

Housing Trends Require New Options

Downtown Phase II will support the retail establishments in the downtown center with new office and housing where Windstream, Hudson Public Power, the City salt dome, and the school bus garage are currently located. Moving these more industrial-type functions will help revitalize a prime location in the downtown.

The development responds to a demographic shift where more individuals are living alone, or without children, at both ends of the age spectrum.

In Hudson, our population is aging, with the average age now significantly higher than state and national averages. While Hudson has an oversupply of 2,500+ sq. ft. homes on large lots, we have an undersupply of smaller homes, closer together to meet the needs of baby boomers with empty nests who wish to remain in the community.

Millennials, now in their 20s and 30s, have been the largest home-buying demographic group, outpacing home purchasing of baby boomers. Both boomers and millennials want the same thing — smaller, affordable homes, in walkable neighborhoods, close to amenities such shopping, dining and recreation.

“The successful suburbs of the future will be suburbs with some sort of mixed-use walkable center (It’s) because of the two barbell generations, both seem to like the same thing,” said Ed McMahon, a senior research fellow at the Urban Land Institute, a nonprofit advocating for sustainable land use.

“A growing body of survey research suggests millennials intend to gravitate to suburbs just like earlier generations did, but that they prefer a higher-density, more walkable version than the cul-de-sac communities of their parents.” (*Chris Kirkham, Wall Street Journal.*)

Downtown Phase II will offer housing options for baby boomers who want to remain in Hudson and will enhance our property values by attracting young professionals who want to live in close proximity to where they work.



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Get the Facts— Development Statistics

Since 2000, Hudson’s total population has decreased, while the average household size also has decreased as the population ages. Today, the average age of a Hudson resident is 44.7 years, significantly higher than state and national averages. The median age in Ohio is 38.8 while the median age in United States is 37.3.

The typical 2,500-4,000 sq. ft. Hudson home no longer meets the needs of the empty nesters whose household size has gone down.

Hudson continues to add larger homes and develop open space, while the City’s population shrinks. This trend is counter to the City’s long tradition of preserving open space and encouraging sustainable development.

Since 2000, hundreds of acres of open green space have been converted to large-lot, single-family housing.

Downtown Phase II responds to the changing market and population trends by:

- Using existing brownfield, industrial-type properties for housing rather than open green space areas.
- Adding new housing choices that address the needs of our aging population.
- Responding to market trends that show baby boomers and millennials want walkable neighborhoods, within a short distance to work, shopping, dining and outdoor parks and trails.

	2000	2010	2017 (Estimate)
Total Population	22,439	22,262	22,251
Persons per Household	3.01	2.87	2.82
Median Age	38.9	42.5	44.7

Source: 2000 and 2010 decennial census, 2011-2015 American Community Survey.

GET the FACTS

Hudson Housing Trends

New housing choices are needed to respond to Hudson's changing demographics.

Population - has been declining from 22,439 in 2000 to 22,251 today.

Household Size - has decreased from 3.01 persons in 2000 to 2.82 today.

Open Space - from 2000 to today, approximately 500 acres of open space have been converted to housing.

Median Age - increased from 38.9 in 2000 to 44.7 today - well above state & national averages.

Housing Units- 564 permits have been issued for new houses since 2000.

Developed Land- more than 700 acres of land has been developed for commercial and residential uses since 2000.

Learn more about Hudson's Downtown Phase II at www.hudson.oh.us.

HUDSON OHIO DOWNTOWN PHASE II

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