

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

First Quarter 2021 (January-March)



Mid-Willamette Valley Council of Governments
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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.

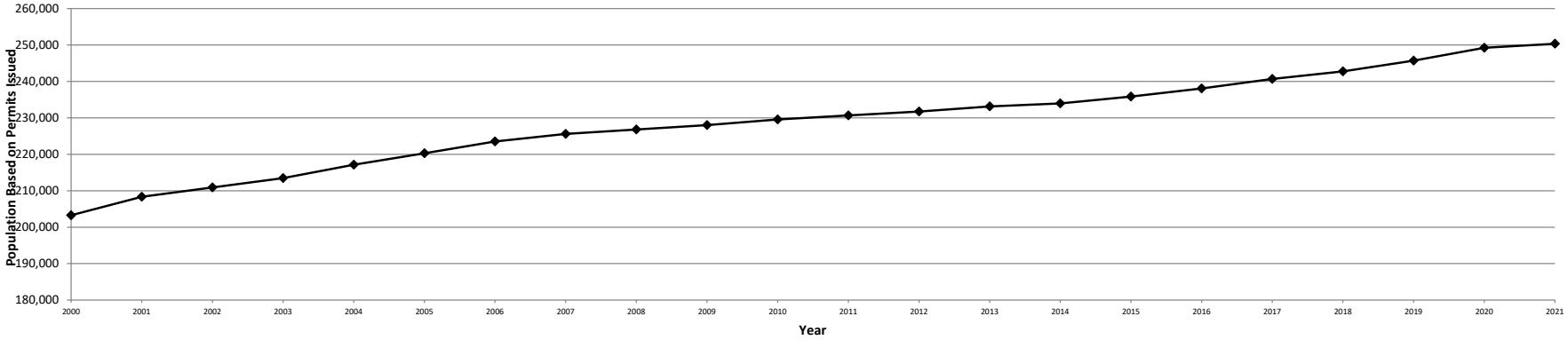
Census Tracts (CT) are the geographic unit which are the most stable, while the Urban Growth Boundary (UGB), Transportation Analysis Zones (TAZ), and school attendance areas change over time. The TAZs are subsets of the census tracts. The Greater Salem Area covers whole tracts which begin within the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

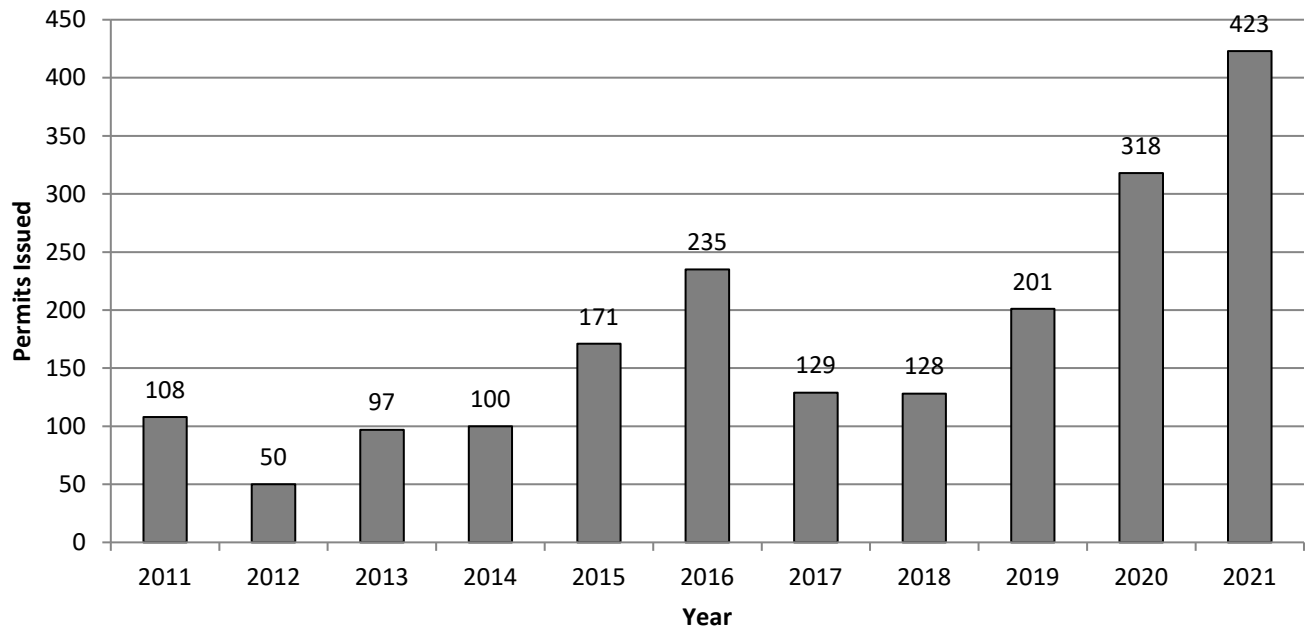
**Population Estimates Based on Building Permit Activity
Salem-Keizer Urban Growth Boundary**

2010 Census Population	Building Permits Issued by Year												Total Change in Units	Persons Per Unit	Population April 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	423	8,151	2.6	250,340

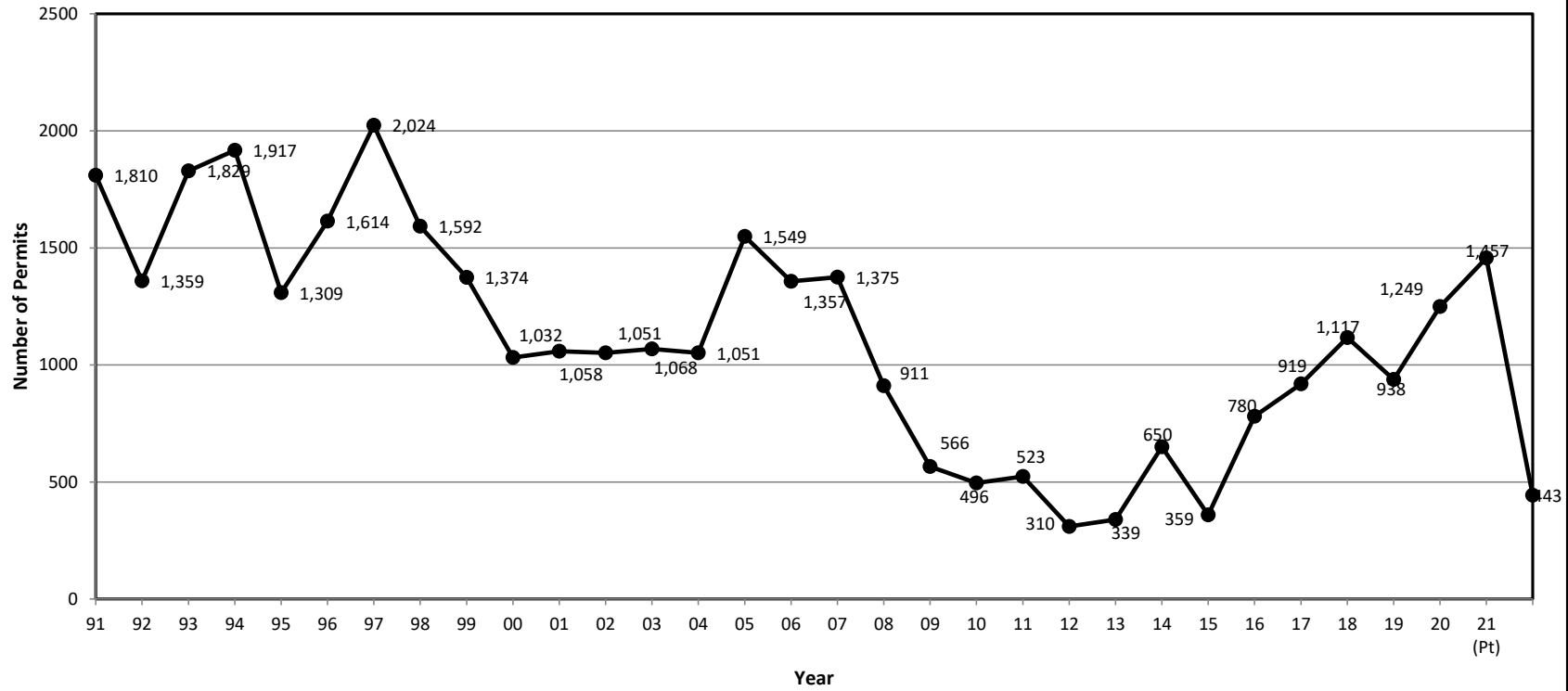
**Population Growth
Salem Urban Growth Boundary**



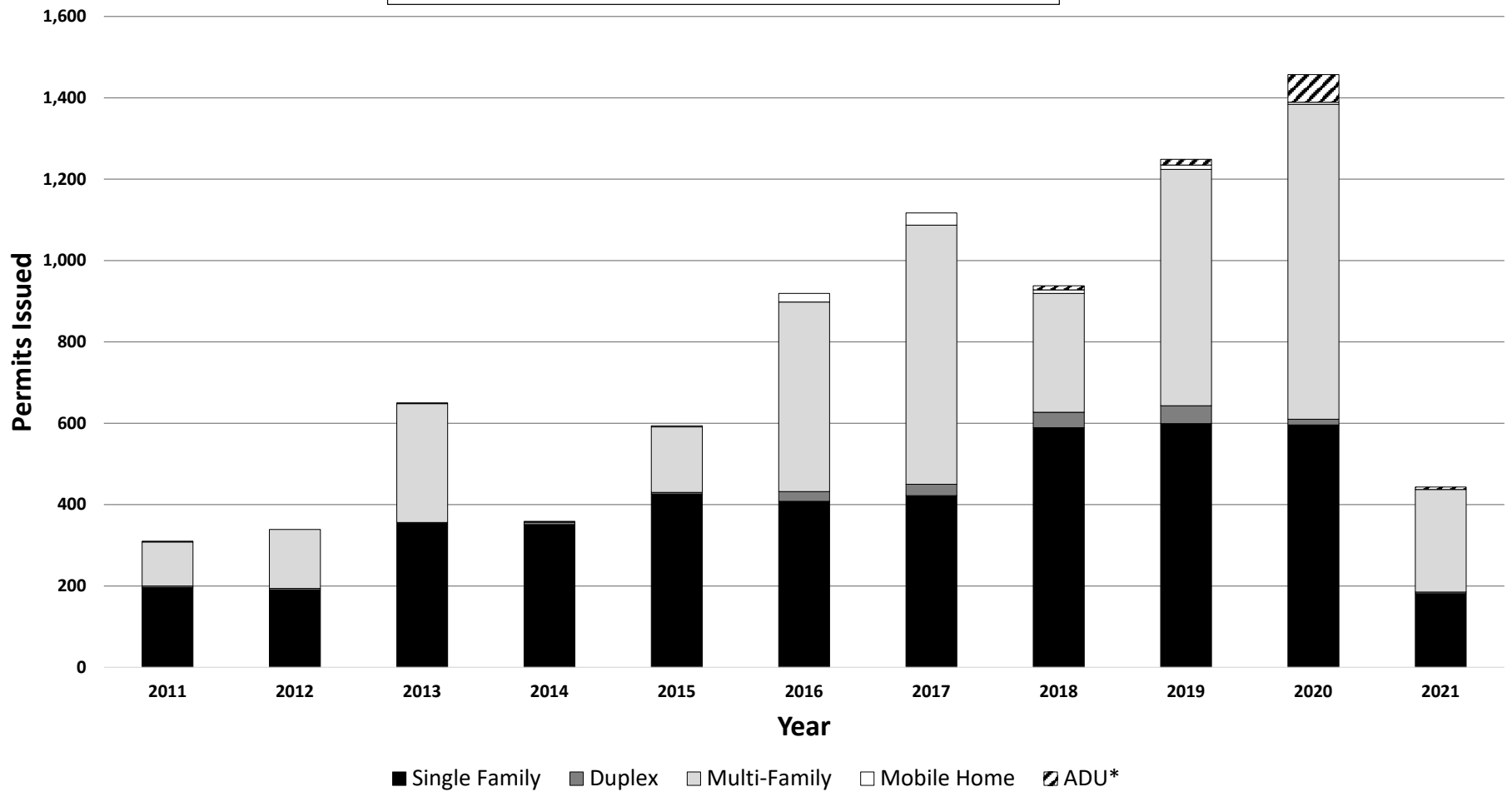
**Net Building Permits Issued in UGB
First Quarter Comparative, 2011-2021**



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

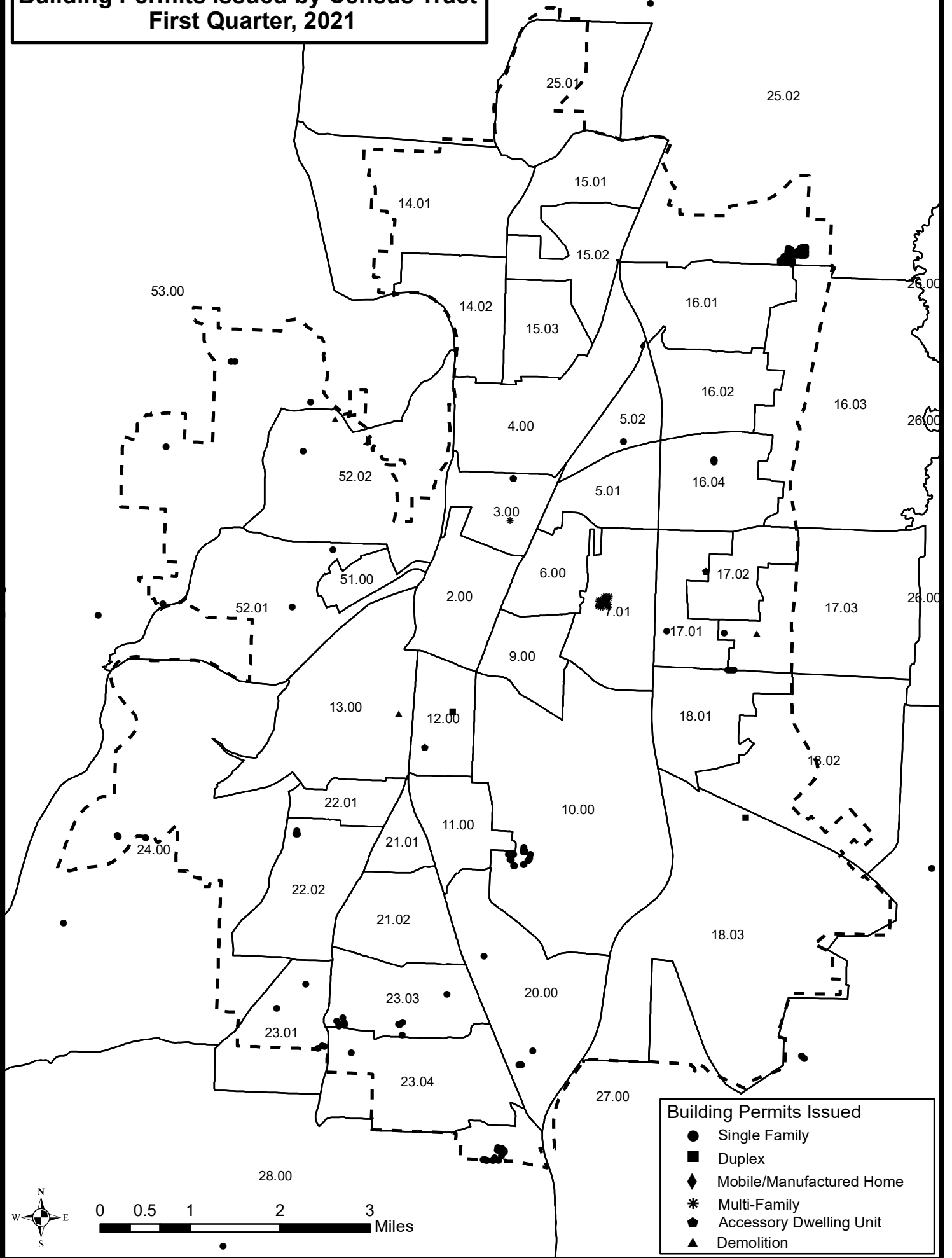


**Building Permits by Type- Greater Salem Area
First Quarter, 2011-2021**



* ADU Category added in 2018.

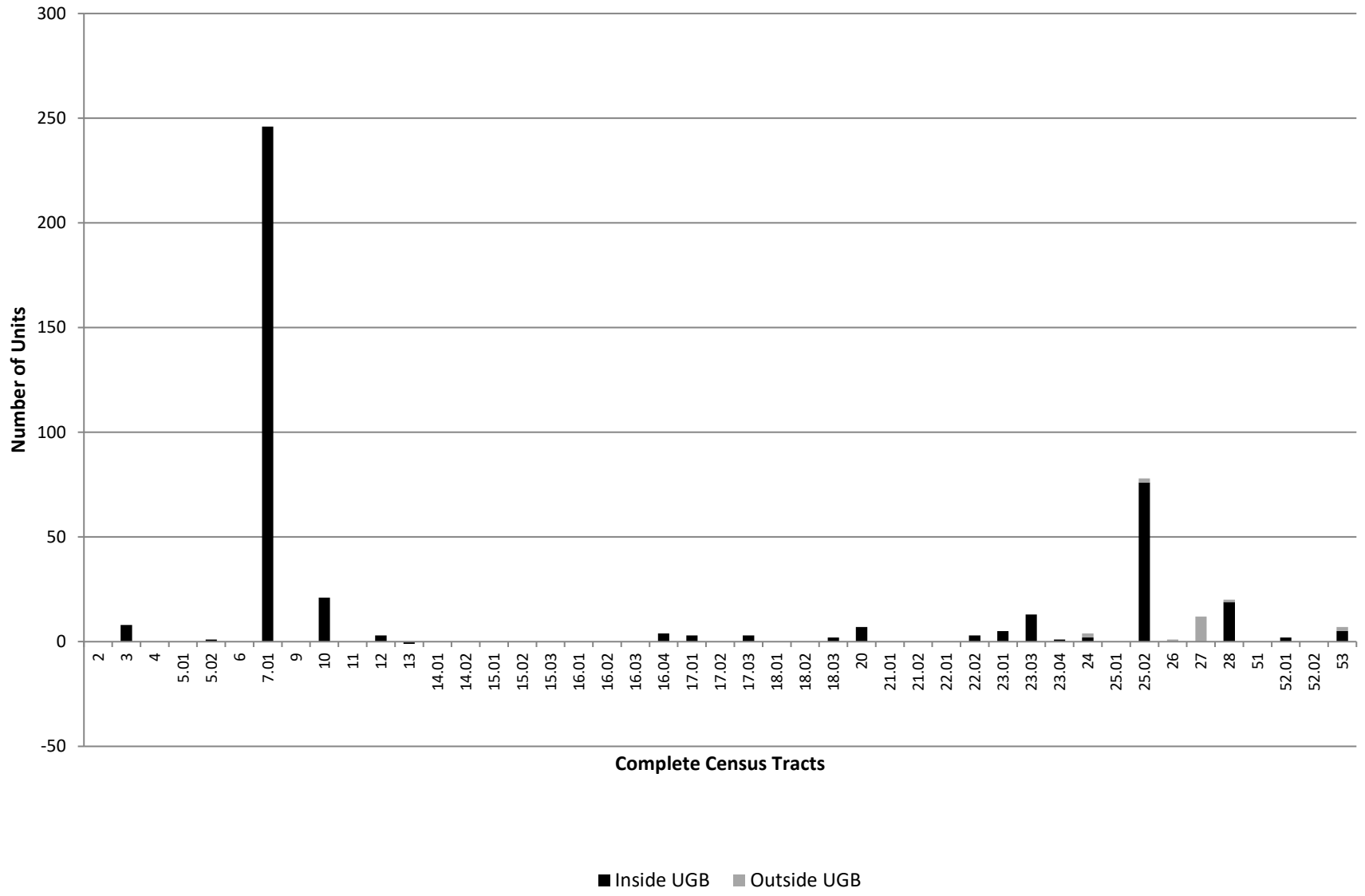
Building Permits Issued by Census Tract First Quarter, 2021



**Greater Salem Area (Complete Census Tracts) Net Residential Building Permit Activity
First Quarter, 2021 (January through March)**

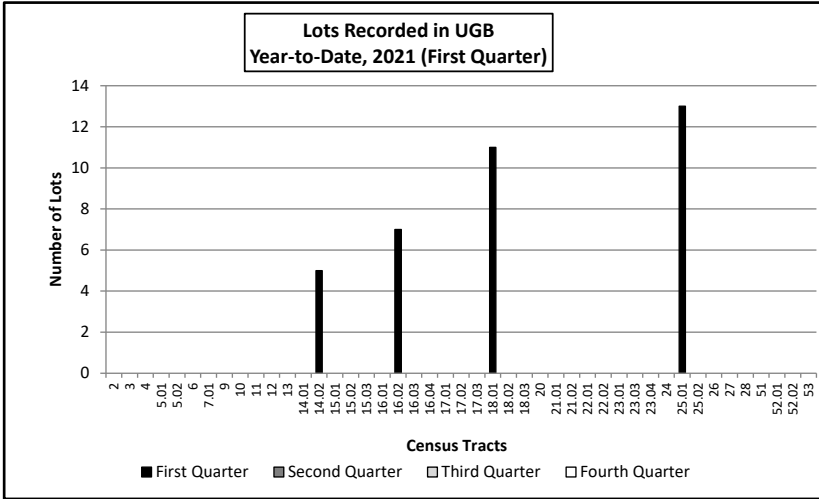
Census Tract	Inside Urban Growth Boundary						Outside Urban Growth Boundary						Total for Complete Census Tracts					
	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Sub-Total	Single-Family	Duplex	Multi-Family	Mobile Homes	Accessory Dw. Units	Total
2																		
3	1		6		1	8							1		6		1	8
4																		
5.01																		
5.02	1					1							1					1
6																		
7.01			246			246									246			246
9																		
10	18				3	21							18				3	21
11																		
12		2			1	3								2			1	3
13	-1					-1							-1					-1
14.01																		
14.02																		
15.01																		
15.02																		
15.03																		
16.01																		
16.02																		
16.03																		
16.04	4					4							4					4
17.01	2				1	3							2				1	3
17.02																		
17.03	3					3							3					3
18.01																		
18.02																		
18.03		2				2								2				2
20	7					7							7					7
21.01																		
21.02																		
22.01																		
22.02	3					3							3					3
23.01	5					5							5					5
23.03	13					13							13					13
23.04	1					1							1					1
24	2					2	2				2		4					4
25.01																		
25.02	76					76	2				2		78					78
26							1	1			1		1					1
27							12				12		12					12
28	19					19	1				1		20					20
51																		
52.01	2					2							2					2
52.02																		
53	5					5	2				2		7					7
Total	161	4	252		6	423	20				20		181	4	252		6	443

Residential Building Permit Activity First Quarter, 2021

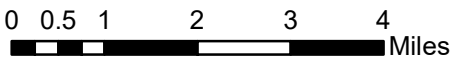
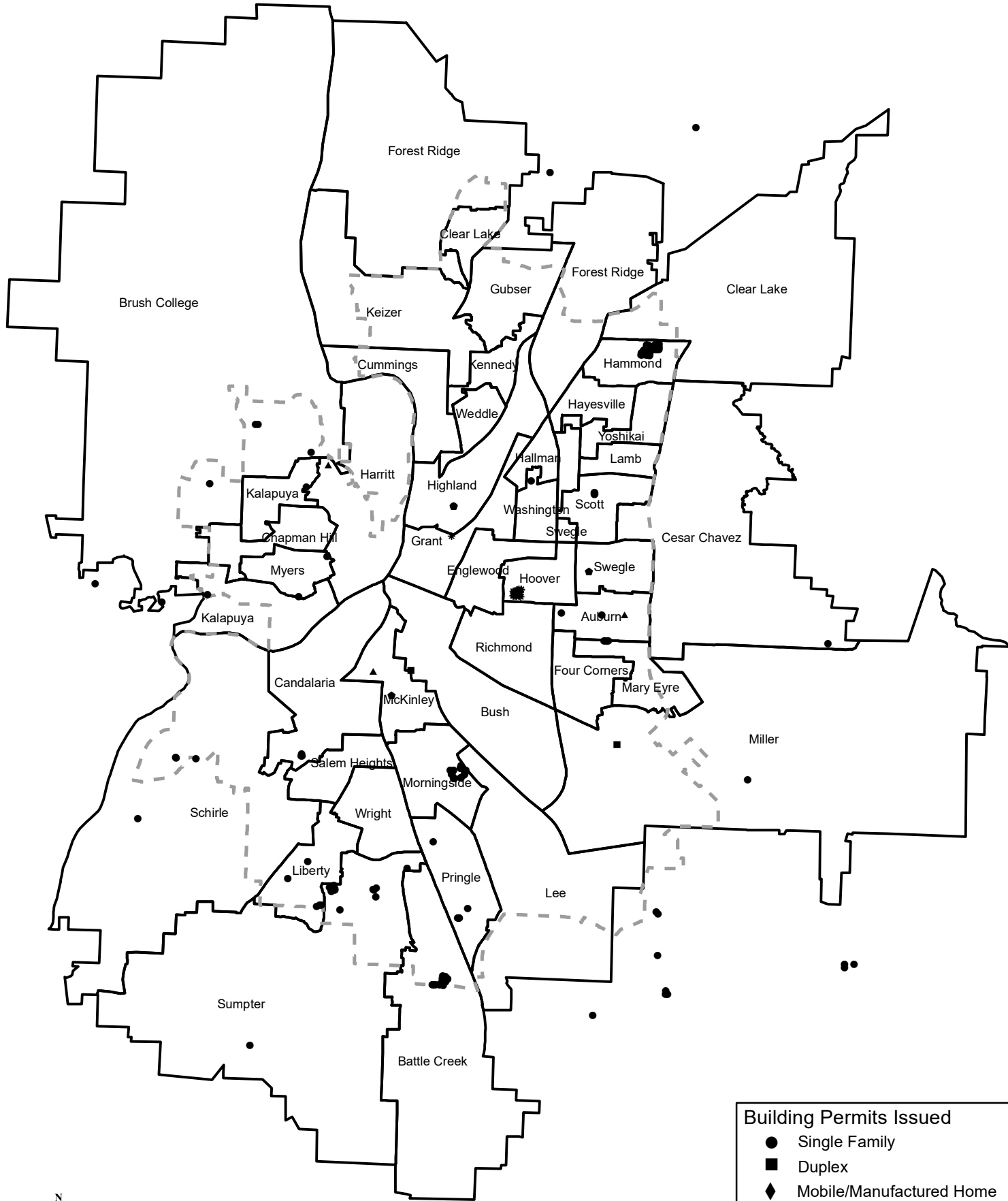


Year-to-Date New Subdivision Lots Recorded in the Salem-Keizer Urban Growth Boundary, January-December, 2021

Census Tract	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year-to-Date Total
2					0
3					0
4					0
5.01					0
5.02					0
6					0
7.01					0
9					0
10					0
11					0
12					0
13					0
14.01					0
14.02	5				5
15.01					0
15.02					0
15.03					0
16.01					0
16.02	7				7
16.03					0
16.04					0
17.01					0
17.02					0
17.03					0
18.01	11				11
18.02					0
18.03					0
20					0
21.01					0
21.02					0
22.01					0
22.02					0
23.01					0
23.03					0
23.04					0
24					0
25.01	13				13
25.02					0
26					0
27					0
28					0
51					0
52.01					0
52.02					0
53					0
Total	36	0	0	0	36



Building Permits Issued by School Attendance Area First 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
First Quarter (January-March) 2021**

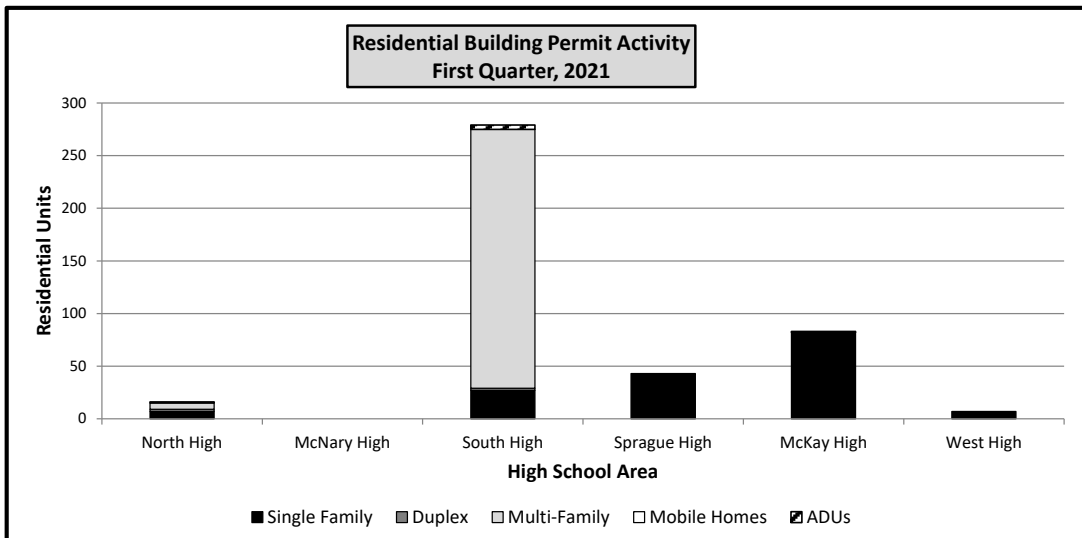
High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total	High Schools/ Feeder Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dwelling Units	Total
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North Salem High						
Auburn	1					1
Engelwood						
Four Corners						
Grant			6			6
Highland	1				1	2
Mary Eyre	4					4
Miller	1	2				3
Total	7	2	6		1	16
McNary High						
Clear Lake						
Cummings						
Forest Ridge						
Gubser						
Keizer						
Kennedy						
Weddle						
Total						
South Salem High						
Bush		2				2
Candalaria	3					3
Hoover			246			246
Lee						
McKinley	-1				1	
Morningside	18				3	21
Pringle	7					7
Richmond						
Total	27	2	246		4	279

Sprague High						
Battle Creek	19					19
Liberty	5					5
Salem Heights						
Schirle	4					4
Sumpter	15					15
Wright						
Total	43					43
McKay High						
Cesar Chavez	1					1
Hallman						
Hammond	76					76
Hayesville						
Lamb						
Scott	4					4
Swegle					1	1
Washington	1					1
Yoshikai						
Total	82				1	83
West Salem High						
Brush College	4					4
Chapman Hill						
Harritt	-1					-1
Kalapuya	2					2
Myers	2					2
Total	7					7
Total	166	4	252		6	428

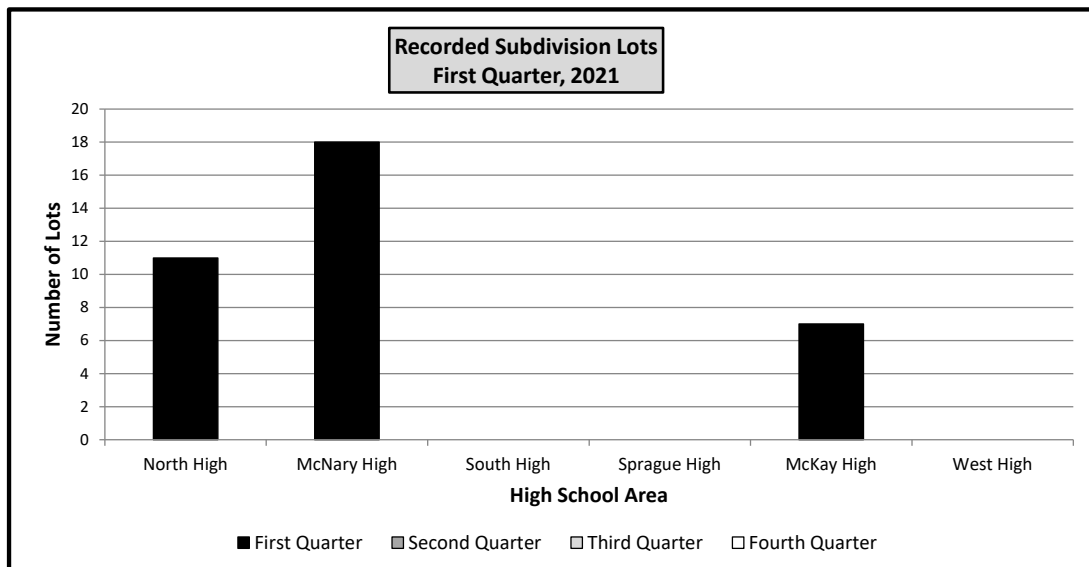
Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Claggett Creek						
Crossler	24					24
Houck	6	2				8
Judson	26					26
Leslie	20	2			4	26
Parrish	1		252		1	254

Middle Schools	Single Family	Duplex/ Triplex	Multi- Family	Mobile Homes	Accessory Dw. Units	Total
Stephens	77					77
Straub	5					5
Waldo	5				1	6
Walker	2					2
Whiteaker						
Total	166	4	252		6	428

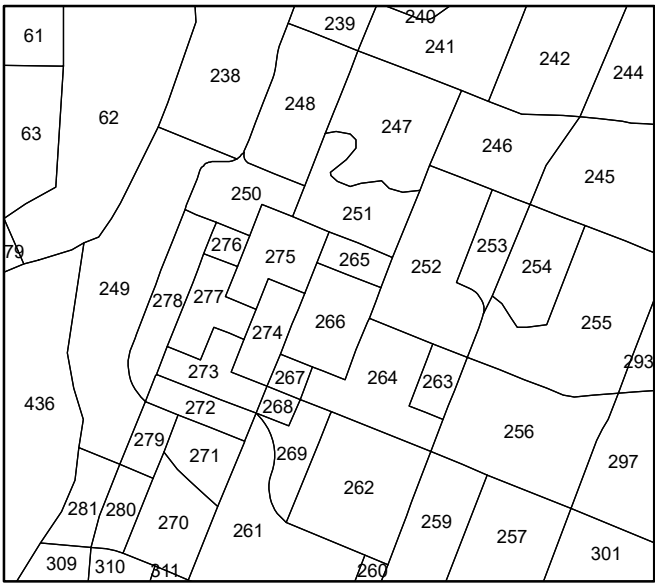


**Year-To-Date Recorded Subdivision Lot Activity
By School Attendance Area
First Quarter (January-March) 2021**

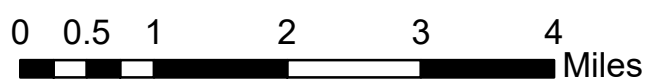
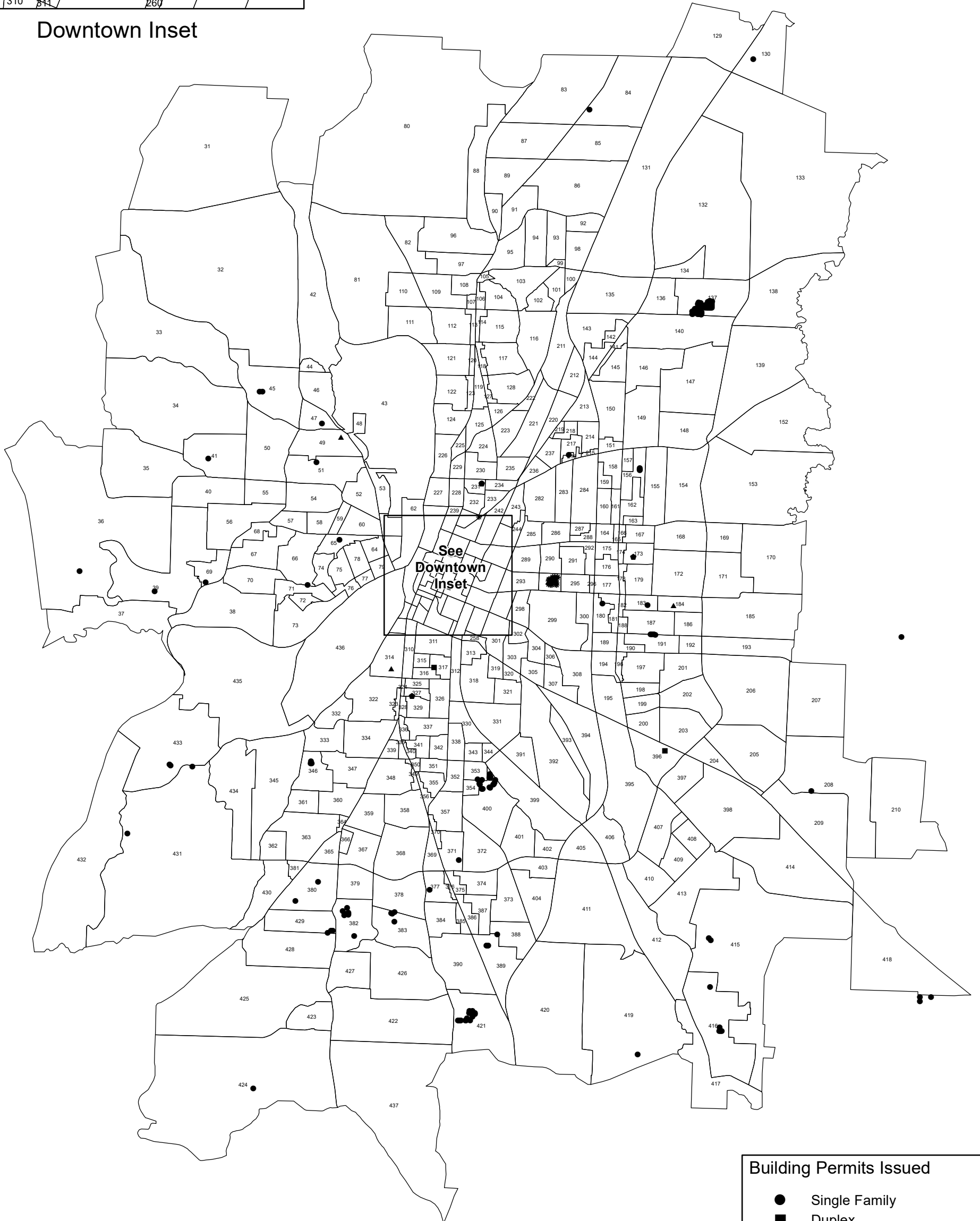
High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total		High Schools/ Feeder Schools	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year to Date Total
North Salem High							Sprague High					
Auburn							Battle Creek					
Engelwood							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							Total					
Richmond							Total	36				36
Total												



Building Permits Issued by Transportation Analysis Zone First Quarter, 2021



Downtown Inset



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

