

OHIO

HUDSON

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

DATE: October 1, 2021

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.

- 42 applications for new single-family detached dwellings have been applied for in 2021 with 37 of those within the Reserve at River Oaks.
- River Oaks has reached built out with the final zoning certificate being applied for in September 2021.
- Numerous long standing vacant lots in Woodland Estates and Nottingham Gate Estates have been completed bringing them within a couple lots of build out.
- The 2020 Census recently published a certified population at 23,110 residents. This increase of 848 residents over the past 10 years is notable as Hudson saw a minor decrease between the 2000 (22,439) and 2010 (22,262).
- On annual basis the 2020 census results represent a minor growth rate of just 0.4% a year since 2010.

	Single Family Permits	Additional Projects
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	41	Hudson Meadows (130 unit cc retirement community)
2021	44	
Future year estimates		
2022	10	Hudson Preserve Norton Rd (5), Others (5)
2023	10	Hudson Preserve Norton Rd (5), Others (5)

Recommendations: Given the limited number of new homes anticipated in the next year and the modest 0.4% annual population growth noted in the recent 2020 census, 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 9, 2021.