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# Hudson

## Hillsborough County, New Hampshire

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**Transportation Access/Directions:** Hudson is 19 miles south of Manchester and 42 miles north of Boston. The town is accessible by traveling west on Route 111 by way of I-93 or east on Route 111 by way of Route 3.

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### Local Community

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**Executive Summary:** Hudson is located westerly of I-93 and easterly of Route 3. The town has already experienced substantial development from the Route 3 corridor improvements, completed in the last five years. Improved access to I-93 via Route 111 will be seen as an advantage to businesses locating in Hudson, in that it will improve access to a far larger skilled labor pool. At the same time, housing pressure in Hudson will increase for those choosing to move to New Hampshire and not willing to commute long distances to work.

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### Economic and Community Resources

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**Is there an economic development strategy in the Master Plan?** The Master Plan has an Economic Development Chapter but is unavailable for review.

**Other economic development strategies and efforts:** N/A

**Local Economic Development Corporation:** Hudson Economic Development Corporation

**Regional Development Corporation:** Gateway Industrial Development Corporation: This regional development corporation works with 13 communities around Nashua to assist companies and towns with economic development, such as setting up TIF districts and providing loans and other funding through CDBG.

**Redevelopment Authority:** N/A

**Chamber of Commerce:** Greater Hudson Chamber of Commerce

**Housing:** Greater Nashua Workforce Housing Coalition: [www.gnwhc.org](http://www.gnwhc.org)

**Main Street Community:** N/A

**Historic Districts:** Managed by Historical Society

**Transportation Alternatives:** Three Park and Ride sites exist in Nashua, at Exits 5, 7, and 8 off the Everett Turnpike; in Windham on Route 111, west of Exit 3 off I-93; and in Londonderry on Route 102, west of Exit 4 off I-93. The Boston Express bus service to Boston's South Station and Logan Airport operates daily from the Visitor's Center east of Exit 6 off the Everett Turnpike.

**Eligible for new markets tax credit:** N/A

**CDBG Entitlement Community:** N/A

**Impact fees:** Yes: School and Library Impact Fees charged for residential and commercial development along Routes 3A, 111, 102. Impact fee matrix is available upon request from the Town.

**School Impact Fee per Dwelling Unit [Grade 1-8 Facilities]**

Single Family Detached \$3,578	Multifamily 3-4 Units \$1,442
Single Family Attached (Townhouse) \$1,295	Multifamily 5+ Units \$898
Duplex & 2 Unit Structures \$3,063	Manufactured Housing \$2,668

**Public Library Impact Fee per Dwelling Unit**

Single Family Detached \$124

Single Family Attached (Townhouse) \$213

Duplex & 2 Unit Structures \$209

Multifamily 3-4 Units \$178

Multifamily 5+ Units \$203

Manufactured Housing \$253

**Farm and Agricultural Resources**

Number of farms, names: Smith Farm: sheep, donkeys, cattle; Alvirne High School Farm: dairy cattle

Products: Smith Farm: vegetable plants, bedding plants, flowers-perennials and annuals, seasonal vegetables

**Amenities:**

State parks and forest: N/A

Golf courses: Green Meadow Golf Club (public),

Whip-Poor-Will Golf Club (public)

Hotels: 1

Restaurants: several

Museums: N/A

Theaters: N/A

Major retail areas, etc.: N/A

Other: Rockingham Recreational Trail

**Demographics**

**Property Taxes (2006)**

Town Valuation	Town Tax	Local Educ. Tax	State Educ. Tax	County Tax	Total Tax	Tax Commitment
2,501,101,352	4.74	8.67	2.67	1.14	17.22	42,546,325

Source: Department of Revenue

**Housing**

Housing Units Authorized by Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	Change
Single Family	85	97	96	90	90	78	94	114	177	196	42	112	95	113	118	96	1,693
Multi-family	37	2	5	4	6	0	2	4	4	1	6	6	118	64	22	30	311
Mobile Home	0	0	3	5	6	5	10	0	1	0	0	0	1	0	0	0	31
<b>Total</b>	122	99	104	99	102	83	106	118	182	197	48	118	214	177	140	126	2,035

Source: NH Office of Energy and Planning (OEP)

**Population Estimate and Projections**

	2005	Projections					Differences				
	Est.	2010	2015	2020	2025	2030	05-10	10-15	15-20	20-25	25-30
Hudson	24,560	25,670	26,950	28,090	29,240	30,380	1,110	1,280	1,140	1,150	1,140

Source: NH Office of Energy & Planning, January 2007

**Commuting Patterns**

**Top 10 locations where people lived and commuted in 2000**

Nashua	3,107
Manchester	491
Merrimack	337
Bedford	279
Salem	254
Londonderry	219
Hollis	133
Derry	114
Milford	88
Concord	55

**Commuters living in Hudson and working in another state**

	1990	2000	% Change
Maine	9	0	-100%
Massachusetts	3,091	4,239	37%
Vermont	0	0	0
All Other States	88	43	-51%

Source: US Census

**Labor Force and Unemployment, Not Seasonally Adjusted - Hudson**

Date	Civilian Labor Force	Employed	Unemployed	Unemployment Rate (%)
2006	14,818	14,263	555	3.7

Source: Economic and Labor Market Information Bureau, NH Employment Security

**Sex by Industry for the Employed Civilian Population (16 years and over)**

	Male	Female	Total
TOTAL	6,862	5,959	12821
Agriculture; forestry; fishing and hunting; and mining	27	0	27
Agriculture; forestry; fishing and hunting	27	0	27
Mining	0	0	0
Construction	741	91	832
Manufacturing	2,100	1,151	3251
Wholesale trade	340	185	525
Retail trade	930	802	1732
Transportation and warehousing; and utilities	438	169	607
Transportation and warehousing	386	155	541
Utilities	52	14	66
Information	228	205	433
Finance; insurance; real estate and rental and leasing	153	483	636
Finance and insurance	94	424	518
Real estate and rental and leasing	59	59	118
Professional; scientific; management; administrative; and waste management services	730	552	1282
Professional; scientific; and technical services	515	398	913
Management of companies and enterprises	0	10	10
Administrative and support and waste management services	215	144	359
Educational; health and social services	348	1,698	2046
Educational services	183	645	828
Health care and social assistance	165	1,053	1218
Arts; entertainment; recreation; accommodation and food services	294	313	607
Arts; entertainment; and recreation	57	41	98
Accommodation and food services	237	272	509
Other services (except public administration)	290	180	470
Public administration	243	130	373

Source: US Census 2000, SF3, P49

**Sex by Occupation for the Employed Civilian Population (16 years and over)**

	Male	Female	Total
TOTAL	6,862	5,959	12,821
Management; professional; and related occupations	2,712	2,296	5,008
Management; business; and financial operations occupations	1,132	855	1,987
Management occupations; except farmers and farm managers	906	501	1,407
Farmers and farm managers	27	9	36
Business and financial operations occupations	199	345	544
Business operations specialists	134	183	317
Financial specialists	65	162	227
Professional and related occupations	1,580	1,441	3,021
Computer and mathematical occupations	548	195	743
Architecture and engineering occupations	548	104	652
Architects; surveyors; cartographers; and engineers	418	28	446
Drafters; engineering; and mapping technicians	130	76	206
Life; physical; and social science occupations	79	15	94
Community and social services occupations	17	63	80
Legal occupations	38	11	49
Education; training; and library occupations	124	412	536
Arts; design; entertainment; sports; and media occupations	131	111	242
Healthcare practitioners and technical occupations	95	530	625
Health diagnosing and treating practitioners and technical occupations	51	436	487
Health technologists and technicians	44	94	138
Service occupations	493	722	1,215
Healthcare support occupations	11	145	156
Protective service occupations	114	30	144
Protective Fire fighting; prevention; and law enforcement workers; including supervisors	73	15	88
Protective Other protective service workers; including supervisors	41	15	56
Food preparation and serving related occupations	173	242	415
Building and grounds cleaning and maintenance occupations	174	56	230
Personal care and service occupations	21	249	270
Sales and office occupations	1,158	2,232	3,390
Sales and related occupations	657	724	1,381
Office and administrative support occupations	501	1,508	2,009
Farming; fishing; and forestry occupations	0	0	0
Construction; extraction; and maintenance occupations	1,091	25	1,116
Construction and extraction occupations	616	0	616
Construction and extraction occupations; Supervisors; construction and extraction workers	106	0	106
Construction and extraction occupations; Construction trades workers	501	0	501
Construction and extraction occupations; Extraction workers	9	0	9
Installation; maintenance; and repair occupations	475	25	500
Production; transportation; and material moving occupations	1,408	684	2,092
Production occupations	818	501	1,319
Transportation and material moving occupations	590	183	773
Supervisors; transportation and material moving workers	35	0	35
Aircraft and traffic control occupations	31	0	31
Motor vehicle operators	319	83	402
Rail; water and other transportation occupations	31	23	54
Material moving workers	174	77	251

Source: US Census 2000, SF3, P50

According to the New Hampshire Department of Employment Security,

- The top five industry sectors employing Bedford residents were, according to the year 2000 Census:
- In 2004, NH Employment Security indicated that the top five employment sectors that will add the most jobs in Hillsborough County by 2014 were:
  - a) Health Care & Social Assistance
  - b) Retail Trade
  - c) Educational Services
  - d) Accommodation & Food Services
  - e) Administrative & Waste Management Services
- In November of 2006 NH Employment Security indicated that the top five employment sectors likely to experience the most growth by 2014 statewide include:
  - a) Healthcare Support
  - b) Computer & Mathematical
  - c) Healthcare Practitioners/Technicians
  - d) Community & Social Services
  - e) Personal Care & Service

*Source: New Hampshire Employment Projections by Industry and Occupation: Base Year 2004 to Projected Year 2014*

**Hillsborough County - Fastest Growing Occupations**

Occupation Title	2004 Employment	2014 Projected	% Change
Home Health Aides	618	1,020	65.0%
Computer Software Engineers, Applications	1,820	2,831	55.5%
Medical Assistants	367	567	54.5%
Network Systems and Data Communications Analysts	229	346	51.1%
Community and Social Service Specialists, All Others	188	280	48.9
Dental Assistants	440	644	46.4%
Dental Hygienists	393	574	46.1%
Social and Human Service Assistants	482	691	43.4%
Database Administrators	118	169	43.2%
Medical Records and Health Information Technicians	353	498	41.1%

**Hillsborough County - Occupations Adding the Most Occupations**

Occupation Title	2004 Employment	2014 Projected	Numeric Change
Retail Salespersons	7,577	9,424	1,847
Registered Nurses	3,658	4,935	1,277
Computer Software Engineers, Applications	1,820	2,831	1,011
Nursing Aides, Orderlies, and Attendants	2,278	3,080	802
Business Operations Specialists, All Other	2,455	3,240	785
Janitors/Cleaners, Ex. Maids/ Housekeeping Cleaners	3,152	3,905	753
Teacher Assistants	2,739	3,488	749
Combined Food Prep/Serving Workers, Inc. Fast Food	3,328	4,036	708
Customer Service Representatives	2,882	3,586	704
Waiters and Waitresses	3,464	4,116	652

*Source: New Hampshire Employment Projections by Industry and Occupation: Base Year 2004 to Projected Year 2014*

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**Conclusion**

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Given the level of development over the past five years following the Route 3 corridor improvements, Hudson has a good understanding of the kinds of development pressures that will follow the I-93 corridor improvements. Its strategic location on the Massachusetts border ensures that development in Hudson will be ongoing and real estate will be in demand over the next decade. The proposed mixed use lifestyle center project at the former Green Meadows golf courses is an exciting venture. It is an opportunity for Hudson to host a cutting edge mixed use project within the Merrimack Valley region. Successful execution of this lifestyle center could lead to subsequent redevelopment of former industrial and manufacturing parcels.

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## Resources and References

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Amenities: <http://www.visitnh.gov/about-new-hampshire/maps-and-regions/merrimack-valley.aspx>

### Resources (Economic and Community)

Community Development Finance Authority [http://www.nhcdfa.org/web/resources/related\\_links.html](http://www.nhcdfa.org/web/resources/related_links.html)  
NH Business Resource Center <http://www.nheconomy.com/>  
NH Small Business Development Center <http://www.nhsbdc.org/index.html>  
Incentives Programs-CROP Zones, Jobs Grants & Telecom and Technology Matching Grant Program  
<http://www.nheconomy.com/business-services/business-assistance-programs/incentive-programs.aspx>  
NH Farm to Restaurant Connection <http://www.nhfarmtorestaurant.com/>  
NH Business & Industry Association <http://www.nhbia.org/index.php?page=home>  
PSNH Economic and Community Development: <http://www.prospernh.com/>  
Workforce Opportunity Council/NH Works <http://www.nhworks.org/index.cfm>  
USDA Rural Development <http://www.rurdev.usda.gov/vt/>

### Sources of Funding

**Capital Regional Development Council:** CRDC operates the [Economic Development Loan Fund](#), which is designed to stimulate economic development in a core service area of Belknap, Grafton, Merrimack and Sullivan counties. Eligible borrowers are small businesses, individuals, and partnerships in these counties and the projects must focus on at least one of these areas: Working capital (inventory, accounts payable, etc.), fixed assets (land, buildings, machinery, equipment), re-financing and debt consolidation, and "equity" injection in CRDC/SBA 504 loans.  
<http://www.crdc-nh.com/economicdevloan.php>; <http://www.crdc-nh.com/>

**Community Development Block Grants (CDBG):** Provides grants to Entitlement Communities [larger cities and urban counties], State Administered CDBG [smaller cities that carry out community development activities], Section 108 Loan Guarantee Program [entitlement and non-entitlement communities are eligible to apply], Disaster Recovery Assistance, and Renewal Communities/Empowerment Zones/Enterprise Communities. Entitlement communities are comprised of central cities of Metropolitan Statistical Areas (MSAs); metropolitan cities with populations of at least 50,000; and qualified urban counties with a population of 200,000 or more (excluding the populations of entitlement cities). States distribute CDBG funds to non-entitlement localities not qualified as entitlement communities: <http://www.hud.gov/offices/cpd/communitydevelopment/programs/>

**CDBG Economic Development Grants:** CDBG Economic Development grants provide funds through an annual set-aside for activities, which create and retain employment, primarily for low and moderate income people, by providing business financing through Regional Development Corporations and Economic Development Entities, or through public facility improvements to support economic development efforts. CDBG Economic Development Funds can be used for acquisition of land and buildings, construction of commercial buildings, purchase of machinery and equipment, employee training, and public facilities improvements. Applications are accepted on a first-come, first-served basis. [http://www.nhcdfa.org/web/cdbg/cdbg\\_grants.html#Studies%20Grants%20anchor](http://www.nhcdfa.org/web/cdbg/cdbg_grants.html#Studies%20Grants%20anchor)

**Community Development Finance Authority:** Using a combination of state tax credits and Community Development Block Grant funding, CDFA provides project funding, technical assistance, and financial support to nonprofit community development organizations, counties, municipalities, cooperatives, and other volunteer citizens groups. <http://www.nhcdfa.org/web/index.html>

**NH Business Finance Authority:** The BFA works with New Hampshire's banking, business, and economic development sectors to develop and implement programs that expand the availability of credit in the state. Customers include manufacturers, small and medium-sized businesses, health providers, and non-profit educational and cultural organizations. <http://www.nhbfa.com/>

**U.S. Economic Development Administration (EDA):** Funding opportunities for Public Works and Economic Development, Economic Adjustment Assistance, Research and National Technical Assistance, Local Technical Assistance, Planning Program, University Center Economic Development, and Trade Adjustment Assistance for Firms. <http://www.eda.gov/InvestmentsGrants/Investments.xml>