							374						
69							171							273							375						
70	1					1	172							274							376						
71							173							275							377						
72							174							276							378						
73							175							277							379						
74							176							278							380						
75							177							279							381						
76							178							280							382	2			2		
77							179							281							383	4			4		
78	-1					-1	180							282							384						
79							181							283							385						
80							182							284							386						
81							183	1					1	285							387						
82							184			120		120		286							388						
83							185							287							389						
84							186	58				58		288							390	2			2		
85							187	3				3		289							391						
86							188							290							392						
87							189							291							393						
88							190							292							394						
89							191							293					2	2	395						
90							192							294	1				1	2	396						
91							193							295							397						
92							194							296							398						
93							195							297							399						
94							196							298					1	1	400	29			29		
95							197							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	1			1		
106							208							310							412						
107							209							311							413						
108							210							312							414						
109							211							313							415						
110							212							314							416						
111							213							315							417		1		1		
112							214							316							418						
113							215							317							419						
114							216							318	-1						420						
115							217							319							421		1		1		
116							218							320							422						
117							219							321							423						
118							220							322					1	1	424	2			2		
119							221							323							425						
120							222							324							426						
121	1				1	2	223							325							427						
122							224							326							428	1			1		
123							225							327							429	3			3		
124							226							328							430	14			14		
125							227							329							431						
126							228																				

