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CITY MANAGER'S OFFICE

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MEMORANDUM

DATE: March 31, 2015

TO: Planning Commission Members

CC: Council President Hal DeSaussure and Members of Council
William A. Currin, Mayor

FROM: Jane Howington, City Manager

RE: Growth Management Residential Development Allocation System
Annual Review Report

Executive Summary

Section 1211.07(a) of the Codified Ordinances of the City of Hudson requires the City Manager to issue an Annual Review Report of the Growth Management Residential Development Allocation System. The review covers a number of development factors including conformance with the goals and strategies of the 2004 Comprehensive Plan.

Based on the contents of the report attached, I recommend that Council maintain the same number of growth management allotments as last year of 125 over the next allotment period of August 1, 2015 through July 31, 2016.

In making this recommendation I note the following:

- Sixteen zoning certificates for new single family detached dwellings and sixteen zoning certificates for single family townhouses for a total of 32 dwelling units were issued in 2014. The City has averaged 21 certificates per year over the last ten years and 21 per year over the last five years.
- Staff estimates that the following properties may apply for allotments in the next allotment period: 33 vacant lots, 80 renewals, and 53 for Phase II and 50 for Phase III of the Reserve at River Oaks totaling 216. The Reserve at River Oaks may be seeking an additional 80 allotments for Phases IV, V and VI through 2017.

- Staff notes that in the last ten years (2005 – 2014) Council has authorized 891 growth management allotments (not including allotments of special merit or for hardship) and 824 were issued, yet only 294 allotments were actually used for new dwellings (including 83 for Phase I of the Trails of Hudson), 33% of the number authorized.
- The estimated population has decreased 2.3% since 2010 and 3.1% since 2000.
- Based on the estimated population of 21,746 and using the maximum annual population growth rate range in the 2004 Comprehensive Plan of 1% to 1.5%, the annual population increase was contemplated to be between 217 and 326 persons. Dividing these figures by the average estimated household size of 2.9, the number of dwellings added per year would be between 75 and 112, compared to the recent average of 21. Using the aggressive growth rate of 0.3% derived from U.S. Census estimates, it would take over 50 years to achieve the 2004 forecast population of 28,000.
- School enrollment has declined by 15.23% over the last ten years; 7.8% in the last five years.
- Significant progress has been made toward improving deficiencies in the City's infrastructure.

Given the decreases in City population, decreases in the school population, steady improvements to the infrastructure, the demand for allotments for the Reserve at River Oaks and possibly requests for renewals for the Trails of Hudson we may be in a situation where we can sustain a level of 125 allotments over the next several years. Of course, time will tell as we gauge the pace of residential building during the next few years.

Finally, I am not recommending any changes to the Growth Management Residential Development Allocation System at this time. The Comprehensive Plan Update is expected to be adopted in 2015 which I expect will have recommendations concerning the Growth Management Allocation System and or this annual report.

The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation with a vision to the future and professionalism in volunteer and public service.

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