

OHIO

HUDSON

COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

DATE: October 13, 2022
TO: Mayor Anzevino and Members of City Council
FROM: Thom Sheridan, 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.

- There were five applications for single-family homes in 2022 (January – October).
- Hudson Preserve, an 11-lot subdivision on Norton Road is anticipated for 2023.
- No large single family subdivisions are anticipated for development in the next two years.
- The Reserve at River Oaks development accounted for the majority of new homes over the previous several years; however, the subdivision is now at build out.
- Staff anticipates the high costs of construction materials in 2022 has contributed to the low number of new house starts in 2022.

Housing Development		
Year	Single Family	Additional Projects
2017	36	Trails of Hudson Phase II (67 Senior Apartments)
2018	41	Springwood of Hudson (62 units cc retirement community)
2019	39	
2020	41	Hudson Meadows (130 unit cc retirement community)
2021	44	
2022	5	
Future Estimates		
2023*	20	Townhome Development proposal on S Main (35 units) Hudson Preserve Subdivision – Norton Road (11 lots)
2024*	10	
*Future year estimates.		

Recommendations: Given the limited number of new homes constructed and the modest annual population growth of 0.4% from 2010-2020, the City Manager recommends the Residential Growth Management System not be implemented for the 2023. A public hearing on implementation of the growth management system is scheduled for November 15, 2022.