

OHIO

HUDSON

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DATE: August 29, 2019

TO: City Council President William Wooldredge and Members of City Council
David Basil, Mayor

FROM: Jane Howington, City Manager,
Greg Hannan, Director and Kris McMaster, City Planner Department of Community
Development

RE: City Manager's Growth Management Annual Review Report

Section 1211.02, "Implementing the Allocation System", of the Codified Ordinances of the City of Hudson requires the City Manager on an annual basis to make a recommendation to Council as to whether or not to implement the Growth Management Allocation System. The recommendation is contained in this report which covers the number of new dwelling units approved by type and location for the past two years together with the population figures based on the most recent U.S. Census Bureau data. When population growth exceeds one and a half (1.5) percent the Growth Management Allocation System may be implemented.

I note the following:

- Forty-one (41) certificates for new single-family detached dwellings were issued in 2018 and thirty-six (36) certificates for new single-family detached dwellings were issued in 2017 during each calendar year. In the year 2018 56% of these certificates were issued for homes in The Reserve at River Oaks.
- Based on the 2018 Census Bureau estimates Hudson's population is 22,285 persons and Hudson has 8,212 housing units. There is an average of 2.77 persons per housing unit. Applying this factor to the number of homes permitted results in 100 persons occupying new homes in 2017 and 114 persons in 2018. Based on the 2018 population estimate this represents an increase of 0.45 percent in 2017 and 0.51 percent in 2018. Although these numbers represent an estimate of the number of persons occupying new home, they do not represent change in population throughout the City which must also factor in births, deaths, and relocations. The 2018 census estimate is virtually the same as the official 2010 census of 22,262 resulting in no population change. The 2000 census was 22,439.
- There were no new subdivisions approved during 2018; however, The Reserve at River Oaks Subdivision began building in their Phase III consisting of 36 building lots and received approval for their Phase IV for 52 lots in January of 2019. Construction continues in Lake Christine (11 Lots) and Trails of Hudson Phase II (67 Senior Homes). Springwood of Hudson Senior Apartments (62 Units within the Danbury of Hudson Continuing and Memory Care Facility property) have completed their development in spring of 2019.

Recommendations: Given the limited number of new homes constructed and the flat population growth, the City Manager recommends the Residential Growth Management System not be implemented for the ensuing year.

A Public hearing on implementation of the growth management system is scheduled for September 17, 2019.