

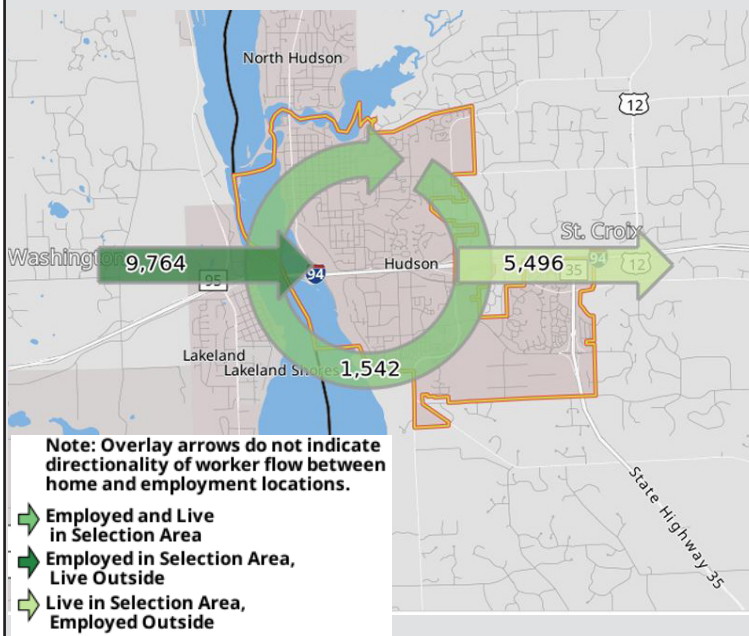
City of Hudson Housing Snapshot



Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the City of Hudson is 37% Rental / 63% Owner.
- There is a strong need for additional renter units in the City with a rental vacancy rate of 2.4%.
- There is significant need for additional owner units in the City with an owner vacancy rate of 0.5%.
- Approximately 1% of the City's housing stock is for seasonal, recreational, or occasional use.

Inflow/Outflow Job Counts, 2022 Primary Job



- 21.9% of City of Hudson residents who are employed have a primary job inside the City while 78.1% leave the City for work.
- 49% of the City of Hudson's workforce lives in St. Croix County, 9% each in Washington (MN) and Ramsey (MN) Counties, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

City of Hudson	2020 Census	2023 ACS (+/- MOE)
Population	14,755	15,004 (38)
Population in Households	14,524	14,773 (36)
Population in Rental Units	5,031	4,590 (810)
Population in Owner Units	9,493	10,183 (815)
Population in Group Quarters	231	231 (10)
Households, excluding group quarters	6,264	6,518 (319)
Avg. Household Size	2.32	2.27 (.11)
Renter Avg. Household Size	2.19	2.07 (.22)
Owner Avg. Household Size	2.40	2.37 (.17)
Housing Units	6,510	6,696 (295)
Rental Units	2,366	2,237 (373)
Owner Units	4,060	4,349 (364)
Other Seasonal & Migrant	84	110 (114)
Occupied Units	6,264	6,518 (319)
Renter-Occupied Units	2,301	2,216 (372)
Owner-Occupied Units	3,963	4,302 (359)
Vacant Units for Rent, excludes seasonal	56	21 (29)
2020 Rental Vacancy Rate	2.4%	0.9% (1.3)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	22	0 (16)
2020 Homeowner Vacancy Rate	0.5%	0.0% (0.5)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	1.1%	18 (47)
%/# of Overcrowded Units – Owner Occup.	0.0%	0 (28)

Source: U.S. Census Decennial 2020, 2023 5-Year ACS, WCWRPC

Additional Local Housing Information:

- The City reported 62 single-family units, 32 duplex units, and 317 multi-family units, constructed from 2020 to June 2024.
- The City reports that its municipal ordinances allow for Accessory Dwelling Units (ADUs) and that the City is working on a zoning code rewrite that will help streamline the development process and better support multi-family housing.
- Land availability and resident resistance have been identified as barriers to meeting the community's housing needs.

[1] Florida, Richard. 2018 July. Vacancy: America's Other Housing Crisis. Accessed at: <https://www.citylab.com/equity/2018/07/vacancy-americas-other-housing-crisis/565901/>

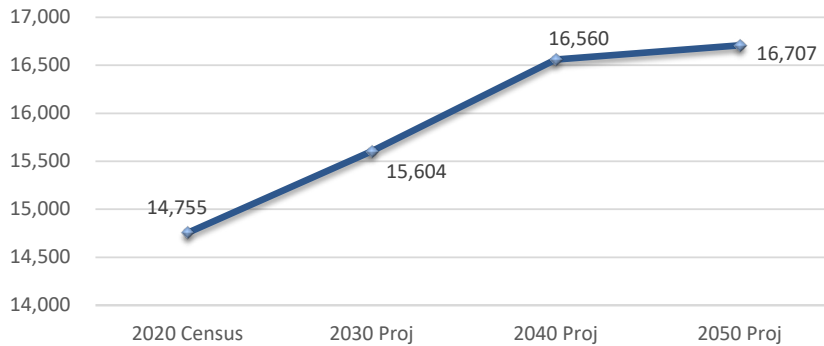
[2] Ibid. For owner housing, Florida's vacancy rate standard was expanded by WCWRPC from 2% to 2%-2.5% in order to accommodate additional market flexibility given the County's relatively small population size.

Population & Housing Characteristics, 2000 to 2020				
	2000 Census	2020 Census	# Change	% Change
Population	8,775	14,755	5,980	68.15%
Median Age	33.3	40.4	7	21.32%
# of Households	3,687	6,264	2,577	69.89%
Average Household Size	2.35	2.32	-0.03	-1.28%
% of One Person Households	29.10%	32.20%	946	88.25%
% of Households with Individuals Under 18 Years	32.50%	29.10%	625	52.21%
Owner Vacancy Rate	1.90%	0.50%	-1.40%	-
Renter Vacancy Rate	2.60%	2.40%	-0.20%	-
Seasonal Units	22	84	62	281.82%
Vacant Units	144	246	102	70.83%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	5.6	6.2	0.6	10.71%
Units 50 Years or Older (pre 1950 & 1970)	866	1,680	814	94.00%
% of Units 50 Years or Older	22.60%	25.10%	2.50%	-
Single Family Units	2,368	4,735	2,367	99.96%
Multi-Family Units (2+ units)	1,443	1,867	424	29.38%
Mobile Homes	18	0	-18	-100.00%

- Total population in the City has increased about 68% over the last 20 years.
- Median age in the City has increased 7 years from 2000 to 2020.
- There is slight growth in the number of smaller households in the City. In 2000, 29% of households were comprised of one person while in 2020 this percentage increased to 32%.
- Owner vacancy rate remains below the healthy range of 2-2.5%.
- The City experienced nearly a 100% increase in single-family homes from 2000 to 2020.

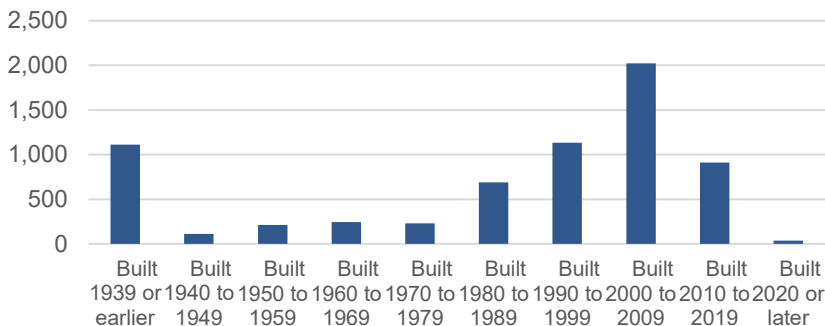
City of Hudson, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



City of Hudson Year Housing Structure Built

source: U.S. Census 2023 5-Year ACS



County Renter Households

Median gross rent, 2000: \$587
Median gross rent, 2020: \$1,036 **↑ 76%**

Median renter inc., 2000: \$31,088
Median renter inc., 2020: \$48,084 **↑ 55%**

source: U.S. Census 2000 Decennial, 2020 5-Year ACS



County Owner Households

Median Sale Price, 2010: \$160,000
Median Sale Price, 2020: \$282,000 **↑ 76%**

Median owner inc., 2010: \$79,192
Median owner inc., 2020: \$98,569 **↑ 24%**

source: U.S. Census 2010 & 2020 5-Year ACS

St. Croix County Home Sales:

2023 # of Home Sales: 767

2013 # of Home Sales: 1,419

sources: Wisconsin Realtors Association

- The median sale price for housing in the Hudson School District increased 8.2% between 2022 and 2024, from \$425,000 in 2022 to \$460,000 in 2024.

