

OHIO

# HUDSON

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**DATE:** September 10, 2018

**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:

- Thirty-six (36) certificates for new single finally detached dwellings were issued in 2017 and forty-five (45) certificates for new single family detached dwellings were issued in 2016 during each calendar year. Most of these certificates were issued for homes in The Reserve at River Oaks.
- Base on the 2017 Census Bureau population estimates 22,245 persons and 8,073 housing units. There is an average of 2.77 persons per housing unit. Applying this factor to the number of homes permitted results in 125 persons occupying new homes in 2016 and 100 persons in 2017. Based on the 2017 population estimate this represents an increase of 0.56 percent in 2016 and 0.45 percent in 2017. 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 due to births, deaths, and relocations. The 2017 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 2017; however, The Reserve at River Oaks Subdivision began building in their Phase III consisting of 36 building lots. Construction of Lake Christine (11 Lots), Trails of Hudson Phase II (67 Senior Homes) and Springwood of Hudson Senior Apartments (62 Units within the Danbury of Hudson Continuing and Memory Care Facility property) have started their development in 2017 and 2018.

Given the relatively small number of new homes and flat population growth, the City Manager recommends that 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 October 2, 2018.