

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

Second 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.

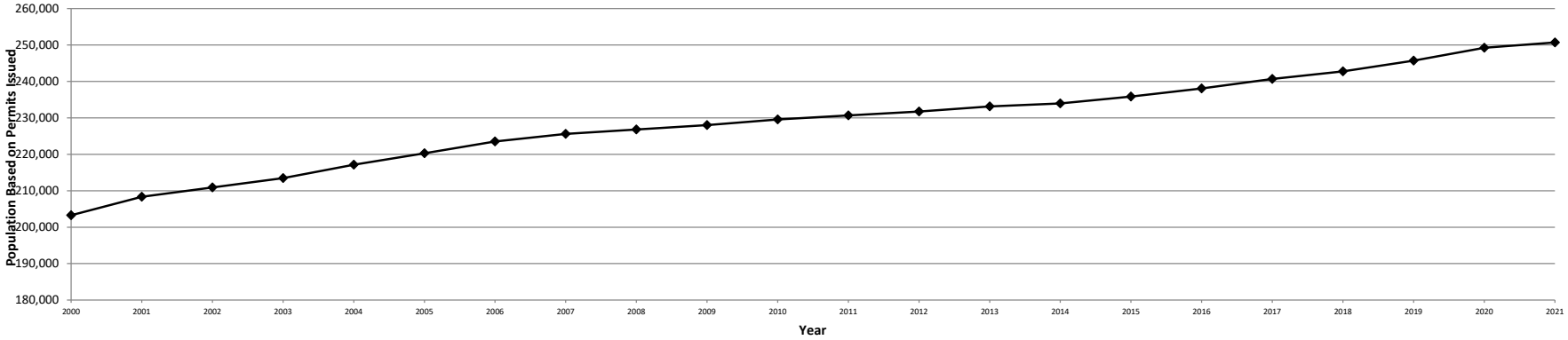
Census Tracts (CT) are the geographic unit which are the most stable, while the Urban Growth Boundary (UGB), Transportation Analysis Zones (TAZ), and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the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

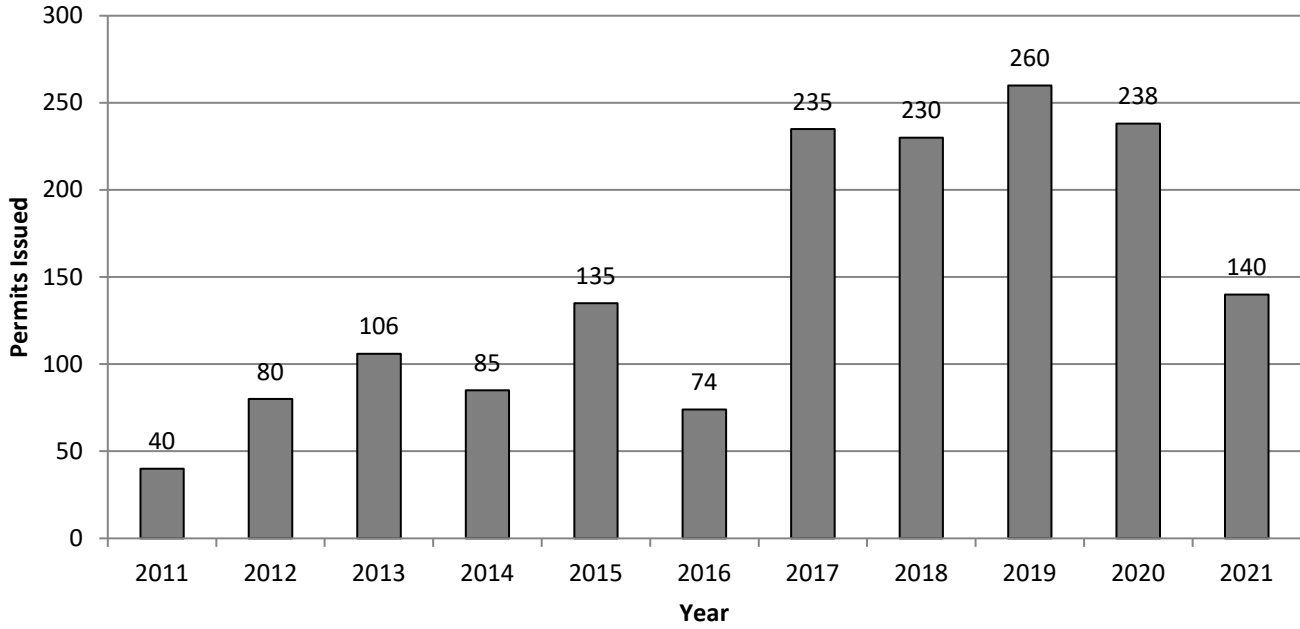
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

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	563	8,291	2.6	250,704

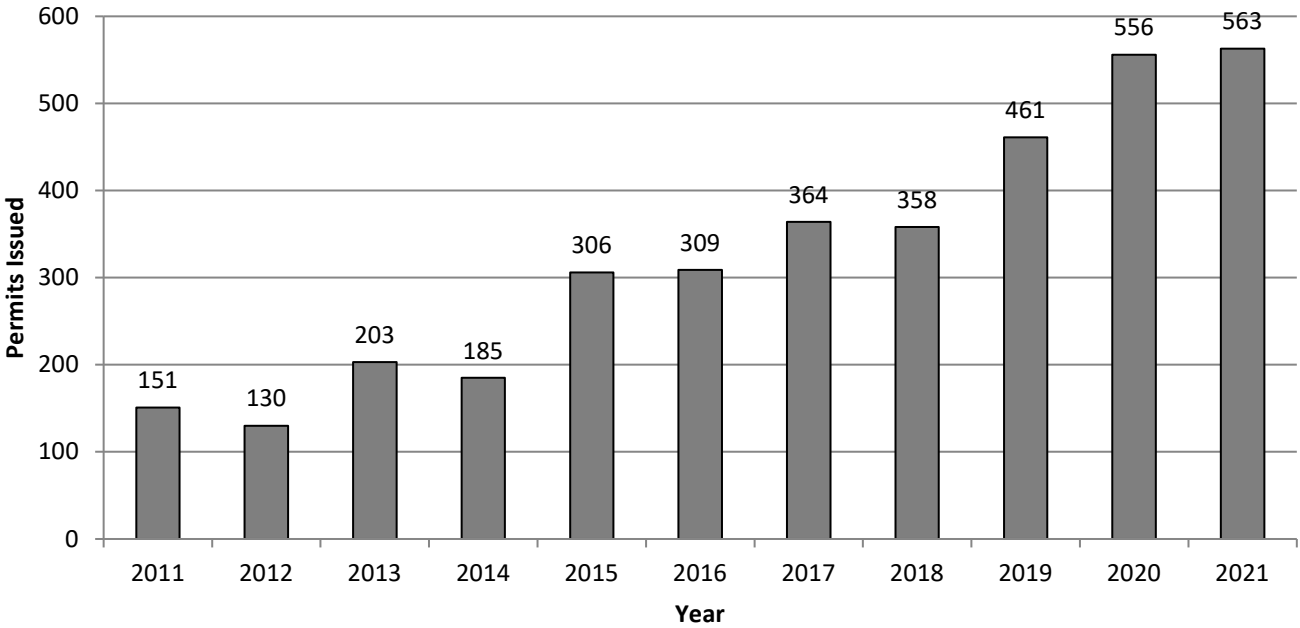
**Population Growth
Salem Urban Growth Boundary**



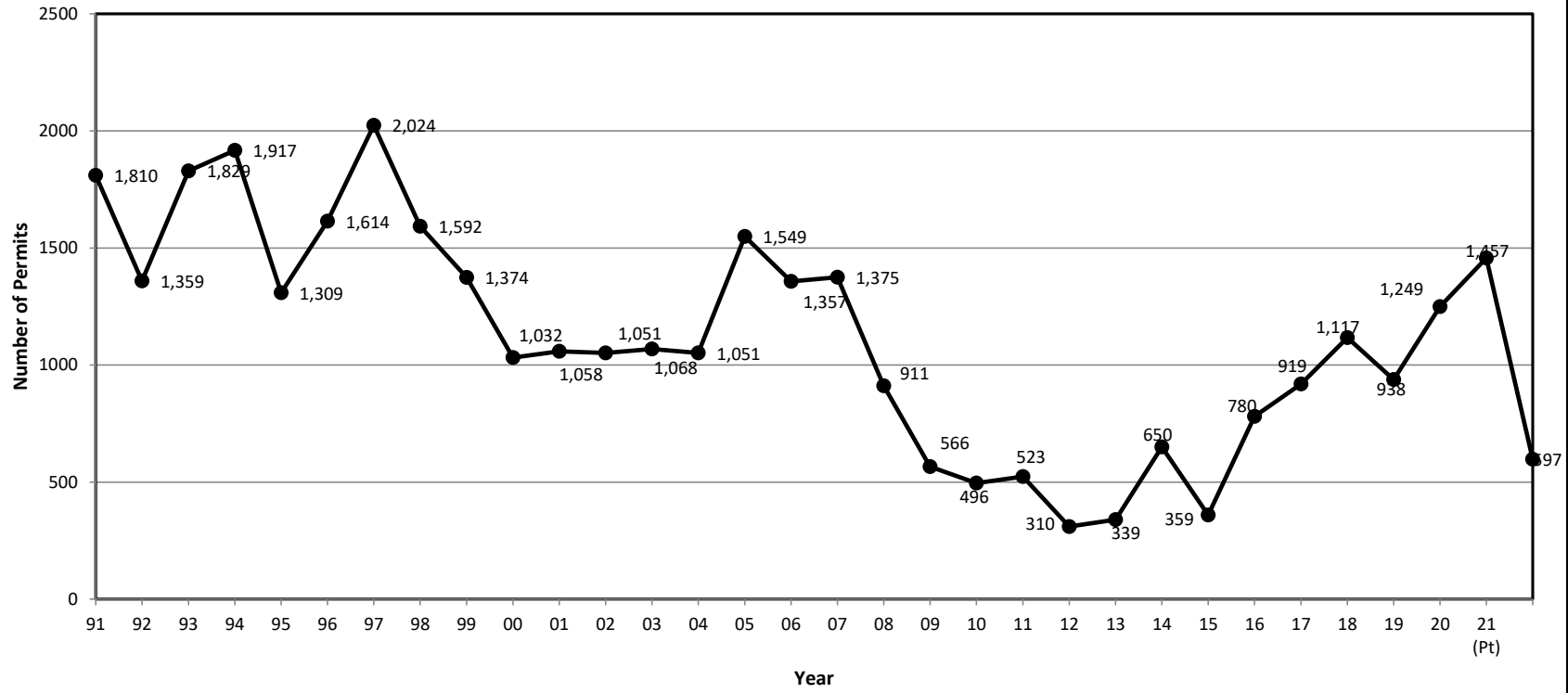
**Net Building Permits Issued in UGB
Second Quarter Comparative, 2011-2021**



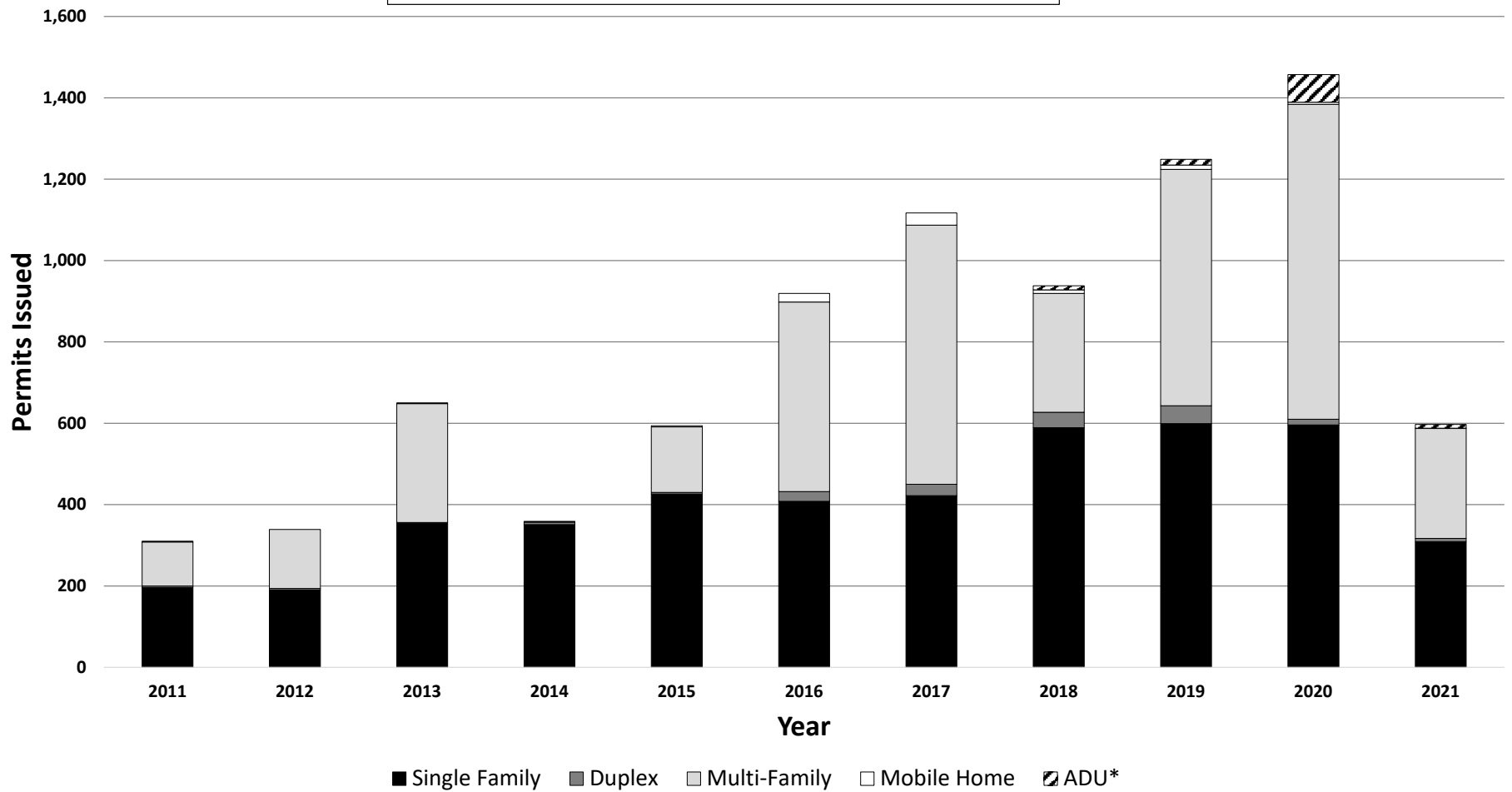
**Net Building Permits Issued in UGB
Second Quarter Cumulative, 2010-2020**



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

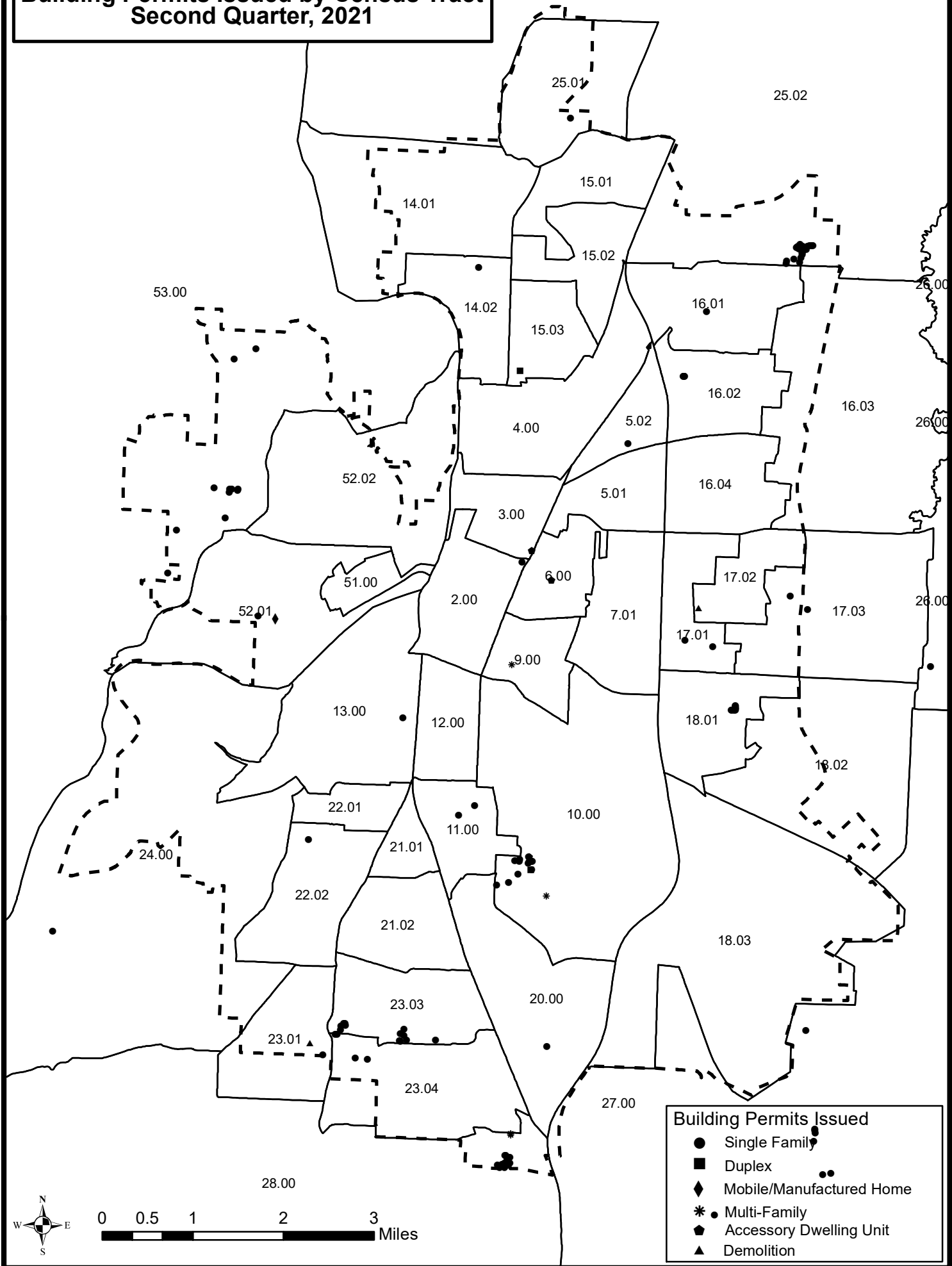


**Building Permits by Type- Greater Salem Area
Second Quarter, 2011-2021**



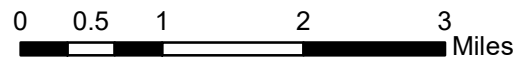
* ADU Category added in 2018.

Building Permits Issued by Census Tract Second Quarter, 2021



Building Permits Issued

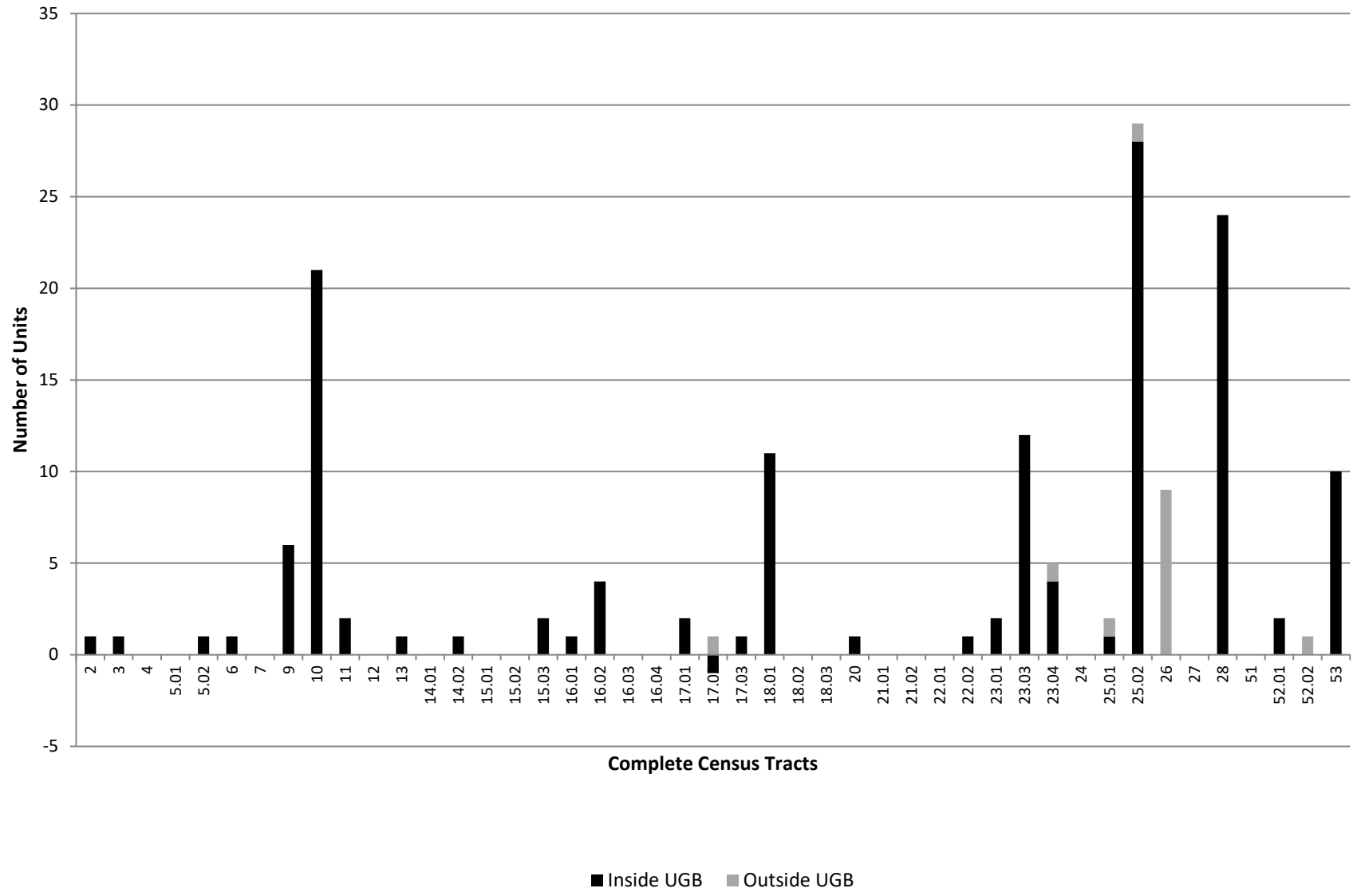
- Single Family
- Duplex
- ◆ Mobile/Manufactured Home
- * Multi-Family
- ⬠ Accessory Dwelling Unit
- ▲ Demolition



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
Second Quarter, 2021 (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	1					1							1					1
3					1	1											1	1
4																		
5.01																		
5.02	1					1							1					1
6					1	1											1	1
7.01																		
9			6			6									6			6
10	12	2	6		1	21							12	2	6		1	21
11	2					2							2					2
12																		
13	1					1							1					1
14.01																		
14.02	1					1							1					1
15.01																		
15.02																		
15.03		2				2								2				2
16.01	1					1							1					1
16.02	4					4							4					4
16.03																		
16.04																		
17.01	2					2							2					2
17.02	-1					-1	1				1							
17.03	1					1							1					1
18.01	11					11							11					11
18.02																		
18.03																		
20	1					1							1					1
21.01																		
21.02																		
22.01																		
22.02	1					1							1					1
23.01	2					2							2					2
23.03	12					12							12					12
23.04	4					4	1				1		5					5
24																		
25.01	1					1	1				1		2					2
25.02	28					28	1				1		29					29
26							9				9		9					9
27																		
28	18		6			24							18		6			24
51																		
52.01	1			1		2							1			1		2
52.02							1				1		1					1
53	10					10							10					10
Total	114	4	18	1	3	140	14				14		128	4	18	1	3	154

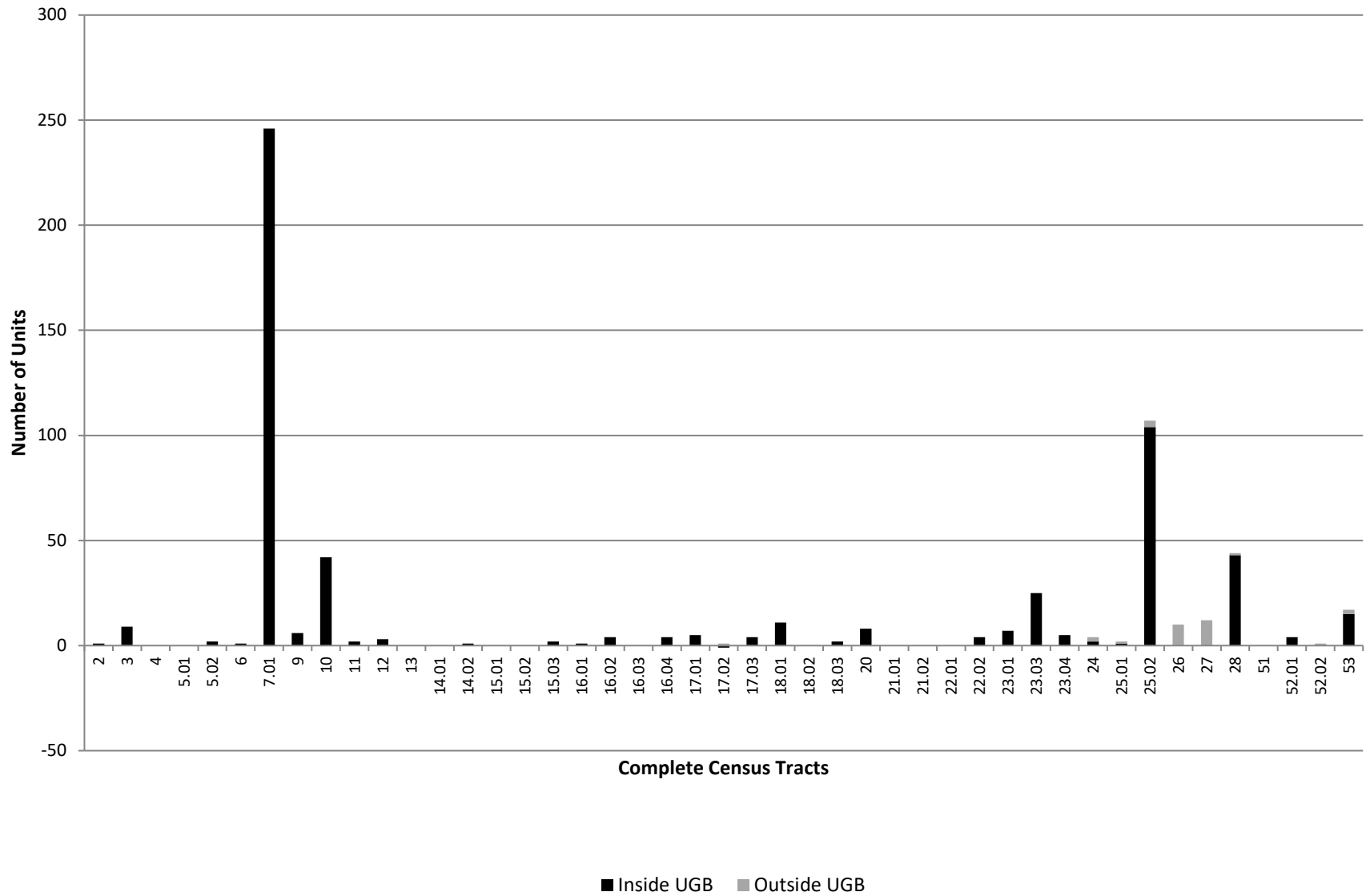
Residential Building Permit Activity Second Quarter, 2021



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

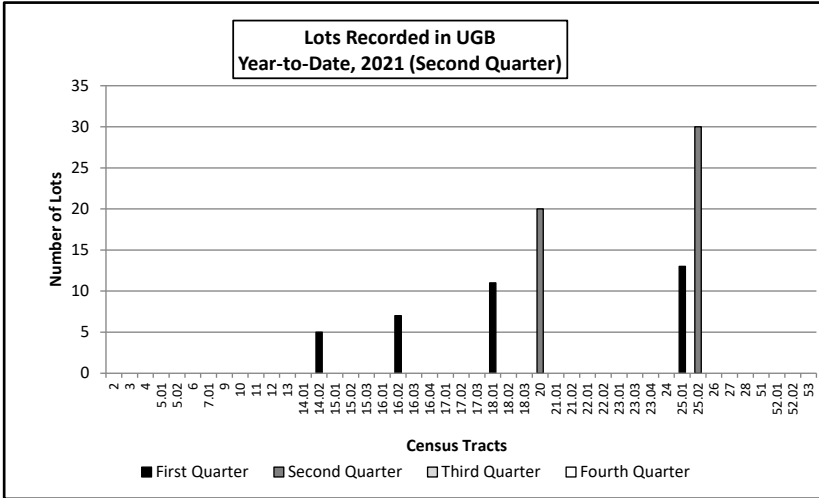
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2	1					1							1					1
3	1		6		2	9							1		6		2	9
4																		
5.01																		
5.02	2					2							2					2
6					1	1											1	1
7.01			246			246									246			246
9			6			6									6			6
10	30	2	6		4	42							30	2	6		4	42
11	2					2							2					2
12		2			1	3								2			1	3
13																		
14.01																		
14.02	1					1							1					1
15.01																		
15.02																		
15.03		2				2								2				2
16.01	1					1							1					1
16.02	4					4							4					4
16.03																		
16.04	4					4							4					4
17.01	4				1	5							4				1	5
17.02	-1					-1	1				1							-1
17.03	4					4							4					4
18.01	11					11							11					11
18.02																		
18.03		2				2								2				2
20	8					8							8					8
21.01																		
21.02																		
22.01																		
22.02	4					4							4					4
23.01	7					7							7					7
23.03	25					25							25					25
23.04	5					5	1				1		6					6
24	2					2	2				2		4					4
25.01	1					1	1				1		2					2
25.02	104					104	3				3		107					107
26							10				10		10					10
27							12				12		12					12
28	37		6			43	1				1		38		6			44
51																		
52.01	3			1		4							3			1		4
52.02							1				1		1					1
53	15					15	2				2		17					17
Total	275	8	270	1	9	563	34				34		309	8	270	1	9	597

**Residential Building Permit Activity
Second Quarter Cumulative, 2021 (January-June)**

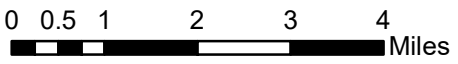
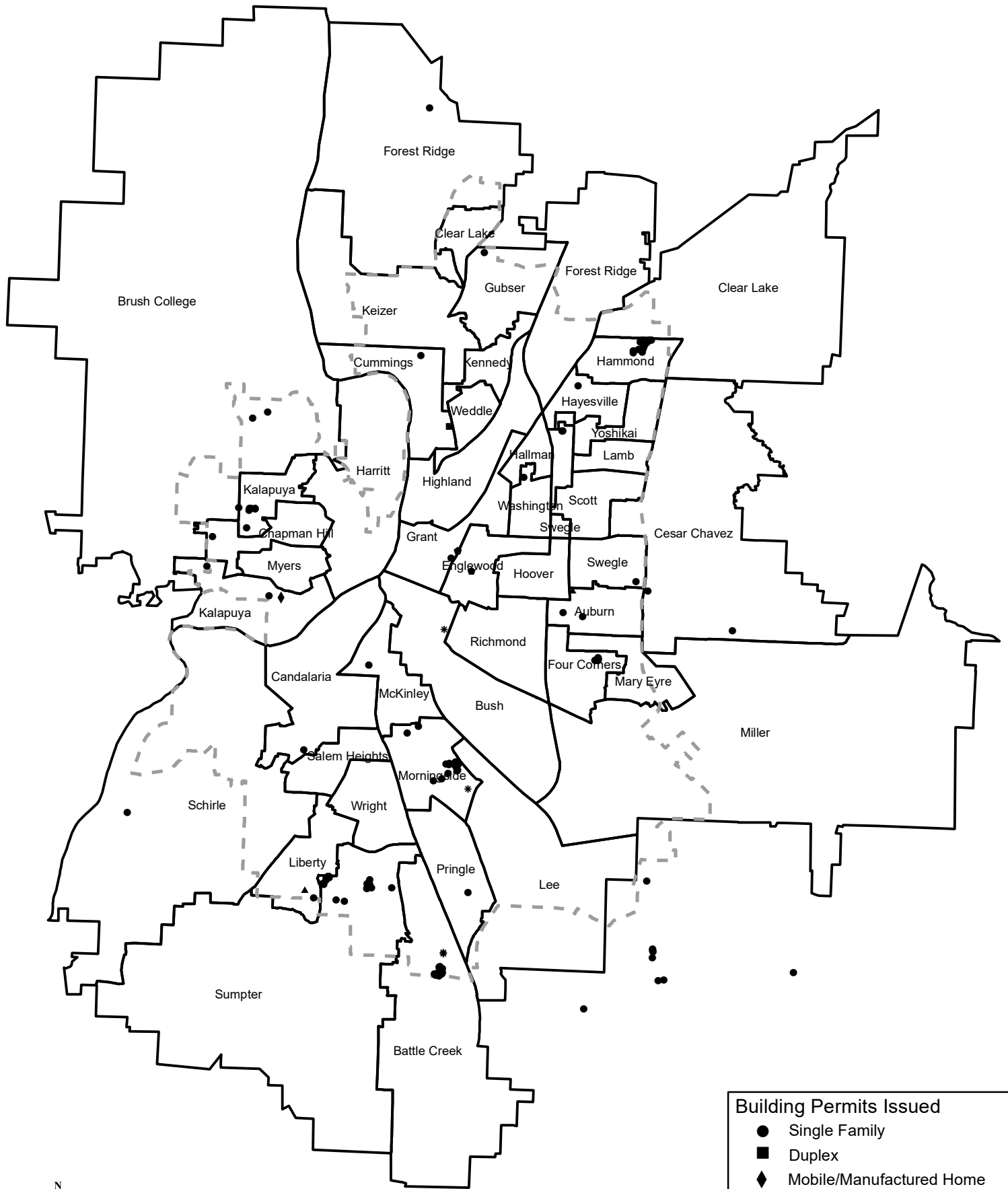


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2021

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					
3					
4					
5.01					
5.02					
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					
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					
25.01	13				13
25.02		30			30
26					
27					
28					
51					
52.01					
52.02					
53					
Total	36	50			86



Building Permits Issued by School Attendance Area Second 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
Second Quarter (April-June) 2021**

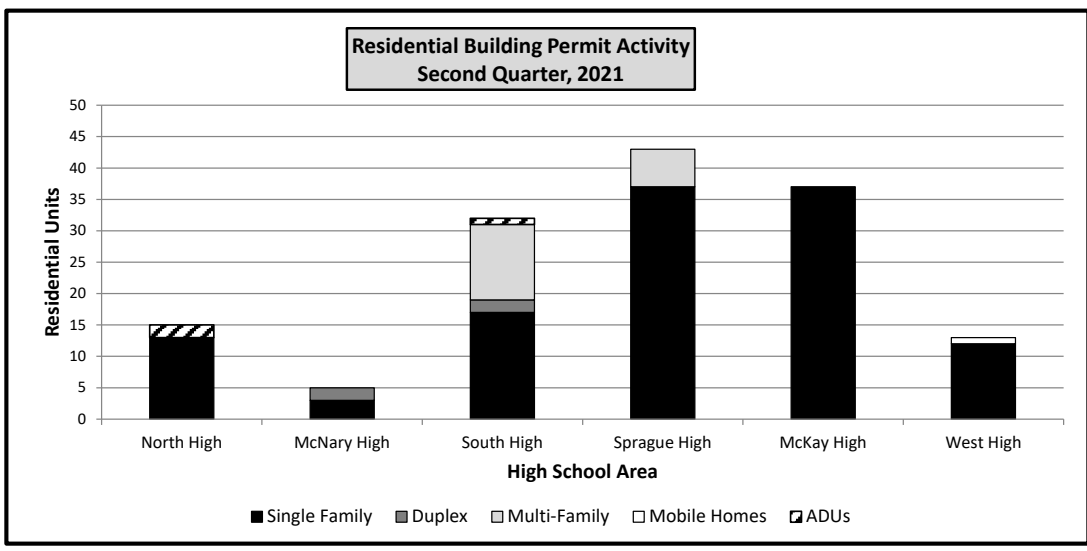
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	1					1
Engelwood					1	1
Four Corners	11					11
Grant	1				1	2
Highland						
Mary Eyre						
Miller						
Total	13				2	15
McNary High						
Clear Lake						
Cummings	1	2				3
Forest Ridge	1					1
Gubser	1					1
Keizer						
Kennedy						
Weddle						
Total	3	2				5
South Salem High						
Bush			6			6
Candalaria	1					1
Hoover						
Lee						
McKinley	1					1
Morningside	14	2	6		1	23
Pringle	1					1
Richmond						
Total	17	2	12		1	32

Sprague High						
Battle Creek	18		6			24
Liberty	2					2
Salem Heights						
Schirle	1					1
Sumpter	16					16
Wright						
Total	37		6			43
McKay High						
Cesar Chavez	6					6
Hallman						
Hammond	28					28
Hayesville	1					1
Lamb						
Scott						
Swegle	1					1
Washington	1					1
Yoshikai						
Total	37					37
West Salem High						
Brush College	3					3
Chapman Hill	1					1
Harritt						
Kalapuya	8				1	9
Myers						
Total	12				1	13
Total	119	4	18	1	3	145

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	1	2				3
Crossler	19					19
Houck	12					12
Judson	19		6			25
Leslie	16	2	12		1	31
Parrish	1				2	3

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	31					31
Straub	10					10
Waldo	6					6
Walker	2			1		3
Whiteaker	2					2
Total	119	4	18	1	3	145



**Salem-Keizer School District (24J) Net Residential
Building Permit Activity by School Attendance Area
Second Quarter Cumulative (January-June) 2021**

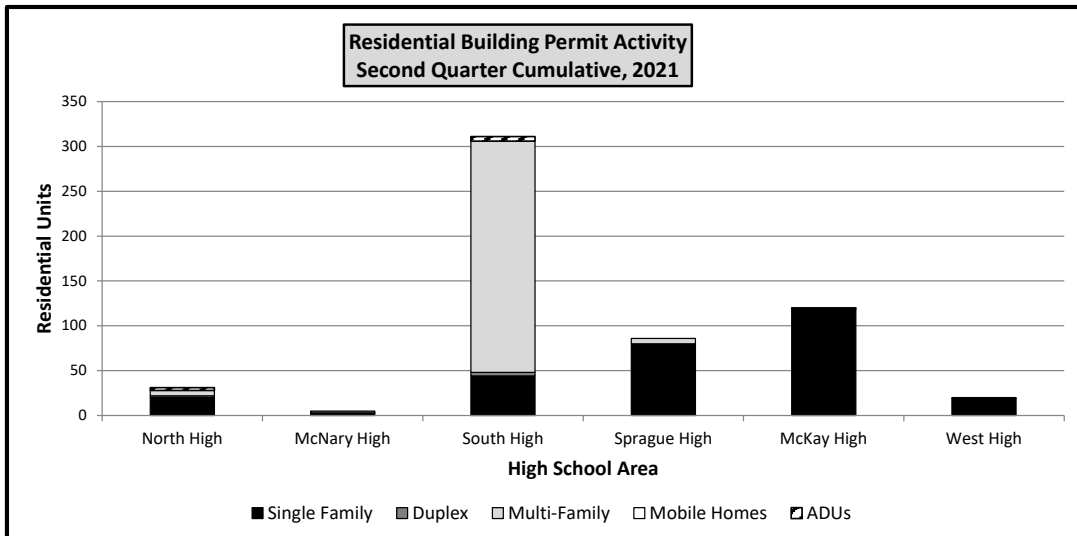
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	2					2
Engelwood					1	1
Four Corners	11					11
Grant	1		6		1	8
Highland	1				1	2
Mary Eyre	4					4
Miller	1	2				3
Total	20	2	6		3	31
McNary High						
Clear Lake						
Cummings	1	2				3
Forest Ridge	1					1
Gubser	1					1
Keizer						
Kennedy						
Weddle						
Total	3	2				5
South Salem High						
Bush		2	6			8
Candalaria	4					4
Hoover			246			246
Lee						
McKinley					1	1
Morningside	32	2	6		4	44
Pringle	8					8
Richmond						
Total	44	4	258		5	311

Sprague High						
Battle Creek	37		6			43
Liberty	7					7
Salem Heights						
Schirle	5					5
Sumpter	31					31
Wright						
Total	80		6			86
McKay High						
Cesar Chavez	7					7
Hallman						
Hammond	104					104
Hayesville	1					1
Lamb						
Scott	4					4
Swegle	1				1	2
Washington	2					2
Yoshikai						
Total	119				1	120
West Salem High						
Brush College	7					7
Chapman Hill	1					1
Harritt	-1					-1
Kalapuya	10				1	11
Myers	2					2
Total	19				1	20
Total	285	8	270	1	9	573

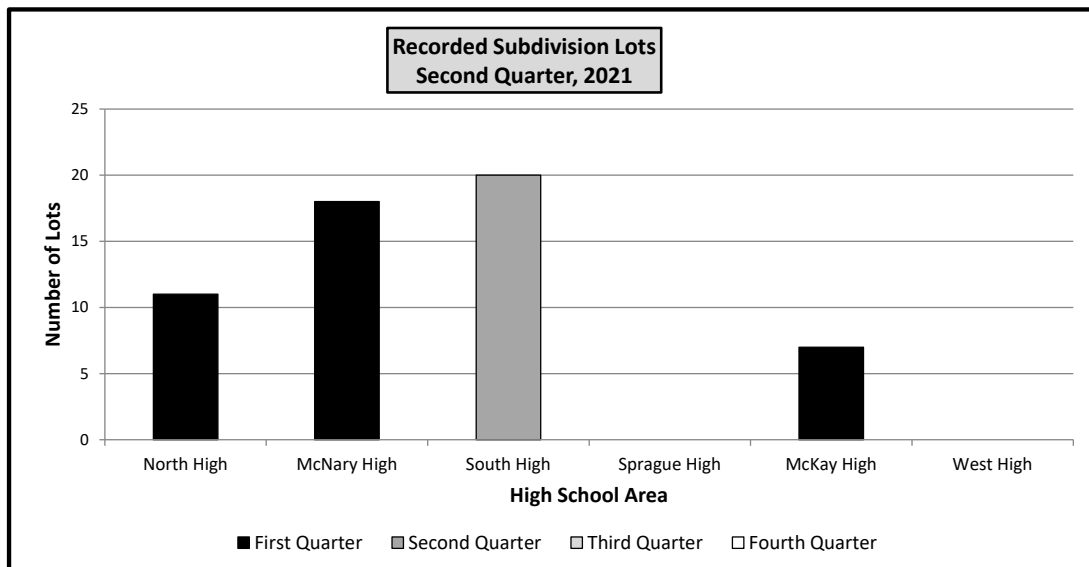
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek	1	2				3
Crossler	43					43
Houck	18	2				20
Judson	45		6			51
Leslie	36	4	12		5	52
Parrish	2		252		3	254

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	108					108
Straub	15					15
Waldo	11				1	12
Walker	4			1		5
Whiteaker	2					2
Total	285	8	270	1	9	573

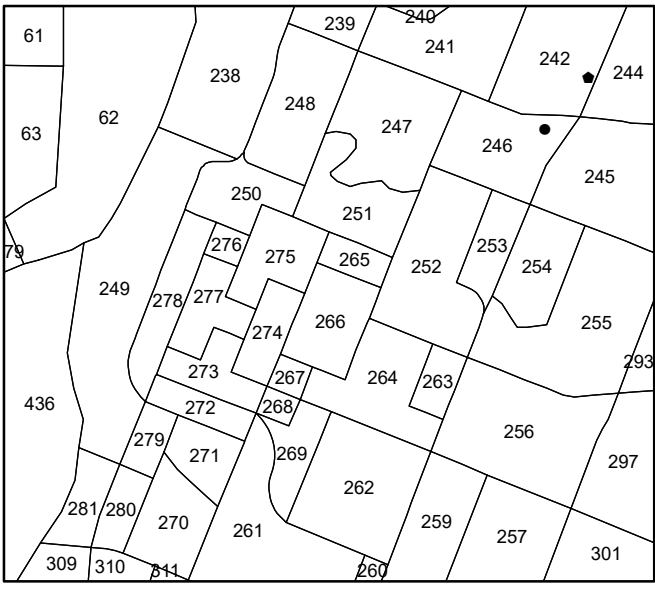


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
Second Quarter (April-June) 2021**

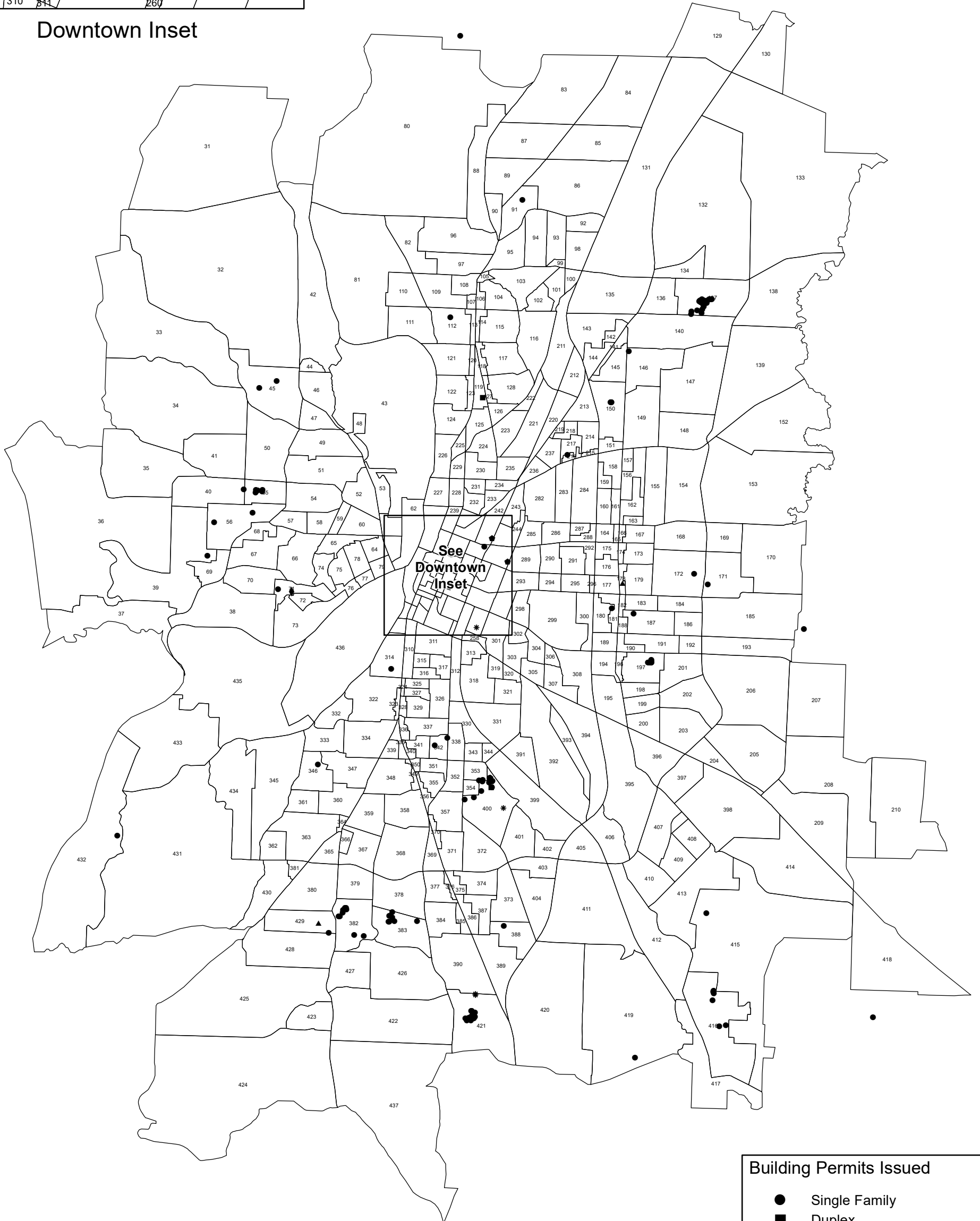
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn							Battle Creek					
Engelwood							Liberty					
Four Corners	11				11		Salem Heights					
Grant							Schirle					
Highland							Sumpter					
Mary Eyre							Wright					
Miller							Total					
Total	11				11		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			56



Building Permits Issued by Transportation Analysis Zone Second Quarter, 2021

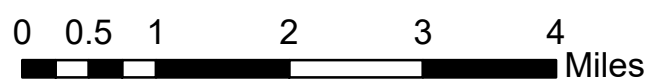


Downtown Inset



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
Second Quarter (April-June) 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							235											337		
32							134							236											338		
33							135							237											339		
34							136							238											340		
35							137	28					28	239											341		
36							138							240											342		
37							139							241											343		
38							140							242									1	1	344		
39	1					1	141							243											345		
40	1					1	142							244											346		
41							143							245											347		
42							144							246	1										348		
43							145							247											349		
44							146	1				1		248											350		
45	2					2	147							249											351		
46							148							250											352		
47							149							251											353		
48							150	4				4		252											354		
49							151							253											355		
50							152							254											356		
51							153							255											357		
52							154							256											358		
53							155							257											359		
54							156							258											360		
55	5					5	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							167							269											371		
66							168							270											372		
67							169							271											373		
68							170							272											374		
69							171	1				1		273											375		
70							172	1				1		274											376		
71	1				1	2	173							275											377		
72							174							276											378		
73							175							277											379		
74							176							278											380		
75							177							279											381		
76							178	-1				-1		280											382		
77							179							281											383		
78							180	1				1		282											384		
79							181							283											385		
80							182							284											386		
81							183							285											387		
82							184							286											388		
83							185							287											389		
84							186							288											390		
85							187	1				1		289											391		
86							188							290											392		
87							189							291											393		
88							190							292											394		
89							191							293											395		
90							192							294											396		
91	1					1	193							295											397		
92							194							296											398		
93							195							297											399		
94							196							298											400		
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							307											409		
104							206							308											410		
105							207							309											411		
106							208							310											412		
107							209							311											413		
108							210							312											414		
109							211							313											415		
110							212							314	1										416		
111							213							315											417		
112	1					1	214							316											418		
113							215							317											419		
114							216							318											420		
115							217	1				1		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		
124							226							328											430		
125							227							329											431		
126							228							330											432		
127							229																				

**Net Building Permit Activity by Transportation Analysis Zone (TAZ)
Single Family, Duplex, Multi-Family, Mobile Home, and ADU Units
Second Quarter Cumulative (January-June) 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							235										337								
32							134							236											338							
33							135							237											339							
34							136							238											340							
35							137	104					104	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								
42							144							246	1									348								
43							145							247										349								
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45	4					4	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								
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54							156	4					4	258										360								
55	5					5	157							259										361								
56	2					2	158							260										362								
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66	1					1	168							270										372								
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71	1				1	2	173					1	1	275										377	1						1	
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75							177							279										381								
76							178	-1					-1	280										382	18						18	
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79							181							283										385								
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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										391								
86							188							290										392								
87							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								
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93							195							297										399								
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95							197	11					11	299										401								
96							198							300										402								
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109							211							313										415	3						3	
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