



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

DATE: October 17, 2025
TO: Mayor Anzevino and Members of City Council
FROM: Thom Sheridan, City Manager, Brian Griffith, Asst City Manager, Greg Hannan, Community Development Director
RE: City Manager's Growth Management Annual Review Report

Section 1211.02, *Implementing the Allocation System*, 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 memo which covers the number of new residential dwelling units approved for the past two years together with the population figures based on the most recent U.S. Census Bureau data (2020- 23,110 population). When population growth exceeds 1.5% annual growth the Growth Management Allocation System may be implemented. The growth of 40 units represents approximately 0.5% growth assuming household size remains at 2.87 per the 2020 census.

- There were 10 certificates for a single-family home in 2024 on undeveloped parcels (January – October).
- Hudson Preserve (11 lots) on Norton Rd had 8 of the 11 new single family house permits issued.
- The Cottage of At Pine Ridge (10 sublots) received Planning Commission approval in 2024 and is completing infrastructure construction this fall. House construction is anticipated to commence in 2026.
- The Preserve of Hudson (29 townhomes) received site plan approval in 2025; with base infrastructure under construction in Fall 2025. Townhome unit construction is anticipated to commence in early 2026.
- Laurel Lake Retirement Community (Institutional) had eight independent villa units approved by the Planning Commission. Zoning certificates are anticipated to be issued in early 2026.

Housing Development		
Year	Single Family	Additional Notes
2021	46	
2022	5	
2023	5	
2024	1	
2025	39	29 -Preserve of Hudson Townhome Development 8 – Preserve of Hudson Norton Rd
Future Estimates		
2026*	10	3 - Hudson Preserve Subdivision – Norton Rd 5 – Pine Ridge
2027*	25	18 – Clinton & Morse Townhomes 5 – Pine Ridge Subdivision
*Future year estimates.		

Recommendations: Given the limited number of new homes constructed and the modest annual population growth of 0.4% to 0.5% from 2010-2025, the City Manager recommends the Residential Growth Management System not be implemented for the 2026.