



Miles of redeveloped waterfront form just one of the hallmarks of the comeback of Pittsburgh, a feat overseen by Tom Murphy in his days as mayor. His methods there are now inspiration for others wishing to revive their urban areas.

LESSONS FROM PITTSBURGH, JUNE 21

Former Steel City Mayor Tom Murphy to Share Secrets of Urban Revitalization as Part of Pattern Fellows Graduation

Former Pittsburgh Mayor Tom Murphy, the leader credited with turning his depressed industrial-era city into one of the most vibrant urban centers in America, will talk about ways to breathe new life into other cities, including those in the Hudson Valley, when he provides the keynote address at Pattern's upcoming June 21 event, "Decisive Leadership: The Time is Now." Mr. Murphy's presentation caps off the Pattern Fellows graduation. The occasion marks Mr. Murphy's second time addressing a Pattern for Progress audience. Last year, Mr. Murphy talked to municipal leaders from many of the 25 cities and urban centers in the Hudson Valley that are participating in the Pattern for Progress Urban Action Agenda, a multi-year project designed to help urban areas implement turn-around plans. City of Middletown Mayor Joe DeStefano, who attended the 2015 presentation by Tom Murphy said he is following the advice he received that day. "The message from Mayor Murphy is strong," DeStefano says. "Decisive leadership is necessary to bring about change. The Pittsburgh model is one to be followed." Tom Murphy's presentation begins just after lunch, served at noon. The Tuesday, June 21, event takes place at the Poughkeepsie Grand, 40 Civic Center Plaza, Poughkeepsie. Reservations are \$45 for Pattern for Progress members and \$55 for non-members; special rates are available for Fellows alumni and government and school officials. Sponsorships for this event are available, contact Robin DeGroat at 845-565-4900 or at rdegroat@pfprogress.org. Reservations may be made online at pattern-for-progress.org or by calling the office.

JUNE 21 AGENDA

- 11:00 a.m.**—Pattern Fellows presentations on Main Street possibilities for Haverstraw, Port Jervis and Wappingers Falls, plus graduation of the 2015-16 class.
- 12:00**—Lunch
- 12:30**—Tom Murphy, former mayor of the City of Pittsburgh, delivers keynote address on the revitalization of cities and urban areas

Infrastructure: An Investment in the Future



A Hudson Valley Perspective

HUDSON VALLEY **PATTERN** for PROGRESS

Report: Aging Infrastructure Requires Ever-Greater Attention

The third in our series of annual infrastructure reports was released in late May giving the municipal pulse on traditional infrastructure—roads, bridges, sewer, water, public buildings. For "Infrastructure: An Investment in the Future," a total of 132 municipalities in the Hudson Valley responded to a survey, regarding overall conditions of their roads and bridges (as poor, fair, or good); information about the percentage of population served by sanitary sewer and water systems; the existing capacity of the systems, and the ability for these systems to meet current and future demand. The report also explores annual maintenance budgets for water, sewer, roads, bridges, and public buildings and how each municipality plans to fund their infrastructure needs. Report authors, Rebecca De La Cruz and Calvin Wing, said the report is designed to help municipalities in determining what future demands will be for infrastructure in the Hudson Valley. The report was released to coincide with Pattern's May 20 infrastructure conference, shown below and is [available online at pattern-for-progress.org](http://pattern-for-progress.org)



NEW HOUSING NEWSLETTER HAS A MARKET AND TRENDS FOCUS

Pattern is pleased to announce we have partnered with Rand Realty – Better Homes and Gardens to create a joint quarterly newsletter, "Hudson Valley Regional Housing Market." The premier edition of the newsletter dated Spring 2016 brings together decades of housing experience and knowledge from Joe Czajka, Senior Vice President at Pattern, and Matt and Joe Rand of Rand Realty. The newsletter offers a regional perspective on real estate market trends and affordability. The Spring 2016 edition features a regional real estate analysis, a discussion of new-found strength in the Hudson Valley market and data showing increased affordability of homeownership. To have a copy e-mailed to you, contact Joe Czajka at jczajka@pfprogress.org

HUDSON VALLEY REGIONAL HOUSING MARKET
 PREMIER EDITION | SPRING 2016
 Better Homes and Gardens RAND REALTY

FIVE THINGS TO LOOK FOR IN A MARKET REPORT

- 1. HOW DOES IT FIT?** How does the market fit into the overall economic picture? Is it a sign of a recovery or a sign of a recession? Is it a sign of a boom or a sign of a bust?
- 2. HOW DOES THE MARKET FIT?** How does the market fit into the overall economic picture? Is it a sign of a recovery or a sign of a recession? Is it a sign of a boom or a sign of a bust?
- 3. WHAT'S THE CURRENT MARKET FRAME?** How does the market fit into the overall economic picture? Is it a sign of a recovery or a sign of a recession? Is it a sign of a boom or a sign of a bust?
- 4. WHAT'S THE DATA BEING REPORTED?** How does the market fit into the overall economic picture? Is it a sign of a recovery or a sign of a recession? Is it a sign of a boom or a sign of a bust?
- 5. WHAT PROPERTY TYPES ARE INCLUDED?** How does the market fit into the overall economic picture? Is it a sign of a recovery or a sign of a recession? Is it a sign of a boom or a sign of a bust?

ANNUAL HOUSING SALES PRICES 2013 - 2016

Year	Q1	Q2	Q3	Q4	Annual
2013	\$185,000	\$190,000	\$195,000	\$200,000	\$192,500
2014	\$190,000	\$195,000	\$200,000	\$205,000	\$197,500
2015	\$195,000	\$200,000	\$205,000	\$210,000	\$202,500
2016	\$200,000	\$205,000	\$210,000	\$215,000	\$207,500