

OHIO

HUDSON

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DATE: October 14, 2020

TO: City Council President William Wooldredge and Members of City Council
Craig A. Schubert, Mayor

FROM: Jane Howington, City Manager, Thomas J. Sheridan, Asst City Manager
Greg Hannan, Community Development Director

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 regarding implementation of 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 1.5% annual growth the Growth Management Allocation System may be implemented.

- Thirty-nine (39) certificates for new single-family detached dwellings were issued in 2019 and forty-one (41) certificates were issued in 2018. In the year 2019, 72% of these certificates were issued for homes in The Reserve at River Oaks.
- The 2019 Census Bureau estimates Hudson’s population at 22,237 persons (8,212 housing units). There is an average of 2.77 persons per housing unit. This represents a population increase of 0.48 percent in 2019. Although this suggests a limited growth, they do not fully represent change in population which must also factor in births, deaths, and relocations. The 2019 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.

	Single Family Permits	Additional Projects
2015	30	
2016	45	
2017	36	Trails of Hudson Phase II (67 Senior Apartments)
2018	41	Springwood of Hudson (62 units cc retirement community)
2019	39	
2020	40	Hudson Meadows (130 unit cc retirement community)
Future year estimates		
2021	35	River Oaks (25), Lake Christine (3), Others (7)
2022	25	River Oaks (10), Lake Christine (2), Norton Rd project (5), Others (8)

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 November 4, 2020.