Comprehensive Plan
Housing Information

The following pages are full pages from the 2024 Comprehensive Plan. They have been renumbered with Packet Page Numbers for ease of use during discussions.

Staff compiled pages that have substantive information on housing. Some text has been highlighted to call attention to the housing-related information.

Census Data on Population & Housing.....2-4
Data on Hudson population characteristics, including a summary of Hudson household types and an analysis of Hudson housing affordability.

Community Insights Key Takeaways.....5
A summarized list of key insights gathered during all public engagement.

Downtown Focus Area.....6
The Downtown Focus Area section comments on a desired housing type.

Housing & Economy Action Items.....7-8
The full Housing-related section (Goal 2) from the Implementation section of the Plan, which indicates desired Action Items on housing.

Survey Data.....9-17
All graphs from the statistically valid community survey that contain information on housing. Some contain survey questions that were specific to housing while others were more general questions with a housing-related item as a response choice.

Population

Hudson's 2020 U.S. Census population was 23,110, which represents relatively flat growth over the last two decades, which is in line with the State of Ohio. The median age was 43.1, higher than both Summit County and Ohio. In 2023 there were 8,295 households in Hudson, with approximately 60% of those households having no children. The top three household types in Hudson are "young professionals," (professional couples with children), "empty nesters," (professional couples with no children), and "seniors," (single or married couples retired or planning for retirement).

CURRENT POPULATION

23,110

Hudson Population Trend

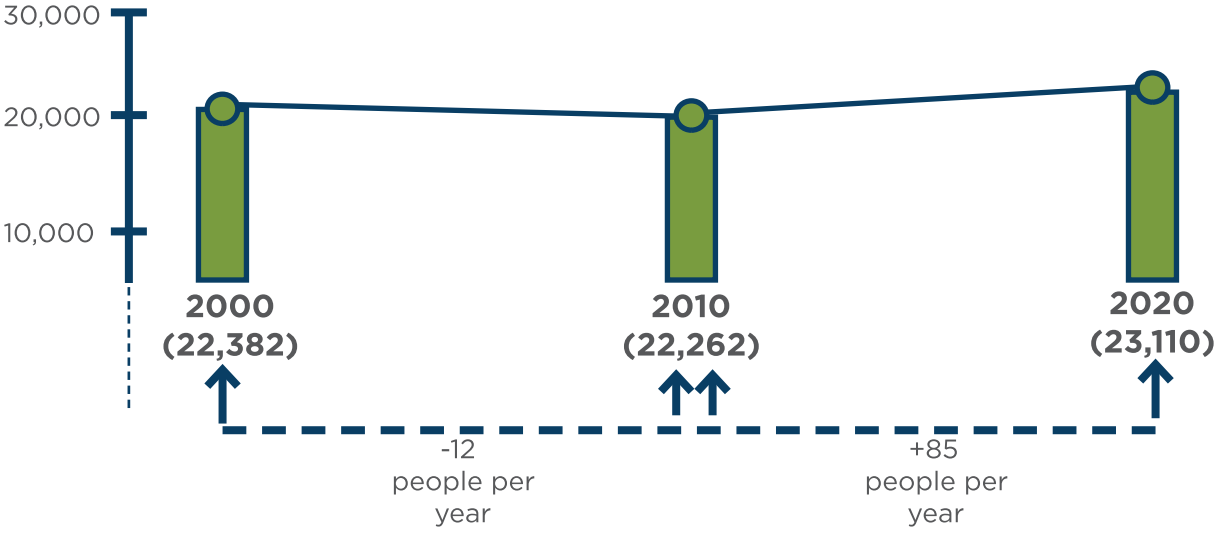


Figure 2-1: Population Trends (Source: U.S. Census)

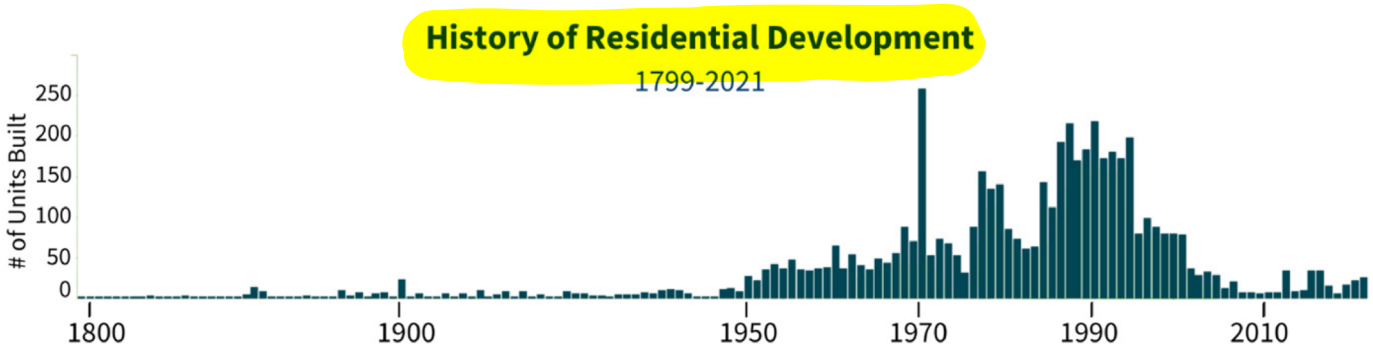


Figure 2-2: The graph depicts the start of new residential structures per year based on Summit County property records. It includes data through 2021. In both 2022 and 2023, five (5) new single-family homes were constructed. (Source: City of Hudson)

Demographics

Hudson is home to a diverse range of residents, including:

Families: Hudson has a significant population of families, including both married couples with children and single-parent households. The town's excellent schools, safe neighborhoods, and family-friendly amenities make it an attractive place for families to settle down.

Professionals: Many professionals, including those working in nearby cities like Cleveland and Akron, choose to live in Hudson due to its convenient location, quality housing options, and quality of life. Hudson offers a relatively short commute to major employment centers while providing a more quaint, relaxed atmosphere.

Seniors: Hudson's neighborhoods, well-maintained parks, proximity to healthcare facilities and recreational opportunities make it an attractive place to retire in place.

Students: Hudson is home to a diverse student population, including those attending the local public schools as well as private institutions. The town's strong emphasis on education and extracurricular activities makes it an ideal place for students to grow and thrive.

Other Citizens: Hudson Citizens is the remaining group that does not fit into one of the previously prescribed categories above. The people within this category have situations that are either very unique or very general. For example, this group includes the highly educated (multiple degrees) and wealthiest consumers (highest spending power).

The following categories offer a different approach to evaluating Hudson's population. The categories integrate consumer traits with residential characteristics to identify distinct consumer markets with unique behaviors and interests. Categories are based on national market data available through Esri, the leading global supplier of geographic information system software.

Demographic Segments

Young Professionals

45% of households

3,663 households

- Owner-occupied single family homes; mostly married couples with children
- Goal-oriented, well-organized, and routine is key to daily life

Empty Nesters

30% of households

2,420 households

- Married couples with no children or older children
- Well-connected, informed, and well-educated

Seniors

15% of households

1,208 households

- Single-person or married-couple households
- Reaching retirement and generous supporters of the community

Other Citizens

10% of households

1,208 households

- Individuals who don't fit in a prescribed category
- Unique situations or circumstances

Figure 2-3: Hudson Demographic Tapestry Segments (Source: ESRI Business Analyst)

43

Median Age *(2022)*

(42 for Summit County)

(40 for Ohio)

Housing (Where will people want to live, and in what type of housing?)

The 2023 median household income was $154,403, and the median home value was $389,694. Both values are nearly double than Summit County and Ohio. The Housing Affordability Index was 142: an index above 100 signifies that a family earning the median income has more than enough income to qualify for a mortgage loan on a median-price home, assuming a 20% down payment. Similarly, affordability can be looked at through income ratio. In Hudson, 64% of householders own a house that is valued at less than 2.9 years' worth of their household income. Assuming that a ratio of 2.6 is the threshold for affordability, 64% of householders in Hudson can somewhat comfortably afford their house, while for 36%, housing cost is a burden. When analyzing how household income is spent, 20% is spent on housing, below the 30% threshold for the maximum housing cost-to-income ratio.

Just over 88% of the occupied housing units in Hudson are owner-occupied, while approximately 87% of all housing units are single family detached. This is significantly higher (about 27% higher) when compared to homeownership rates of Summit County or Ohio. Looking closer at the age and construction period of the homes in Hudson, the majority were built between 1970 and 2000 (about 5700 units). Since 2010, there have been approximately 400 newly built single family units, and approximately 260 multifamily units.

Housing Affordability

- In Hudson, 64% of householders own a house that is less than 2.9 years of their income.
- Assuming that a ratio of 2.6 is the threshold for affordability, 64% of householders in Hudson can somewhat comfortably afford their house, while for 36%, housing cost is a burden.

Housing Ownership

88.5%

66.9% Summit County
66.8% in Ohio

Household Size

2.79

2.31 Summit County
2.38 in Ohio

Median Household Income

$154,403

$63,946 Summit County
$63,957 Ohio

Average Spent on Mortgage & Basics (Annually)

$27,820

$11,522 Summit County
$11,070 Ohio

Median Home Value

$389,694

$201,165 Summit County
$202,136 Ohio

Figure 2-4: Infographic of Housing Statistics (Source: U.S. Census)

COMMUNITY INSIGHTS KEY TAKEAWAYS

This page summarizes the key takeaways and themes from thousands of ideas generated from the community engagement insights. These themes and takeaways together with the existing conditions and trends research informed the development of the plan framework.

A desire to not significantly change the types and characters of housing offered, with the exception of housing for residents to age in place that complements the form, character, and scale of Hudson.

Residents value the small-town character, open spaces, and existing neighborhoods.

There is support for adding additional public amenities that promote healthy lifestyles, community gathering, and economic growth and development.

There is a desire to maintain and support a healthy downtown with a mix of uses, quality public spaces and amenities, with consideration for parking and traffic impacts.

There is a desire to maintain a high level of government services, that maintain and support a safe, healthy, and prosperous community.

DOWNTOWN FOCUS AREA

Overview

The heart of the community is in the historic downtown of Hudson. Its walkability and unique charm is what draws visitors and residents alike to its shops, restaurants, and indoor/outdoor community gathering spaces. Community and Steering Committee members felt that more could be done to further enhance the space, specifically in the open and vacant space at the intersection of Owen Brown Street, and Morse Road.

Vision

Like many other downtown centers in the region, Downtown Hudson faces challenges, including vacant storefronts, a limited variety of commercial spaces, traffic, and connectivity challenges for pedestrians. Parking is limited in some areas, and traffic is heavy during peak times at the intersection of OH-303 and OH-91. There is a strong desire to continue supporting the downtown's overall economic health. During the planning process it was discovered that commercial, intense residential, mixed use, and office were not desired uses for the area. The vision for downtown builds on the current scale and form of the area, and considers and respects open spaces and historic elements.

A community/recreation center was identified as a unique element that could be considered for this area in the future. These types of centers are places where people from the community can meet for social, educational or recreational activies, and would serve to bring the Hudson community together, creating another draw in the downtown area. Additional low-density cluster housing could serve as a typology that matches the surrounding context (along Owen Brown Street), and it is a desired housing typology. Both a community/recreation center and additional housing are additions to the downtown which the Steering Committee felt would complement the existing character, and support existing and future businesses. Based on community input regarding desire for gathering spaces and increased activities downtown, the Downtown Hudson Focus Area should be one of the locations evaluated in a Recreation/Community Center feasibility study.

Image 3-2: Aerial view of Downtown Focus Area

Image 3-3: Example of Medium Density Residential

Goal 2: Housing and Economy

High property ownership rates and quality housing.

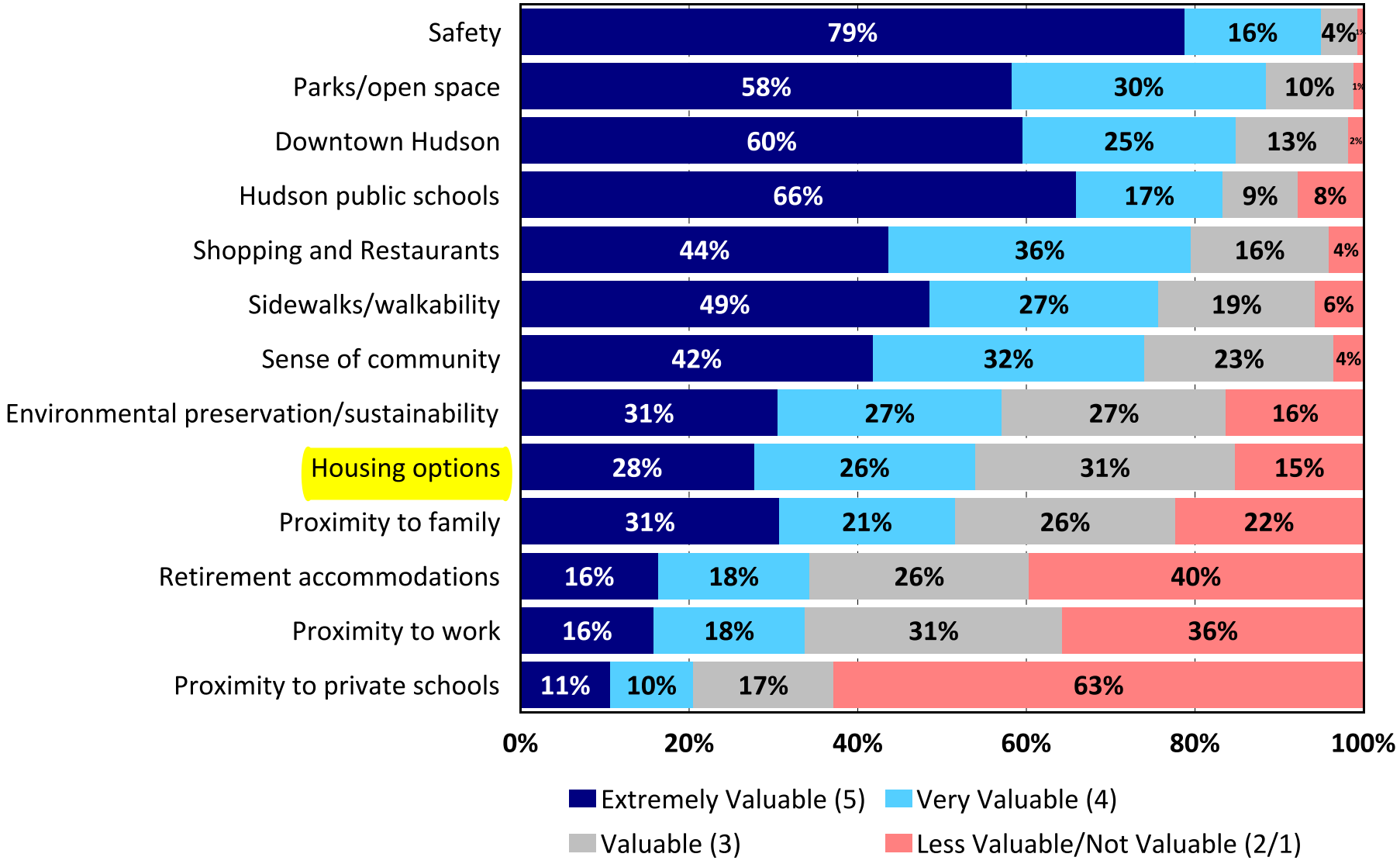
Objective 2.1: Promote a mix of housing options.

Action Items	*Time Frame*	*Potential Project Partners*	*Project Cost*
2.1.1 Update or amend zoning regulations to allow for desired housing types and density. Refer to the statistically valid community survey regarding desired housing types and density until the Land Development Code is updated.	Short	Community Development - Planning, Planning Commission, City Council	$$
2.1.2 Limit large scale living facilities based on emergency service needs.	Ongoing	Community Development - Planning, Fire Department, EMS Department	$
Objective 2.2: Strengthen existing residential neighborhoods.			
2.2.1 Promote the long-term maintenance of housing by advancing programs such as a contractor registration program and point of sale inspections.	Medium	Community Development - Code Enforcement, City Council	$$
2.2.2 Consider the feasibility of establishing a city building department to assist in code enforcement and the overall preservation of the historic district and housing stock.	Medium	Community Development - Code Enforcement, City Council	$$
2.2.3 Ensure residential lighting is designed to an appropriate neighborhood scale when implemented.	Ongoing	Community Development - Planning, Public Works - Streets, Engineering Department, Planning Commission	$
2.2.4 Study the implementation of traffic calming techniques in residential neighborhoods.	Short	Community Development - Planning, Engineering Department	$$
2.2.5 Periodically review the Architectural Design Standards to ensure high standards of design aesthetics and historic preservation.	Short	Community Development Department – Planning, Architectural and Historic Board of Review	$

Action Items	Time Frame	Potential Project Partners	Project Cost
Objective 2.3: Promote retail and mixed-use developments in designated areas that align with the evolving workplace and economy.			
2.3.1 Perform surveys of the business community to help determine the state of the evolving workplace and economy and consider implementing needs identified in, or responsive to, the survey.	Medium	Community Development - Planning & Economic Development	$$
Objective 2.4: Seek the adaptive reuse of existing office, commercial, and industrial centers.			
2.4.1 Develop a historical survey and study of the existing building stock for the Downtown and Darrowville focus areas in order to document opportunities and limitations for adaptive reuse.	Medium	Community Development, Hudson Heritage Association, Architecture & Historic Board of Review	$$
2.4.2 Expand relationships with owners of office, commercial, and industrial centers to monitor vacancy levels and assist in identifying suitable tenants or future owners/users.	Ongoing	Community Development - Planning & Economic Development	$
Objective 2.5: Continue to promote new economic development along the Seasons Road corridor.			
2.5.1 Promote and prioritize industrial development along this corridor before further developing other industrial zoned areas.	Ongoing	Community Development - Planning & Economic Development	$
2.5.2 Work with Ohio Department of Transportation to implement branding opportunities for Seasons Road interchange.	Long	Community Development - Economic Development, Ohio Department of Transportation, Communications Department, HCTV, Engineering Department	$$$
2.5.3 Market possible development sites with appropriate partners.	Long	Community Development - Economic Development, Team NEO, Chamber of Commerce	$

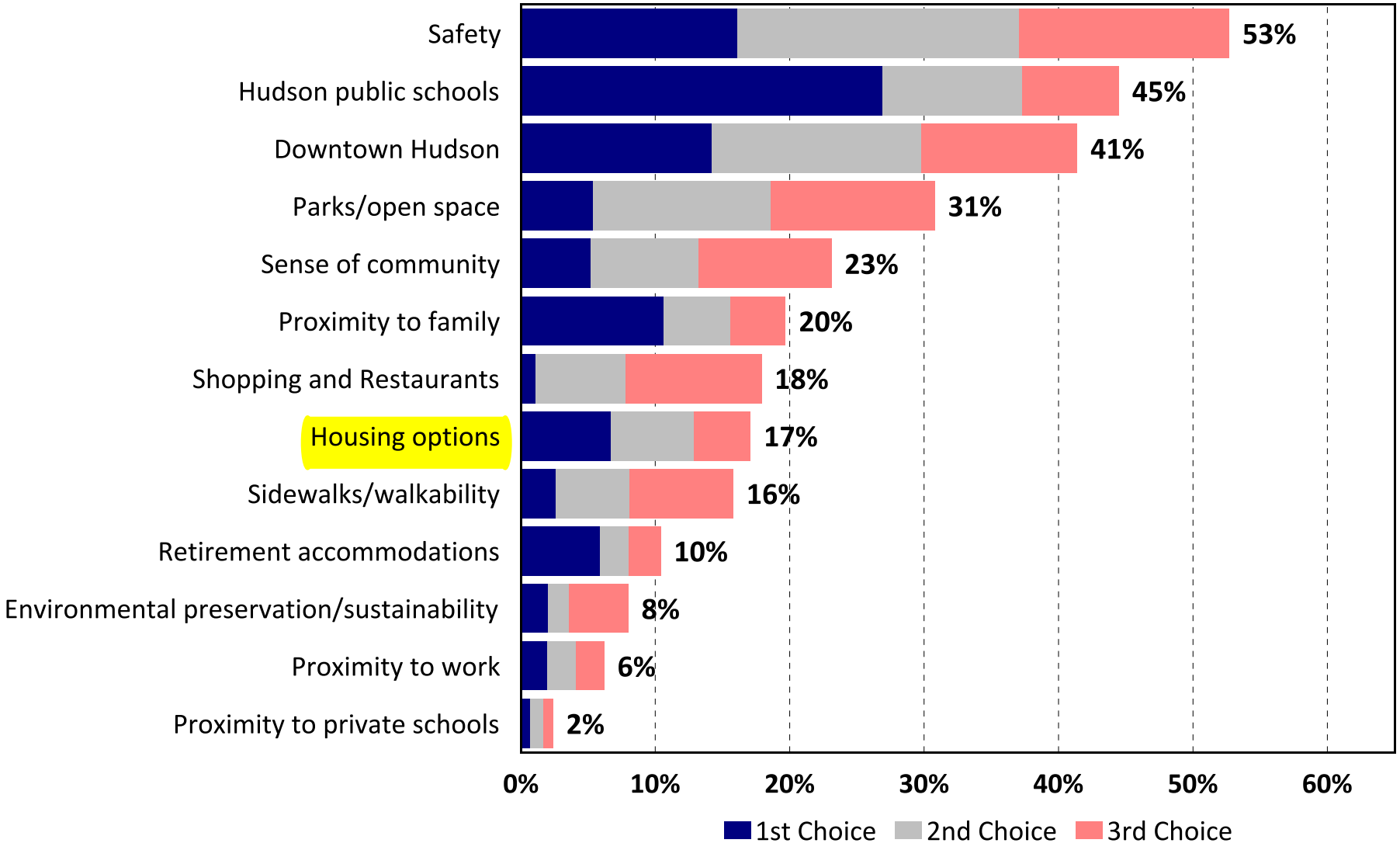
Q2. How Much Respondents Value the Following Aspects of Life in Hudson

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "not provided")



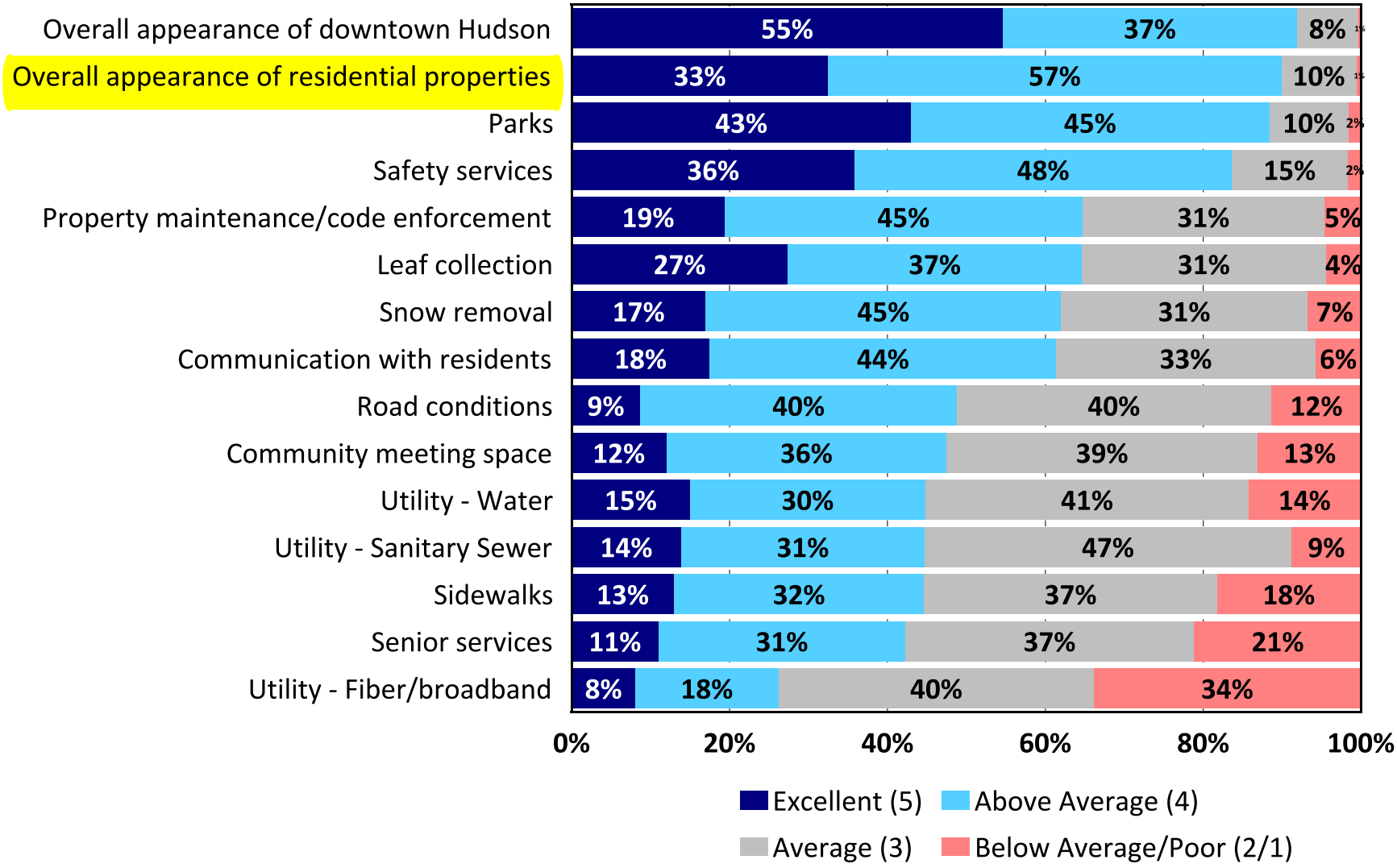
Q3. Aspects of Life That Will Have the Most Impact on Respondent's Decision to Stay in the City of Hudson

by percentage of respondents who selected the item as one of their top three choices



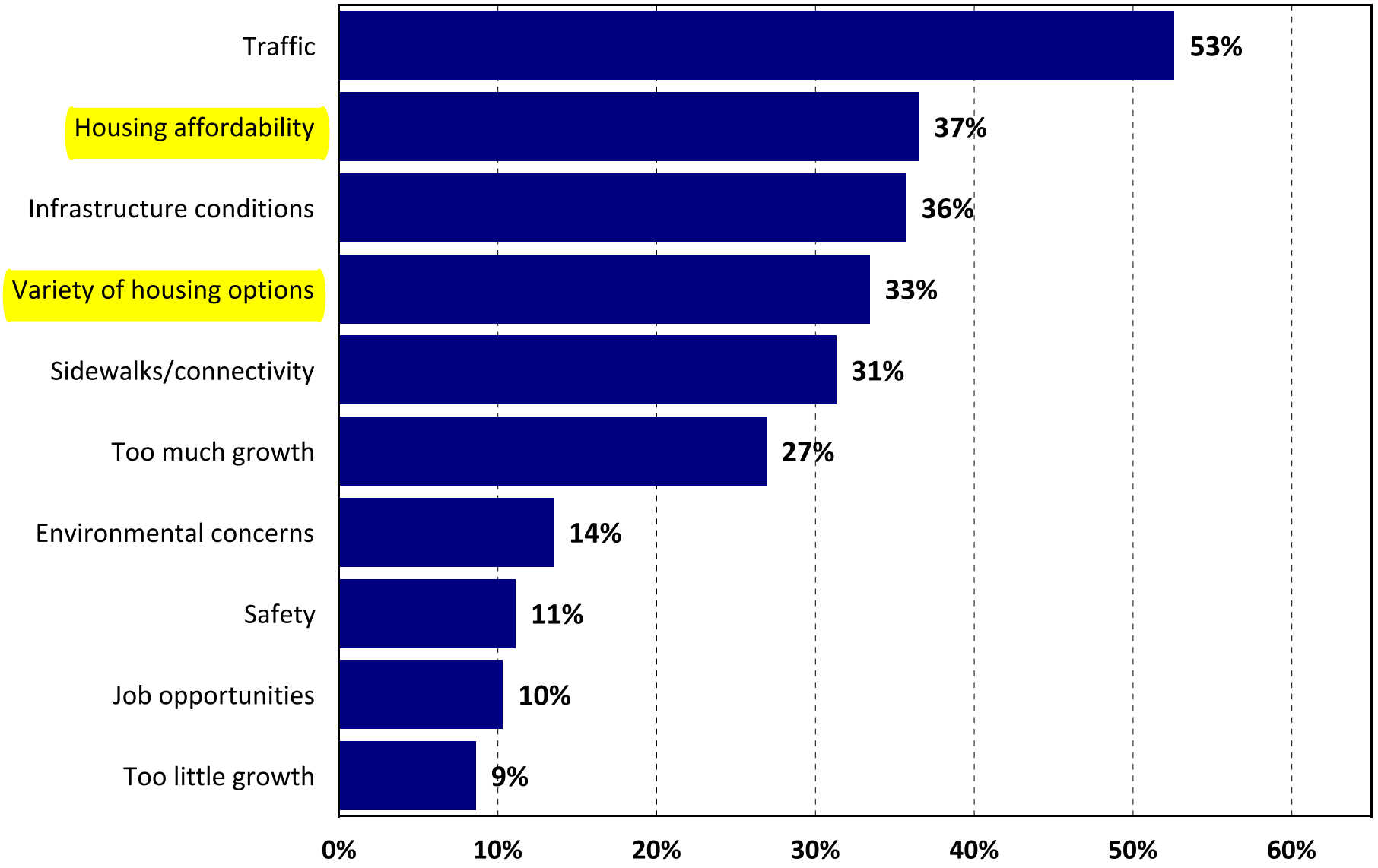
Q4. Ratings of the Following Services Provided Within the City of Hudson

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



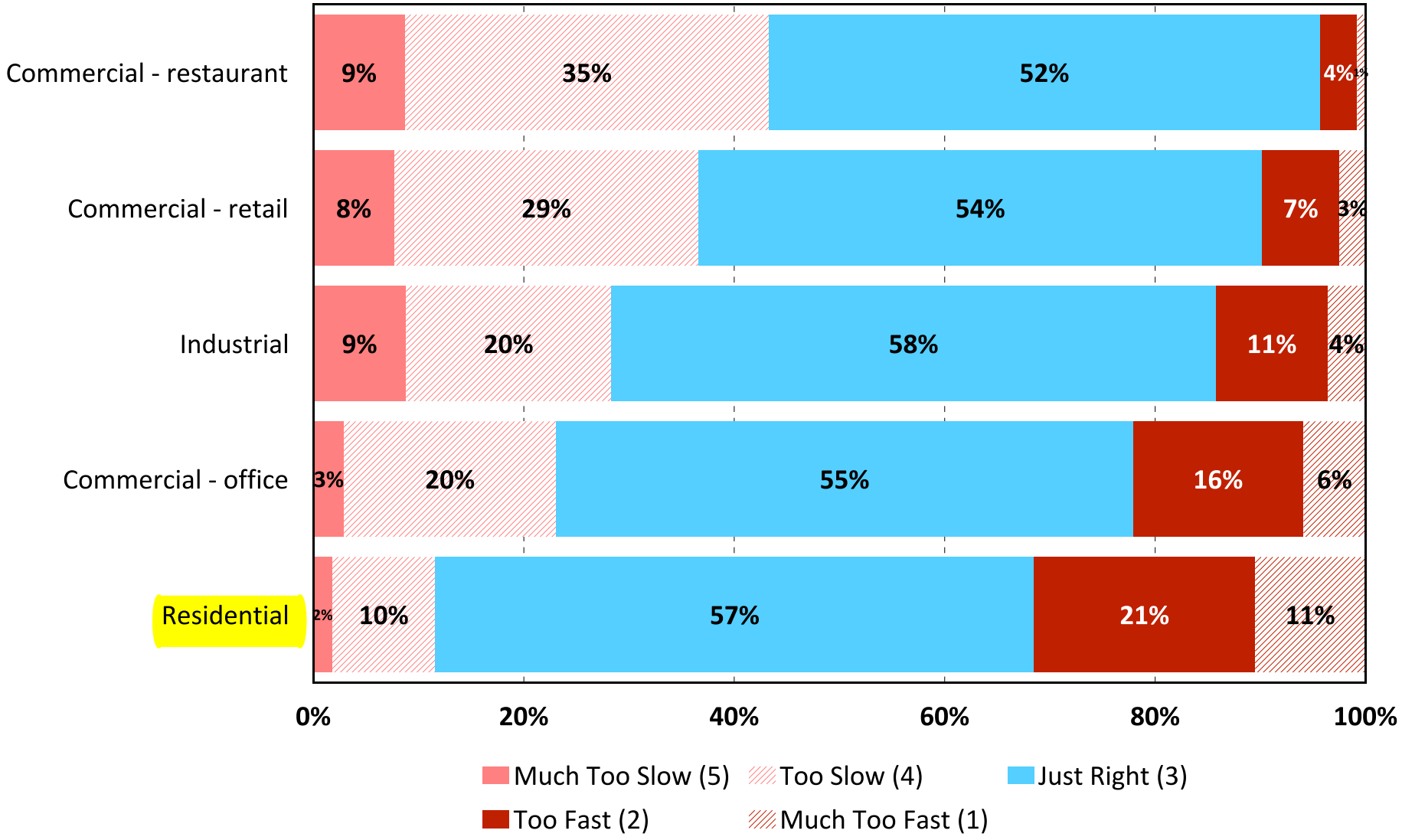
Q6. Most Significant Challenges Facing the City of Hudson

by percentage of respondents (three selections could be made)



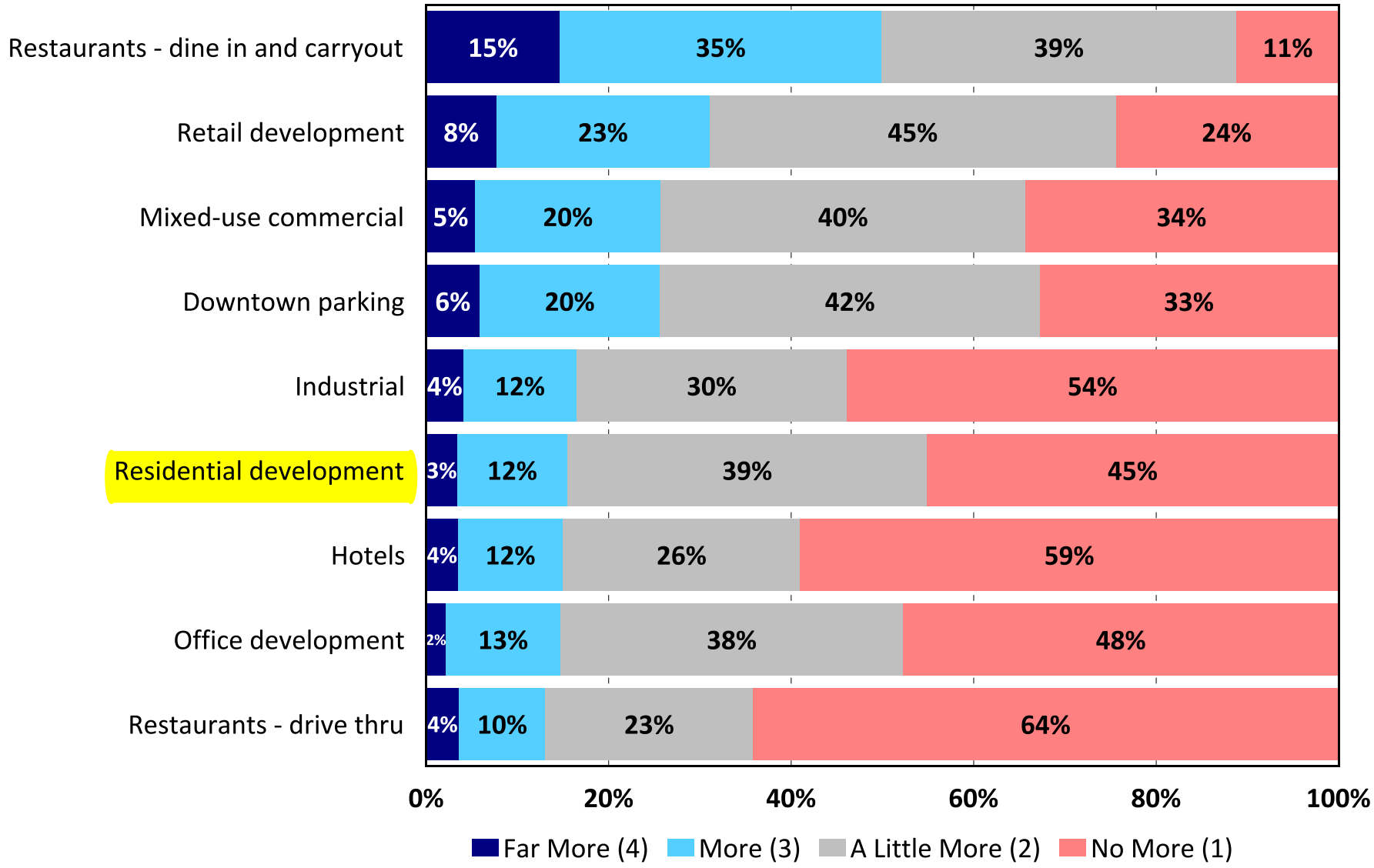
Q10. How Respondents Rate the City's Current Growth in the Following Areas

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



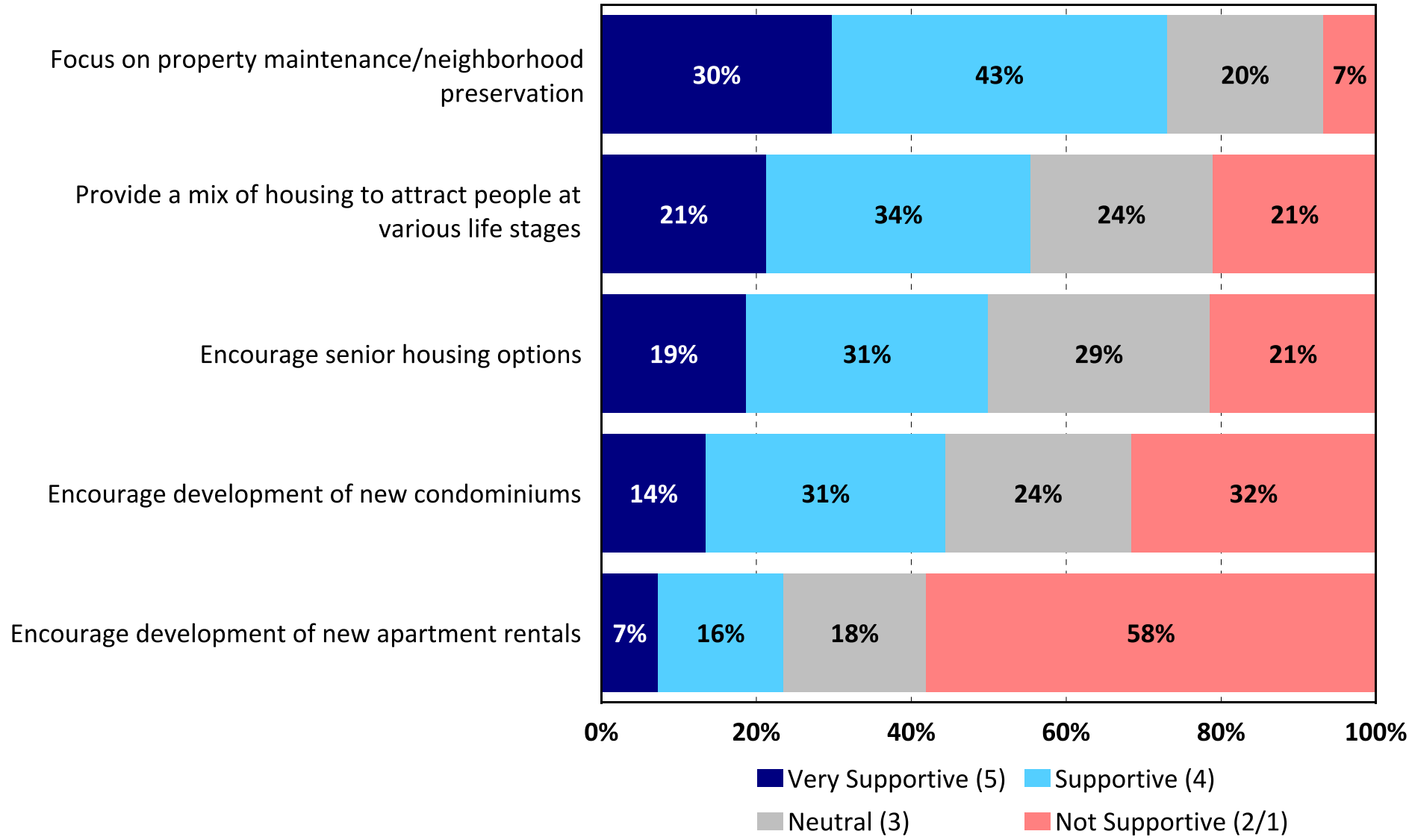
Q11. How Much More of the Following Types of Development Respondents Would Like to See in the Future

by percentage of respondents who rated the item as a 1 to 4 on a 4-point scale (excluding "don't know")



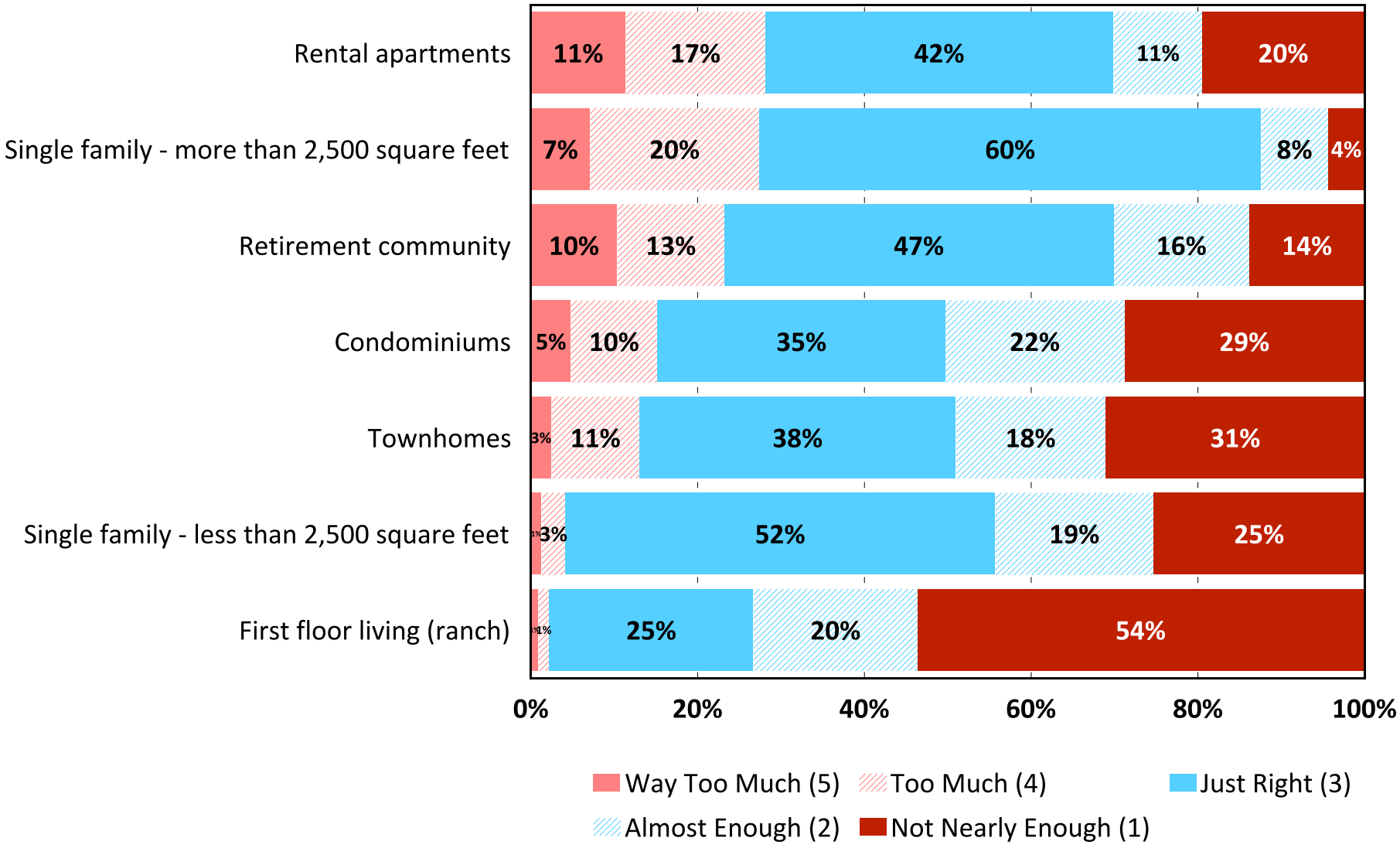
Q12. Support for the Following Actions the City of Hudson Could Take to Address Housing Priorities

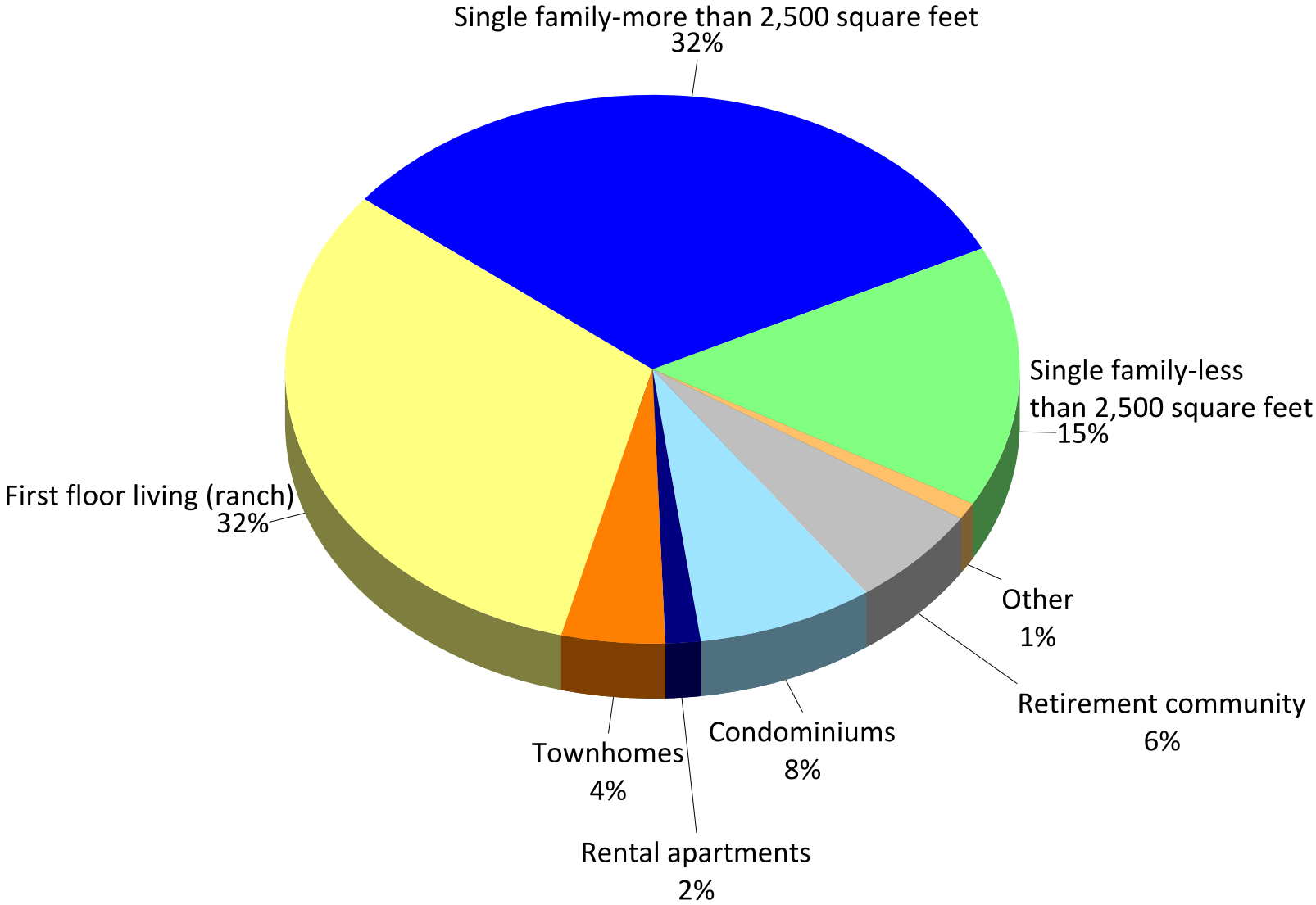
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



Q13. How Respondents Feel About the Availability of the Following Types of Housing in the City of Hudson

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



Q14. If you were to move in the next 5 to 10 years, what type of housing would you be looking for?

by percentage of respondents (excluding "not provided")