

OHIO

HUDSON

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DATE: September 26, 2017

TO: City Council President Hal DeSaussure and Members of City Council
David Basil, Mayor

FROM: Jane Howington, City Manager,
Mark Richardson, Director, and Kris McMaster, Associate 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:

- Forty (40) certificates for new single family detached dwellings were issued in 2016 and thirty (30) certificates for new single family detached dwellings were issued in 2015 during each calendar year. Most of these certificates were issued for homes in The Reserve at River Oaks.
- Based on the 2016 Census Bureau population estimates of 22,251 persons and 8,039 housing units, there is an average of 2.77 persons per housing unit. Applying this factor to the number of homes permitted results in 111 persons occupying new homes in 2015 and 83 persons in 2016. Based on the 2016 population estimate this represents an increase of 0.5 percent in 2015 and 0.4 percent in 2016. Although these numbers represent an estimate of the number of persons occupying new homes, they do not represent change in population throughout the City which accounts for births, deaths, and relocations. The 2016 census estimate is virtually the same as the official 2010 census of 22,262 and less than the 2000 census of 22,439.
- There were no new subdivisions approved during 2016; however, The Reserve at River Oaks Subdivision began building in their Phase II consisting of 60 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) started in 2017.

Given the relatively small number of new homes and flat population, 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 17. Final action on the City Manager's recommendation must be taken at that meeting.