URBAN ACTION AGENDA

Beacon	Brewster	Catskill	Ellenville	Fishkill
Haverstraw	Highland Falls	Hudson	Kingston	Liberty
Middletown	Monticello	Mount Vernon	Nanuet	New Rochelle
Newburgh	Nyack	Peekskill	Port Jervis	Poughkeepsie
Saugerties	Walden	Wappingers Falls	White Plains	Yonkers

A Program in Motion

Hudson Valley Pattern for Progress
**2017**

Contents

INTRODUCTION

The urban centers of the Hudson Valley are the key to a bright future for our region. That's what Pattern for Progress believes.

With the dawning of the industrial revolution in the 19th Century, urban centers sprung up throughout the formerly rural Hudson Valley. Located near sources of water power, or on key river or rail transportation routes, these cities and villages grew explosively, attracting thousands of new residents to work in the factories, shipyards, warehouses, and stores that filled bustling streets.

Main Street, Poughkeepsie, c. 1906

History moves on, though, and after a century or more as the drivers of the Valley's economy, the urban centers of our region spent much of the second half of the 20th Century playing second fiddle to the booming suburban areas that sprawled around them and lured businesses and residents with lower taxes and new development on former farms and forests. Factories closed, population in many cities declined, buildings fell vacant, property values fell, and crime rose.
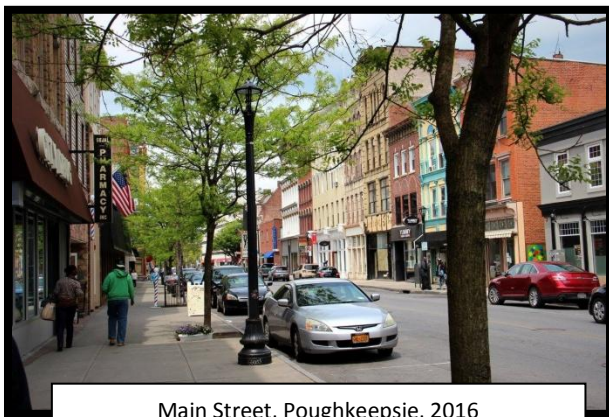
Main Street, Poughkeepsie, 2016

Starting around the turn of the millennium, the story began to change once again. Priced out of New York City and out of affluent suburbs, a new generation began returning to older neighborhoods and rediscovering the appeals of a more urbanized lifestyle. Falling crime and new residents lured businesses back to Main Street and away from the malls. A new focus on sustainability made walkable downtowns with access to mass transit more appealing than ever. After decades of stagnation and decline, urban areas are hip again.

But the transition has not been uniform—as 2017 dawns, some urban centers in our region are thriving, while others are still struggling to fully recover from decades of disinvestment and decline—nor has it been without major challenges. Most urban areas continue to grapple with a range of critical questions touching on all areas of modern urban life:

- How can new **economic development**, needed for jobs and tax revenue, be attracted?
- What is the best way to preserve and develop affordable and attractive **housing** options for residents and newcomers?
- How will ongoing **demographic shifts** and population movements impact the future development of urban areas?
- What can be done to combat obesity and drug epidemics and improve **public health** for urban residents?
- How can aging **infrastructure** and **transportation** networks be maintained without further burdening over-taxed residents?

- What steps are needed for urban school districts to fulfill the promise of an excellent public **education** for all students?
- How can **regional amenities**—parks, attractions, museums, etc.—be used to attract visitors and retain residents?
- What opportunities for pursuing shared services and regional planning can help municipal leaders balance budgets, reduce debt, and stay within the New York State Tax Cap?
- How can law enforcement agencies continue reducing crime and protecting **public safety** while maintaining relationships of trust with the communities they serve?
- What will the **sustainability** revolution mean for energy systems and the urban environment?

These questions, so vital for the success of the Hudson Valley's urban areas, are at the core of the Urban Action Agenda. With so many issues affecting urban areas, it is impossible to focus equally on all of them. Instead, following input from stakeholders throughout the region, the UAA is focusing on these 11 broad topic areas which, any efforts to help the region's urban areas must address.

The Urban Action Agenda (UAA)

The UAA is a multi-year initiative led by Hudson Valley Pattern for Progress to promote the revitalization and growth of urban centers throughout the nine-county Hudson Valley Region, which includes Westchester, Rockland, Orange, Putnam, Dutchess, Ulster, Sullivan, Columbia, and Greene Counties. Urban centers include the region's cities, villages, and other areas where population, social, cultural, civic, and economic activity have traditionally clustered. With their existing infrastructure, access to transit, and traditions of denser development, these communities are well positioned to accommodate the region's growth. Pattern also believes that a focused approach to growth in the region's urban areas can help protect and preserve green space.

Funding for the UAA's launch was provided by a multi-year grant from the Ford Foundation and by generous donations from many of Pattern's Board of Directors and Members.

Consistent with Pattern's role as a policy, planning, advocacy, and research organization whose mission is to enhance the growth and vitality of the Hudson Valley, the UAA aims to make the revitalization of our urban areas a priority for local, regional, and state policy makers. Though the UAA will benefit all urban areas in the Hudson Valley, as well as surrounding suburban and rural areas, the UAA's focus is on working with 25 initial urban centers across the nine-county region. Pattern will seek to identify collaborative opportunities, best practices, and resources and expertise that can be shared in an effort to advance these urban areas.

Communities of the UAA

The 25 communities of the UAA cover a cross-section of the region's urban areas—from the largest cities to several smaller villages which have many characteristics of urban areas. Pattern selected at least one community from each of the nine counties in the Hudson Valley region (as indicated in the map on page 7). The selection was based in part on Pattern's belief that a regional approach can solve problems more effectively and efficiently in an effort to assist communities of the Hudson Valley. The approach includes sharing best practices, developing new strategies, and collectively seeking state and federal aid. Among the communities of the UAA are 12 cities, 10 villages, two towns, and one unincorporated hamlet. Orange and Westchester Counties have five communities each in the UAA, Dutchess County has four, Ulster and Rockland have three, Sullivan has two, and Putnam, Columbia, and Greene have one each. UAA communities range in size from the City of Yonkers, with a population of
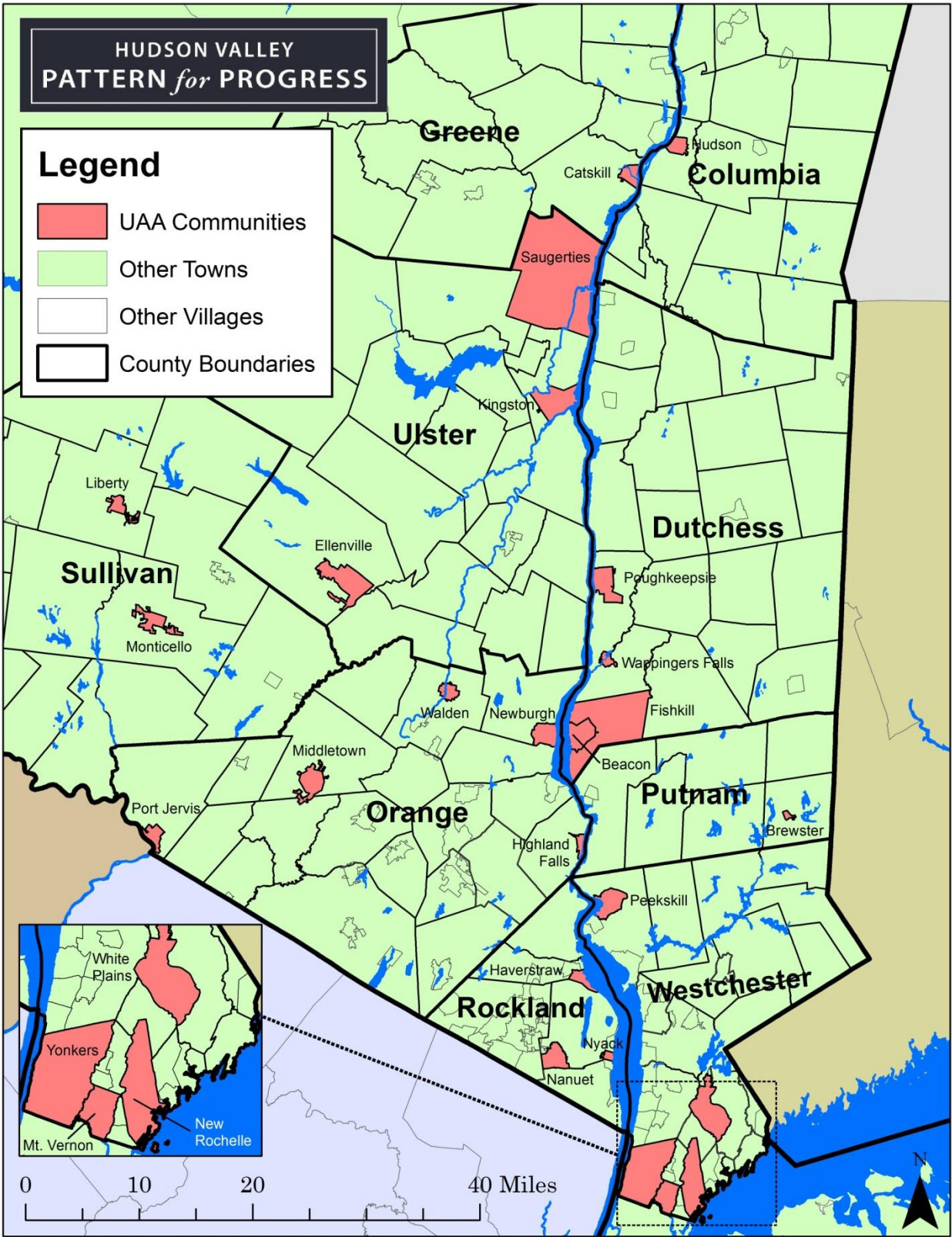
nearly 200,000, to the Village of Brewster, with a population of around 2,000. Most of the communities selected have economic indicators (e.g. poverty and unemployment rates) that are worse than the regional average.

Since 2000, several of the communities in the UAA have experienced significant population growth. The Village of Haverstraw, for instance, grew by nearly 20%, the most of any UAA community; four other communities (Fishkill, Nanuet, Walden, and Wappingers Falls) grew by at least 10%, and five communities grew between 5-10% (Liberty, Middletown, New Rochelle, Peekskill, and White Plains). The growth trend was not universal, however. The City of Hudson and the Village of Catskill saw their populations fall by 10% or more, and Saugerties, Mount Vernon, and Port Jervis recorded more modest decreases. The populations of Ellenville, Kingston, Newburgh, and Nyack were relatively static, growing by less than 1% between 2000-2015.

Urban Action Agenda Communities - Population Change (2000-2015)

Municipality	Population (2000)	Population (2010)	Population (2015)	Change: 2000-2015	% Change: 2000-2015
Beacon	13,808	15,541	14,375	567	4.1%
Brewster	2,162	2,390	2,212	50	2.3%
Catskill	4,392	4,081	3,952	-440	-10.0%
Ellenville	4,130	4,135	4,131	1	0.0%
Fishkill	20,258	22,107	23,505	3,247	16.0%
Haverstraw	10,117	11,910	12,094	1,977	19.5%
Highland Falls	3,678	3,900	3,856	178	4.8%
Hudson	7,524	6,713	6,572	-952	-12.7%
Kingston	23,456	23,893	23,625	169	0.7%
Liberty	3,975	4,392	4,241	266	6.7%
Middletown	25,388	28,086	27,828	2,440	9.6%
Monticello	6,512	6,726	6,685	173	2.7%
Mount Vernon	68,381	67,292	68,221	-160	-0.2%
Nanuet	16,707	17,882	18,678	1,971	11.8%
New Rochelle	72,182	77,062	79,027	6,845	9.5%
Newburgh	28,259	28,866	28,495	236	0.8%
Nyack	6,737	6,765	6,769	32	0.5%
Peekskill	22,441	23,583	23,928	1,487	6.6%
Port Jervis	8,860	8,828	8,681	-179	-2.0%
Poughkeepsie	29,871	32,736	30,635	764	2.6%
Saugerties	19,868	19,482	19,319	-549	-2.8%
Walden	6,164	6,978	6,886	722	11.7%
Wappingers Falls	4,929	5,522	5,424	495	10.0%
White Plains	53,077	56,853	57,790	4,713	8.9%
Yonkers	196,086	195,976	199,435	3,349	1.7%

Communities of the UAA

HUDSON VALLEY PATTERN for PROGRESS

Legend

- UAA Communities
- Other Towns
- Other Villages
- County Boundaries

Greene

Columbia

Hudson

Catskill

Saugerties

Ulster

Kingston

Liberty

Ellenville

Sullivan

Dutchess

Poughkeepsie

Monticello

Wappingers Falls

Walden

Newburgh

Fishkill

Middletown

Beacon

Putnam

Orange

Port Jervis

Brewster

Highland Falls

Peekskill

White Plains

Haverstraw

Westchester

Rockland

Yonkers

Nyack

Nanuet

Mt. Vernon

New Rochelle

0   10   20   40 Miles

UAA INITIATIVES/PROGRAMS

Pattern administers several ongoing programs targeted to benefit the communities of the UAA. This section provides an overview of these efforts in 2016.

Pattern Fellows Program

Celebrating its 10th anniversary this year, the Pattern Fellows Program is an innovative leadership curriculum designed to expand the horizons of those already active in their communities and disciplines. Prominent guest speakers from government, business, education, and the non-profit sector provide insights and share their experiences with program participants, who then spend several months working on a research project to be presented at a graduation and leadership luncheon each June. Over the past decade, well over 200 fellows have graduated from the program, including leaders from the fields of finance, government, economic development, land conservation, law, human services, healthcare, academia and more. Many are uniquely situated to provide direct assistance to the UAA communities.

> *The Pattern Fellows program is not only educational but provides an opportunity to network with colleagues from surrounding communities. The program features a variety of speakers that further add to this exceptional learning experience.*
> *I highly recommend this program!*
>
> **Lucy Redzeposki, Rockland County**

Pattern started the program with the goal of emphasizing the common issues and concerns that bind together the communities of the Hudson Valley and forcing participants to think about problems in a regional context. Running from October-June, each year's program focuses on a different set of topics, which in recent years has been geared towards addressing issues facing the urban areas of the Valley.

Starting in 2014-2015, the Fellows Program used its project component to tackle issues in support of the UAA. The 2014 class was split into three groups, each of which focused on creating a plan to "market" a different UAA municipality to the Millennial Generation, and developing ideas and strategies for municipal leaders to pursue. The Fellows focused on the Town of Fishkill, the City of Middletown, and the City of New Rochelle.

In 2015-2016, the program focused on downtown revitalization, with a concentration on three UAA communities: the city of Port Jervis, the Village of Haverstraw and the Village of Wappingers Falls. Starting with independent research in late 2015, and progressing in the first half of 2016 through meetings with elected officials, municipal staff, and business and community leaders in each of the downtowns, the

Pattern Fellows Graduation, 2016

Fellows groups generated a suite of concepts for marketing and revitalizing the downtowns in each of these historic communities. Presented at Pattern's Annual Leadership Luncheon in June (which doubles

as the graduation ceremony for the Fellows Program), the finished projects were well received by the crowd, which included representatives from the three communities.

This year's class of Fellows, which began in October of 2016, is broadening its focus. Instead of addressing just three communities, the class is working on three critical issues facing all urban areas in the Hudson Valley: education, public safety, and sustainability. Each group will design a pilot program that could be implemented in a community or communities in the Valley. The education group is researching best-practice models for public-private partnerships between school districts and the business sector in order to help students become career-ready and allow them to graduate with skills that they can take with them to the workplace. The public safety group is identifying places around the country and within the Hudson Valley that have excelled at protecting public safety while maintaining good police-community relations and looking at lessons to be learned in an effort to propose a model program for the Hudson Valley. The third group is seeking to identify places that have individual components of a sustainable community that would attract residents with shared values who might want to live and work there.

Community Builders Program

Pattern began a new program in 2016 called "Community Builders" in response to the need to revitalize neighborhoods, especially those within our urban centers. The Community Builders program aimed at providing a select group of participants the tools to move forward with transformative projects in their communities.

The Community Builders build skills and work collaboratively to move "anchor projects" forward in their communities. The program's first class, which graduated in June, included eight individuals from Newburgh, Middletown, Beacon, Yonkers, Port Jervis and New Rochelle, who worked on projects ranging from the proposed Mount Beacon Incline Railway to the creation of a performing arts, gallery and studio space in Newburgh.

> *The Community Builder program was incredibly rewarding for the Beacon Incline Railway project and ultimately resulted in the development of a Beacon/Fishkill partnership to take action in a phased approach. The program was so valuable I can't think of a better place to help facilitate and continue the project than in a Community Builders Part II.*
>
> **Jeff McHugh, Mount Beacon Incline Railway Restoration Society**

Pattern's Community Builders Program was the subject of a feature article in the November 2016 issue of *Planning* Magazine

The Community Builders provides participants with the tools to identify local issues, study and research their community, and establish potential solutions with a focus on moving specific objectives and projects to completion. Participants from throughout the Hudson Valley apply to the program with an identified project that they or their organization has either conceptualized or is currently working on, and then learn from the professional staff at Pattern, from guest speakers, and from peer reviews how to advance their project toward completion.

In November 2016, *Planning Magazine*, the widely respected monthly publication of the American Planning Association, spotlighted the Community Builders program. The six-page story authored by Jonathan Lerner focused on the efforts of Pattern's first class of Community Builders to advance major projects in several Hudson Valley communities. The article can

be found on Pattern's website: www.pattern-for-progress.org/a-course-in-small-town-revitalization/

The 2017 class of Community Builders includes eight individuals from seven organizations working on projects that will benefit urban communities such as Beacon, Newburgh, Poughkeepsie, Ossining, Walden, and West Haverstraw.

Mid-Hudson Mayors Forum

Several years ago, Pattern decided to start up a quarterly gathering of mid-Hudson city mayors, bringing together the mayors of Beacon, Newburgh, Poughkeepsie and Kingston. More recently, an expanded version of the "Mid-Hudson Mayors Forum" meets four times a year. At these meetings, the mayors of Beacon, Poughkeepsie, Middletown, Newburgh, Port Jervis, Kingston, and Hudson convene for a roundtable discussion of the issues facing their cities. The forum allows the mayors to share best practices and exchange ideas on how to confront some of the challenges of running small to medium-sized cities. Pattern staff serve as researchers for the topics of discussion, which vary month to month depending on the preferences of whichever mayor is hosting the quarterly meeting for the month. Topics have ranged from parking, to handling street fair crowds, to noise ordinances, to fiscal oversight.

We have been working with Pattern for several years on improving our city and the revitalization of our downtown. The quarterly Mayors Forum has been very beneficial and builds great camaraderie between the cities. As we are all facing difficult times, we find sharing our experiences and hearing from the other Mid Hudson Valley mayors extremely valuable. Pattern provides us with relevant and useful resources along with best practices from small cities around the country.

**Mayor Joseph DeStefano,
City of Middletown**

Mayors Steve Noble (Kingston), Judy Kennedy (Newburgh), Rob Rolison (Poughkeepsie), Randy Casale (Beacon), and Joe DeStefano (Middletown) meet with Pattern staff at the Mid-Hudson Mayors Forum

UAA MILESTONES IN 2016
Community Profiles Issued

In early 2016, the first edition of the UAA Community Profiles was released. A joint product of Pattern for Progress and the Regional Planning Association, these eight-page documents provide a "snapshot" of each UAA community, using charts, tables, and maps to tell their story. The profiles assemble data from a variety of sources, ranging from the U.S. Census to the NY State Division of Criminal Justice Services, to the National Low-Income Housing Coalition, in order to provide a comprehensive look at the characteristics of the UAA communities and the trends shaping their futures. Each community profile includes sections on Community Demographics, Housing, Income & Poverty, Education, Quality of Life, and the Economy.
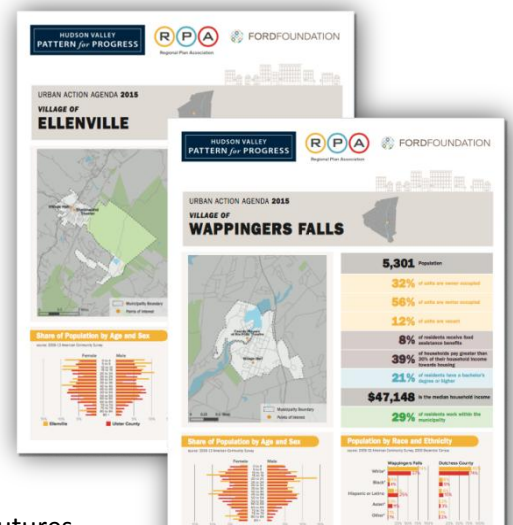
Pattern's 1st set of UAA Community Profiles was issued in 2016

Since the profiles were issued, Pattern has received very positive feedback from elected officials and business and community leaders on the usefulness of the profiles. Some of the UAA municipalities have put the profiles on their websites, others have made copies of them to give to potential business investors or new residents in order to provide a quick overview of the relevant facts about the community, while others have used them to assist in grantwriting or for municipal planning purposes.

In December, 2016, Pattern was awarded two grants to update and expand the profiles with new data. Following consultation and focus groups with individuals from UAA Communities, the effort to update the profiles will commence. The new edition of the Community Profiles will be completed and ready for distribution in late 2017 or early 2018.

Site Visits Conducted

Over a five-month period between April-August, 2016, Pattern staff mounted an intensive effort across the region, conducting in-person site visits to all of the UAA communities. These meetings allowed Pattern to build relationships with mayors, supervisors, police chiefs, city planners, village managers, school superintendents, municipal staff, non-profit leaders, cultural/arts institutions, business owners, community leaders, and many others. Information from the site visits allowed Pattern to identify trends and common concerns of the region's urban areas while also gaining a better understanding of the unique issues that each community is confronting. Site visits ranged in length from a few hours to an entire day depending on the size of the community and availability of key stakeholders.

Many themes emerged from the site visits. For example, many communities are working to implement some form of transit-oriented development, including Nanuet, New Rochelle, Beacon, Brewster, and Middletown. A focus on downtown revitalization through partnerships with chambers of commerce and local business groups was another common theme of the site visits. Many UAA communities are focusing on promoting "infill" development on vacant lots in and around central business districts.

As the updated community profiles are completed, Pattern staff will conduct a second round of meetings to help communities understand the new data and trends, and discuss how the profiles might assist them in planning efforts, in marketing, and in securing potential grants.

Clockwise from top left: Site visits in Haverstraw, Nanuet, Poughkeepsie, and Wappingers Falls

Infrastructure Conference

How can the municipalities of the region keep up with the increasing challenges of aging and often over-taxed infrastructure systems? This was the key question at Pattern's third Hudson Valley Infrastructure Conference, held in New Windsor on May 20, 2016. It is also an important topic within the UAA. The conference brought together professionals from state and local government, engineering and development firms, and from municipal highway departments for a half day of panels and discussion dealing with all aspects of "The World of Infrastructure," as the conference was entitled. Coinciding with the conference, Pattern released its third report on the state of infrastructure in the Hudson Valley. The report, summarized in more detail on page 15 below, included the results of Pattern's regional infrastructure survey, which collected responses from over 125 municipalities in the region.

Congressman Sean Patrick Maloney speaks at Pattern's 2016 Infrastructure Conference

The roughly 150 conference attendees heard Congressman Sean Patrick Maloney deliver a keynote speech that provided updates on federal infrastructure spending in the Valley and offered ideas for taking advantage of federal infrastructure resources. Meghan Taylor, Mid-Hudson Regional Director for Empire State Development, moderated a panel discussion with representatives from the New York State Department of State, Environmental Facilities Corporation, and Office of Community Renewal, which detailed opportunities for Hudson Valley communities to take advantage of state funding sources to repair or replace aging infrastructure. A second panel discussion brought together a collection of municipal engineers and public works professionals with private sector financiers to discuss innovative ways of paying for municipal infrastructure needs. This panel included Mount Vernon Mayor Richard Thomas, city engineers and public works heads from Middletown, Newburgh, and Poughkeepsie, and representatives from the engineering firms of Barton & Loguidice, The Chazen Companies, and The Laberge Group.

Former Pittsburgh Mayor Provides Ongoing Assistance to the UAA

Pattern was honored to bring former Pittsburgh Mayor Tom Murphy to the Hudson Valley to deliver keynote addresses at the annual Leadership Luncheon and Pattern Fellows Graduation.

Serving as Mayor of Pittsburgh from 1994-2006, Murphy is widely credited for laying the groundwork for Pittsburgh's transformation from a declining, rapidly depopulating ex-steel town to a vibrant new-age metropolis that has attracted billions of dollars in private investment and become a popular destination for Millennials, artists, technology professionals, and others priced out of the major metropolitan areas of the Northeast Corridor.

Mayor Murphy has been pleased to advise Pattern in its UAA effort, and he participated in a roundtable discussion after each keynote. In his first presentation, addressing an audience of over 200 civic, community, and business leaders from the region, Murphy argued many of the same ingredients that

helped spur Pittsburgh's turnaround are present in the cities of the Hudson Valley. However, he said that it is essential to have municipal leaders willing to take bold risks for their communities if the area's potential is to be realized.

After the first address, UAA participants requested assistance on navigating the multitude of financing and funding opportunities for downtown revitalization. Pursuant to this request, Mayor Murphy prepared a resource booklet providing guidance on how to tap federal and state funding sources, deal with a changing economy, and create amenities that can attract new residents, among other topics. The booklet was distributed to the UAA communities at the second event.

Former Pittsburgh Mayor Tom Murphy

Gentrification Community Forum

The final UAA event of 2016 was also one of the most exciting. In mid-December, Pattern hosted the first of a series of planned community forums to tackle the hot-button issue of gentrification. Most residents want to see new housing, economic development and investment in struggling communities. The complex question to answer is how can these goals best be accomplished and simultaneously keep housing affordable for existing residents so they may remain in the neighborhoods they call home?

Bronx Borough President Ruben Diaz speaks to attendees at Pattern's Gentrification Community Forum held in Beacon in December, 2016

Held in the City of Beacon, a community often cited as an example of gentrification, the half-day event featured a keynote address from Ruben Diaz Jr., the Bronx Borough President. Diaz spoke about the renewed investment and economic development that is finally coming to New York's "forgotten borough" and how important it is to make sure that existing residents realize cleaner parks, safer streets and new shopping, dining and housing opportunities that benefit the entire community.

Following Diaz, Greg Maher, Executive Director of the Leviticus 25:23 Alternative Fund, moderated an informative panel discussion on the subject with Beacon Mayor Randy Casale, Ken Kearney of Kearney Realty & Development, and Anne Saylor, Community Development Administrator for Dutchess County. With 125 people in attendance, the event has led to the New York State Office of Housing and Community Renewal requesting Pattern staff to assist in the facilitation of discussions on housing strategies in several UAA communities.

Pattern for Progress is a tremendous asset to the City of Beacon and all communities in the Hudson Valley. From our mayors' forum, to the conference on gentrification in the City of Beacon, to the Beacon community profile, to our participation in the Community Builders program, are all great examples of Pattern helping all Hudson Valley cities, building partnerships and successful communities.

Mayor Randy Casale, City of Beacon

Pattern helps Middletown Administer Downtown Revitalization Initiative

In 2016, the City of Middletown was awarded $10 million through New York State's Downtown Revitalization Initiative (DRI) competition. The funds should assist the city to realize its vision for improving the economy and aesthetics of its downtown area. The city chose to target these funds for encouraging small business growth, increasing parking, overall job creation, and integrated efforts for improving its downtown business district. The DRI funds are expected to lead to a renaissance for Orange County's second-largest city.

Along with Middletown's Mayor Joe DeStefano, Pattern served as co-chair of the DRI Local Advisory Committee. Middletown was selected as the recipient of these funds by the Mid Hudson Regional Economic Development Council (REDC) where Pattern participates on the Council's executive committee. Pattern was asked to insure that among the goals of the regional council — the improvement of the region's cities—was adhered to.

PATTERN PROJECTS BENEFIT UAA COMMUNITIES

In addition to the ongoing UAA Initiatives and programs described above, throughout 2016 Pattern worked on a wide variety of specific projects meant to benefit the communities of the UAA.

Issue Briefs

Pattern has long made it a priority to issue regular reports on important issues facing the communities of our region. In 2016, three of these issue briefs focused on topics of particular concern to urban communities in the region. All reports discussed in this section can be found on Pattern's website at www.pattern-for-progress.org/what-we-do/libraries/reports.

Urban Farming in the Hudson Valley: A Growing Movement

Issued in April 2016, this report focused on how urban farming in the Hudson Valley is improving public health, repurposing vacant lots and disused spaces, creating jobs, and strengthening community ties by giving residents incentives to reinvest in public spaces.

The report found that urban farming, defined as "the practice of cultivating food within city limits," has "grown beyond community gardens and farmers markets... to encompass repurposing existing structures for sustainable use, farming-based learning, farm-to-table school programs, and... can provide quality food options for low-income residents [and] help reinvent spaces that no longer serve functional purposes." When it comes to community gardens and farmers markets, the communities of the UAA have already made big strides in creating these amenities: 20 of the 25 UAA communities have a community garden, and 18 have a regular farmers market.

Increasingly, partnerships are being formed between school districts and community gardens and farmers markets, educating students about sustainable agriculture, teaching them how food is grown,
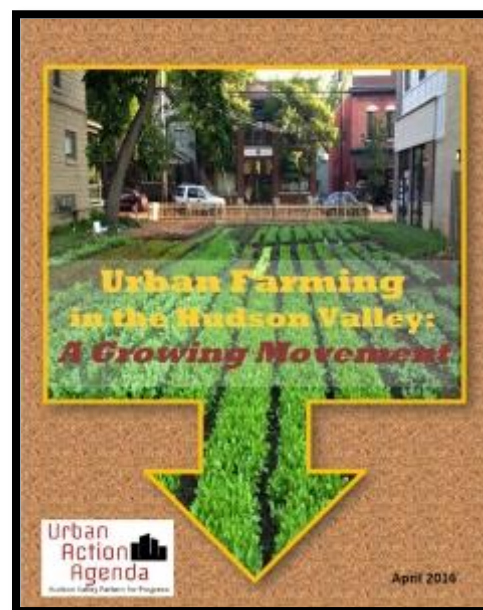
and giving them a new connection to their community. Partnerships between agriculture and youth organizations have been developed or are in development in Fishkill, Highland Falls, Haverstraw, Kingston, and Saugerties.

In addition to providing educational options for kids and healthy food for local residents, urban agriculture can create jobs and boost urban economies. In Newburgh and Poughkeepsie, older buildings have been converted into a space for farming shrimp, and microgreens, respectively. Other communities may also be pursuing food production locally.

Infrastructure: An Investment in the Future

Issued in May 2016 and timed to coincide with Pattern's Third Infrastructure Conference (described above), this report offered a snapshot of the state of the Hudson Valley's infrastructure and an overview
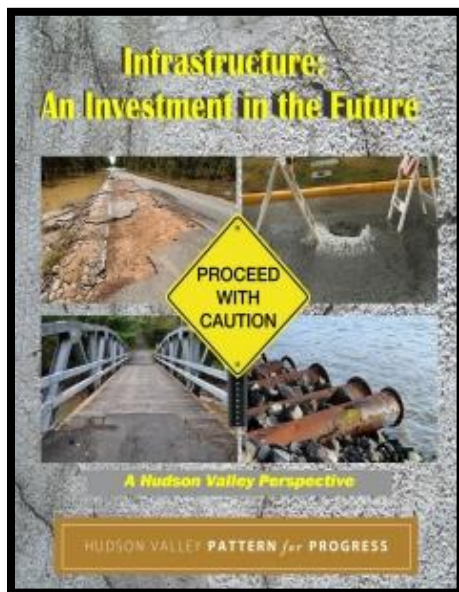
of trends in infrastructure financing. As part of the report, Pattern sent a survey to each of the 238 cities, towns, and villages in the Hudson Valley, asking officials to respond with information about the current state of their municipal infrastructure systems (including roads, bridges, water, sewer, and municipal buildings). Responses to the survey were received from 132 municipalities (56% of the total), including more than half the municipalities in Ulster, Dutchess, Rockland, Columbia, Sullivan, and Westchester Counties.

Among the municipalities that responded, there was clear concern about the state of infrastructure. Only 37% of respondents described the state of their community's bridges as good, and only 45% described the state of their community's roads as good. The survey also revealed widespread concern about the state of municipal sewer systems, with 58% of respondents indicating they were concerned about the sustainability of their sewer system to handle increasing demand. Most municipalities reported that public buildings were not a concern, with 58% of respondents saying the condition of their municipal facilities was good.

The report also examined regional trends in infrastructure over the past decade. While infrastructure spending by the region's counties has increased, spending by towns and cities has fallen notably. The net effect of budgetary cutbacks is that in 2014, total regional spending on infrastructure was 8% lower than it had been a decade earlier, in 2004, when accounting for inflation.

Beyond Gentrification: Finding a Balance

Gentrification is a term often used to describe socio-economic and cultural changes occurring in cities and urban centers. These changes are typically associated with an influx of new, wealthier residents. The impacts of gentrification can be both positive and negative for a community. Pattern's first report on gentrification, issued in December, 2016 to coincide with the gentrification community forum described above, addressed this important topic.
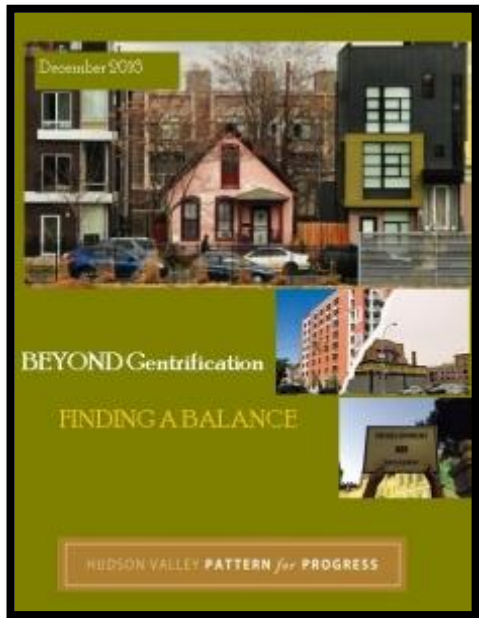
Conversations about gentrification often involve issues of race and class. Existing residents have great concern that new housing, development and investment will irrevocably change a neighborhood, resulting in an affordability issue and potential displacement. Pattern's report examines ways communities can foster development and investment while taking steps to prevent displacement. As part of the research for the report, Pattern staff spoke with elected officials from over 90% of the 25 UAA communities, asking their perspective on key questions about gentrification. The questions included how they define the term, if they believe it is happening in their community, the positive or negative impacts from the process, and what policies they recommend to assist residents having trouble finding affordable housing. The report highlighted some socio-demographic changes underway in Beacon, Kingston, Newburgh, and Hudson as parts of those cities are experiencing gentrification.

The report also included a pull-out section with the regional housing data from Pattern's Center for Housing Solutions and Urban Initiatives. The most recent data show that housing affordability continues to be a problem affecting many thousands of Valley residents, many located within UAA communities, with renters in particular being squeezed by rising rents that have far outpaced modest gains in household incomes since the end of the Great Recession.

Regional Pattern Projects

Pattern's work for UAA communities goes well beyond issuing reports. Throughout 2016, and continuing into 2017 and beyond, Pattern is working on several major initiatives of regional scope that will benefit the region's urban areas in particular.

Infrastructure: Action, Dollars Needed Now - A Report

Pattern is near completion of a two-year study that assesses the state of infrastructure—roads, bridges, water and wastewater systems—in the Hudson Valley, with a special focus on seven small and mid-sized urban communities: the villages of Brewster and Monticello and the cities of Kingston, Mount Vernon, Newburgh, Peekskill and Poughkeepsie. The report also aims to support building projects and foster housing investment in these communities.

Pattern's research shows that billions of additional dollars, and quick action, are needed to fortify the region's future, even though significant money and resources to bring infrastructure to a state of good repair already have been committed. There are many examples of roads and systems beyond their normal life expectancy. Stretched municipal budgets have delayed or prevented maintenance or replacement of critical components of communities' infrastructure, and some municipalities no longer have the staff capacity or expertise to manage such projects.

The report provides municipalities with proven techniques to track down funding and gives elected leaders the tools to plan, strategize and sequence short- and long-term visions for repairs and upgrades. Made possible with the support of the Regional Economic Development Council (REDC) and financed

with a grant from Empire State Development (ESD), the report will provide a roadmap for investment in infrastructure throughout urban, and other, communities in the Hudson Valley.

Economic Development for Hispanic and Latino Businesses

The Hispanic community is one of the fastest growing segments of the region's population.[1] In 2016, Pattern partnered with Community Capital NY (CCNY) to secure two research grants, one from the U.S. Department of Commerce - Economic Development Administration, and another from New York State Electric & Gas (NYSEG). These grants will allow Pattern and CCNY to collaborate on an initiative to prepare strategies and recommendations to assist existing Hispanic- and Latino-owned businesses to sustain themselves and grow. The grants focus on establishing an environment for the creation of new businesses. The grants target 10 of the UAA communities that have witnessed increasing Hispanic populations. The communities selected for this project are the cities of Beacon, Kingston, Middletown, Newburgh, Poughkeepsie, and Port Jervis, and the villages of Brewster, Liberty, Monticello, and Walden.

The goal of the project is to establish a road map and provide technical assistance for current or prospective business owners to access business resources and capital. With guidance from local advisory committees, Pattern and CCNY will conduct outreach and listening sessions to determine needs and identify barriers facing this business community. Extensive research will be conducted to develop a guide including best practices for business success and local and regional resources for business owners. This study will also result in the creation of strategies to enhance the integration of the growing Hispanic and Latino business community into existing business organizations, agencies, and programs. When completed, the project aims to enhance the economic potential of Hispanic and Latino businesses as an integral component of the local economies of the region's cities and urban areas.

Community-Specific Projects

While the initiatives described above deal with issues at the regional scale, Pattern also worked in 2016 on several projects focused on particular communities within the UAA. In addition to directly benefiting the targeted communities, these projects helped Pattern develop approaches to community problem-solving that can be applied to help other municipalities in the UAA. Here are a few of the community-specific Pattern projects from 2016.

Village of Liberty Blight Study

Funded by a grant from the Gerry Foundation, Pattern conducted a blight survey for the Village of Liberty, documenting and evaluating property conditions for each building and lot in the village's downtown core. Data from the blight survey contributed to helping Sullivan County apply for and win permission to set up a countywide land bank program that will benefit Liberty. As part of the same grant, Pattern convened a gathering of more than a dozen experts in urban development, planning, finance, and law to brainstorm ideas for jump-starting redevelopment and investment in Liberty; the village has seen its population stagnate and property taxes rise as industry has departed the area. Further, Pattern developed a report containing a set of suggestions to help Liberty (which has the region's highest taxes as a percent of home value) turn things around.

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[1] For further discussion of the growth in the Hispanic population in UAA communities see page 20 below
[2] Bridges are grouped by municipality, meaning that it was not possible to obtain data for the hamlet of Nanuet.
[3] It is important to note that local governments may not have maintenance responsibilities for some bridges in the

Beacon/Fishkill Police Consolidation/Shared Services Study

Pattern is working on a detailed study of the police departments for the City of Beacon, Town of Fishkill, and Village of Fishkill, with the aim of providing recommendations for shared services between the three police departments and savings for local taxpayers. Funded by the Dutchess County Community Investment Program, the study will also examine a possible consolidation of the three departments, although without obtaining buy-in from each of the three impacted municipalities, the consolidation would not occur.

Newburgh Creative Neighborhood

In the summer of 2016, Hudson Valley Pattern for Progress, in collaboration with the Orange County Partnership, SUNY Orange and the City of Newburgh Planning Department, introduced the concept of a Creative Neighborhood in a specific region within the City of Newburgh. The mission of the Creative Neighborhood is to establish a dynamic environment to facilitate and foster the growth of socially

> *We are banking on Pattern's efforts to revitalize our urban areas. That is why we are supporting the Creative Neighborhood in Newburgh with a $3 million loan fund.*
>
> **Michael Quinn, Rhinebeck Bank**

responsible, entrepreneurial businesses complemented by dynamic residential and community space. The Creative Neighborhood initiative seeks to understand and blend converging and diverging ideas from a diverse set of existing small-scale businesses, new businesses and developers through the community and economic development process of forums and focus groups. The research and analysis will be used to further refine the initiative's goals, objectives, collaborations and strategies to maintain an environment for the Creative Neighborhood to flourish and grow—to the benefit of both existing and new residents.

"Ellenville Million" Studies

In 2016, Ulster County announced a fund of $1 million to help revitalize the Village of Ellenville. This is a multi-faceted project, and Pattern has been contracted to work on several components. Pattern's first mission was to envision and create a joint parks commission, which was established in 2016. Pattern is also working on inter-municipal service agreements between the village and the Town of Wawarsing (where Ellenville is located) to find efficiencies on provision of water and sewer service. The next stage of the project involves reporting on the feasibility of and creating an implementation plan for improving high speed broadband internet access in the village's downtown.

Town of Clarkstown Efficiency Studies

The hamlet of Nanuet, a UAA community, is located in the Town of Clarkstown. In 2016, Pattern was hired by the Town Board to conduct a set of studies analyzing the operations of three departments within the Town: the Department of Environmental Control (DEC), the Department of Recreation and Parks, and the Justice Court. The purpose of these studies was to confirm that delivery of services was being performed efficiently, effectively, and economically, and where possible to provide recommendations to improve departmental operations and identify ways to provide services at less cost to taxpayers. To produce these reports, Pattern staff conducted dozens of hours of interviews with town employees, and reviewed a decade of departmental budgets and other figures. Recommendations made in the report should enable Clarkstown to provide services more effectively, and at lower cost, to the residents of Nanuet and other hamlets in the town.

UAA TOPIC AREAS

With so many issues affecting urban areas, it is impossible to focus equally on all of them. Instead, following input from stakeholders throughout the region, the UAA is focusing on 11 broad topic areas that any efforts to help the region's urban areas must address. The topic areas are:

- Demographic Shifts
- Economic Development
- Education
- Housing
- Infrastructure
- Local/Regional Governance
- Public Health
- Public Safety
- Regional Amenities
- Sustainability and
- Transportation

Each of these topic areas encompasses a range of specific subjects, which have formed the basis for Pattern's work on the UAA, described above. In this report, however, rather than attempting to cover all aspects of the topic areas, the focus is on only one selected issue within each topic area. The following pages therefore contain a set of 11 "mini-reports," each briefly providing data and analysis for one specific aspect of each of the 11 topic areas. The issues selected for these "mini-reports" are among many aspects within each of the topic areas that need to be addressed, but were chosen as they could be succinctly introduced and analyzed within the framework of this larger report.

These "reports" are meant not to be exhaustive on the subjects in question, but to provide a quick "snapshot" of the type of work Pattern is doing to research, analyze, and share information on a broad cross-section of the topics important to urban communities in our region. Input from UAA communities to determine which topics warrant further research and analysis is welcomed. At the end of each snapshot is a listing of next steps to be undertaken by Pattern in this topic area. These next steps are not meant to be an exhaustive list of all UAA actions that will be undertaken in 2017 as Pattern intends to continue its commitment to the UAA within these subject areas.

Demographic Shifts - A Growing Hispanic Population

The demographics of urban areas have always shifted over time. Some ethnic groups move in, others move out. Median incomes and poverty rates change. The share of young people grows or shrinks. Since the turn of the millennium, one of the most notable demographic shifts in the Hudson Valley has been the rapid growth of the number of residents who identify as Hispanic or Latino. This trend has brought thousands of new residents, workers, and entrepreneurs to the Hudson Valley, but has also tested the ability of municipal governments and school districts to adapt to serving new populations.

Between 2000 and 2015, the Hispanic population of the 25 UAA communities increased by over 66,000, jumping by 50% from 131,671 to 198,361; the percentage of UAA residents who are Hispanic rose from 20% to 29%. This growth has occurred in every UAA community (except for Catskill and Hudson) although in some places, the growth has been much more notable than others. Unsurprisingly, given their greater overall populations, the largest growth in the number of Hispanic residents took place in some of the region's largest cities (Yonkers, New Rochelle, and White Plains) and in two of the larger mid-Hudson cities, Middletown and Newburgh.

Except for Newburgh, however, these cities were not among the places that experienced the largest growth in the Hispanic population as a percent of the overall municipal population. In Yonkers, for instance, the Hispanic population increased by 20,016 and the city's Hispanic population increased from 25.9% to 35.5%, both significant numbers. However, in much-smaller Brewster, Hispanics now make up 60.2% of the village's population, up 28% from 32% in 2000 even though the total Hispanic population only grew by 638. Liberty, Wappingers Falls, Newburgh, and Peekskill also saw the share of their population that is Hispanic grow by 15% or more.

With a growing Hispanic population, one might assume that there would be an equal growth in the numbers of residents who speak Spanish at home. However, data from the 2000 U.S. Census and 2015 American Community Survey indicate that growth in the Spanish-speaking population has occurred at a slower pace than growth in the Hispanic population. In Liberty, for example, Hispanic residents increased from 14% to 32% of the village's population, but the percent of residents who speak Spanish at home only increased from 12% to 18.7%. Likewise, in Peekskill, the share of Hispanics in the population grew from 22% to 37%, but the percent of people who speak Spanish at home grew only from 20% to 29%. Across the 23 UAA communities with growing Hispanic populations, the Hispanic population share grew by an average of 9.5% but the Spanish-speaking population increased only 5.7%. The difference observed between these two measures suggests either that many of the new Hispanic residents are moving from other places within the U.S. where they have already acquired English fluency, or that as new immigrants move to the Hudson Valley, many other existing Hispanic residents have more fully assimilated and now speak English at home.

Next Step: Pattern will be working with Community Capital NY to encourage the growth and integration of all demographics with an emphasis on the growing Hispanic/Latino-owned businesses in the Hudson Valley.

Changes in Hispanic Population 2000-2015

Municipality	Hispamic Population 2000	Hispanic Population 2015	Change	Hispanic Population as % of Total Pop. (2000)	Hispanic Population as % of Total Pop. (2015)	Change	% ot Total Pop. Who Speak Spanish at Home (2000)	% of Total Pop. Who Speak Spanish at Home (2015)	Change
Beacon	2,334	2,837	503	16.9%	19.7%	2.8%	13.4%	16.6%	3.2%
Brewster	694	1,332	638	32.1%	60.2%	28.1%	31.1%	53.0%	21.9%
Catskill	273	105	-168	6.2%	2.7%	-3.6%	3.7%	4.0%	0.3%
Ellenville	1,173	1,358	185	28.4%	32.9%	4.5%	24.7%	13.3%	-11.4%
Fishkill	2,121	2,951	830	10.5%	12.6%	2.1%	5.6%	8.2%	2.6%
Haverstraw	5,998	7,814	1,816	59.3%	64.6%	5.3%	55.6%	58.3%	2.7%
Highland Falls	389	515	126	10.6%	13.4%	2.8%	5.2%	11.3%	6.1%
Hudson	633	545	-88	8.4%	8.3%	-0.1%	6.1%	4.3%	-1.8%
Kingston	1,516	3,750	2,234	6.5%	15.9%	9.4%	4.7%	9.5%	4.8%
Liberty	565	1,360	795	14.2%	32.1%	17.9%	12.1%	18.7%	6.6%
Middletown	6,375	10,689	4,314	25.1%	38.4%	13.3%	20.8%	30.1%	9.3%
Monticello	1,508	2,165	657	23.2%	32.4%	9.2%	20.7%	21.0%	0.3%
Mount Vernon	7,083	10,340	3,257	10.4%	15.2%	4.8%	9.6%	12.2%	2.6%
Nanuet	1,364	2,964	1,600	8.2%	15.9%	7.7%	7.0%	12.6%	5.6%
New Rochelle	14,492	22,356	7,864	20.1%	28.3%	8.2%	18.5%	25.1%	6.6%
Newburgh	10,257	14,732	4,475	36.3%	51.7%	15.4%	32.1%	44.5%	12.4%
Nyack	577	1,147	570	8.6%	16.9%	8.4%	5.5%	9.1%	3.6%
Peekskill	4,920	8,834	3,914	21.9%	36.9%	15.0%	19.7%	29.4%	9.7%
Port Jervis	660	800	140	7.4%	9.2%	1.8%	4.2%	3.9%	-0.3%
Poughkeepsie	3,177	6,534	3,357	10.6%	21.3%	10.7%	8.6%	16.7%	8.1%
Saugerties	916	1,375	459	4.6%	7.1%	2.5%	2.5%	4.1%	1.6%
Walden	576	1,480	904	9.3%	21.5%	12.1%	6.6%	13.4%	6.8%
Wappingers Falls	742	1,655	913	15.1%	30.5%	15.5%	12.3%	24.1%	11.8%
White Plains	12,476	19,855	7,379	23.5%	34.4%	10.9%	23.1%	31.8%	8.7%
Yonkers	50,852	70,868	20,016	25.9%	35.5%	9.6%	22.6%	30.0%	7.4%

3 largest and 3 smallest values highlighted in each category

Economic Development - 2016 Consolidated Funding Application Awards in UAA Communities

New York State, through its Consolidated Funding Application (CFA) process, has made funding economic development projects a priority. State grants awarded through the CFA are an important component to local economic development projects, funding a wide range of projects across the Hudson Valley.

In 2016, a total of $83.3 million (spread across 105 separate projects) was awarded to communities in the Mid-Hudson Region (which includes Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester Counties). Within this region, 12 UAA communities had projects funded; a total of $25.25 million (30% of the regional total) was awarded to 37 projects within these communities.

A bit more than half of that total, $13.9 million, was awarded directly to municipal governments, with the largest grant going to the region's largest city, a $2.4 million award to Yonkers for the fourth phase of the ambitious Saw Mill River Daylighting project. The second largest award, however, went to the smallest urban area in the UAA, as $2 million was awarded to an application from Putnam County for the Village of Brewster. At the award announcement, Pattern was credited with helping to develop the planning for this significant grant. These funds will go towards the development of a major transit-oriented development near Brewster's Metro-North station, Phase I of a multi-year redevelopment plan for the village's downtown. Other major awards went to Mount Vernon ($1.64 million for a host of repairs to the city's aging sanitary sewer system that will fix leaks and reduce stormwater flows), and Kingston ($1.4 million for remaking a section of Broadway with "Green Streetscape" features such as porous pavers, bioretention basins, and new street trees. The Kingston grant is supplemented by a separate $850,000 award that will allow for the installation of new sidewalks, bike lanes, and many other "complete streets" elements on a 3,200-foot stretch of Broadway.

While the majority of funds awarded went directly to municipal projects, $11.3 million was awarded to applications by private and non-profit applicants for projects in UAA communities. Leading this category was a pair of large awards to projects in Poughkeepsie ($2.5 million to Vassar Brothers Medical Center for Phase II of a new "Patient Pavilion," part of a major effort to modernize or replace major parts of its campus, and $2 million to Poughkeepsie Waterfront Development, LLC for a redevelopment of a 14-acre parcel with residences, retail, and an expanded marina) and a $2 million award to the Armory Foundation, which plans to build a 137,000sf Sports Event Center near the Hudson River in downtown Yonkers, which will feature the region's largest indoor track and field arena.

With three municipal and five non-municipal projects funded, and a total of $6.8 million awarded, Poughkeepsie received the most assistance from the CFA process in 2016. Kingston, with six municipal, and three non-municipal projects funded for a total of $5 million was close behind. In addition to these two cities, Yonkers, Mount Vernon, Peekskill, Brewster, and Newburgh, all had at least $1 million go towards projects within the community. A full list of 2016 award recipients is at www.ny.gov/2016REDCAwards

Next Step: Pattern will offer a CFA workshop for the 25 UAA communities for the 2017 round of grants.

State CFA Awards to Projects in UAA Communities - 2016

CFA Awards in UAA Communities - 2016

- Municipal Projects Funded
- Private/Non-Profit Projects Funded
- Municipal & Non-Profit Projects Funded
- County Boundaries
- Other UAA Communities

Kingston
6 Municipal - $3,297,500
3 Non-Municipal - $1,750,000

Dutchess

Poughkeepsie
3 Municipal - $1,315,000
5 Non-Municipal - $5,522,576

Ulster

Wappingers Falls
1 Municipal - $925,766

Beacon
1 Municipal - $30,000
1 Non-Municipal - $500,000

Newburgh
3 Non-Municipal - $1,080,000

Brewster
1 Municipal - $2,000,000

Putnam

Orange

Peekskill
3 Municipal - $1,050,000

Haverstraw
2 Municipal - $165,000

Westchester

Rockland

White Plains
1 Municipal - $490,000

Yonkers
1 Municipal - $2,400,000
1 Non-Municipal - $2,000,000

New Rochelle
1 Municipal - $25,000
1 Non-Municipal - $500,000

Mount Vernon
3 Municipal - $2,201,928

0   4   8   16 Miles

N

Education - Repurposing Closed Schools

The number of students attending public schools is growing in a few communities, but declining in many others. With enrollment numbers falling, many school districts are finding themselves with more school buildings than are needed to handle today's student populations. The consequence is often the closure of certain schools (usually older buildings) that are no longer needed. Since 1999, 22 school districts in the Hudson Valley have closed a total of 35 public schools, with Rockland County (eight schools), Columbia (seven), and Ulster (six), seeing the most school closures. Eight UAA communities are located in school districts impacted by these closures: the Cities of Hudson and Kingston, and the Villages of Brewster, Catskill, Haverstraw, Highland Falls, Monticello, and Walden.

What becomes of these closed schools? The 35 closed school buildings in the Hudson Valley occupy approximately 1.1 million square feet and the properties cover over 344 acres. The reuse of these large vacant buildings has the potential to bring communities together, and repurposing an existing structure allows a building to start a new life that can fill a need and potentially be a source of revenue for a school district. Pattern's research found that communities, once they have accepted the need to close a school, are increasingly viewing these buildings not as eyesores and disappointments, but as opportunities.

While a few of the 35 closed schools remain vacant, most have been repurposed for new uses. The most common way in which schools in the Hudson Valley are reused is for educational purposes. For examples when an elementary school in Kingston closed in 2013 due to declining enrollment, the Ulster County government stepped in and purchased the building for use as a satellite campus for Ulster County Community College. Following an extensive renovation that included the installation of new HVAC systems, energy efficient windows, and LED lights, the building reopened in 2015 as the Kingston Center of SUNY Ulster, which provides instructional space for classrooms, as well as space for police basic training, which is offered at SUNY Ulster. Ulster County Executive Mike Hein credited Pattern with doing a great deal of research important to the successful implementation of this project. Other districts have seen closed public schools purchased or leased by private schools, or alternative school programs.

Some schools have been renovated and converted for use as residential properties. In the Village of Catskill, for instance, a historic elementary school, built in 1897 and closed in 2002, has been fully renovated and now contains over a dozen luxury apartments close to the village's downtown. This conversion turned an abandoned public building into a taxpaying private one.

Other uses for closed school buildings have included conversion into government offices (a closed school in the Monticello School District was leased by the Town of Bethel for use as a town court and senior center after Pattern provided the framework for this approach) or reuse as office space, art/cultural space, or even for light manufacturing.

Next Steps: A **Pattern report to be issued in 2017 (Pattern's third on the trend of closing schools) will provide more information about current uses of these and other options for closed schools. Also, the New York State Office of Homes & Community Renewal has requested Pattern's assistance in identifying closed schools that remain vacant and generating ideas for their potential adaptive reuse.**

Adaptive Reuse of Closed Public Schools in the Hudson Valley

HUDSON VALLEY PATTERN for PROGRESS

Number of Schools Closed
- 4 Schools
- 3 Schools
- 2 Schools
- 1 School
- UAA Communities Impacted

Current Use of Closed Schools
- Education
- Housing
- Government
- Mixed Use
- Vacant
- Unknown/Other

Greene

Columbia

Ichabod Crane

Catskill

Hudson

Taconic Hills

Onteora

Kingston

Dutchess

Webutuck

Rondout Valley

Sullivan

Sullivan West

Ulster

Arlington

Monticello

Walden

Valley Central

Minisink Valley

Orange

Putnam

Brewster

Highland Falls

Yorktown

Katonah-Lewisboro

Warwick Valley

N. Rockland

E. Ramapo

Haverstraw

Clarkstown

Orangetown

Westchester

Rockland

0   10   20   40 Miles

Housing - Home Values & Median Incomes: A Comparison

Throughout the urban areas of the Hudson Valley, housing affordability is an issue of significant concern. Since 2000, home values in most communities have increased by 25-50%, while household median incomes have largely stagnated or declined, after adjusting for inflation. The combination of these trends has made it more difficult for homebuyers to afford the cost of a new home.

This analysis uses median home value and median household income figures from the 2000 Census and the 2015 American Community Survey. In order to meaningfully compare 2000 Census with the 2015 ACS data, both home values and household incomes were adjusted for inflation using rates from the federal Bureau of Labor Statistics.

The numbers paint a concerning picture. Beacon, Ellenville, Fishkill, Highland Falls, Walden, and Wappingers Falls are the only places where inflation-adjusted median household income increased between 2000-2015. In the other 19 communities, median household income declined; only slightly (-3% or less) in Hudson, Port Jervis, Saugerties, and White Plains, but significantly (-15% or more) in Brewster, Monticello, Newburgh, Nyack, and Peekskill. The Hudson Valley is not alone when it comes to stagnating or declining median incomes. Over the same time period, inflation-adjusted median household income fell by 4% in New York State and by 10% nationwide.

Home values show the opposite trend, with 23 of 25 UAA communities seeing double-digit increases over the 15-year period from 2000 to 2015. In Hudson, home values increased by 65%, and increases of 40% or more occurred in Beacon, Catskill, Fishkill, Kingston, Peekskill, Saugerties, and Walden. Monticello was the only place where home values decreased (-15.8%) while in Liberty, home values were essentially flat (+0.7%). Nationwide, home values have increased by 16% since 2000, and by 39.5% in New York State. It is also important to note that since 2008 many households are trying to recapture a portion of the value of their homes lost during the Great Recession.

Increases in home value have both positive and negative effects. For existing homeowners, a rise in median home values heralds an increased sale price if or when they decide to sell their home, yet may also mean higher property taxes in the near term. And for renters who may wish to become homebuyers, the combination of rapidly rising home values and declining median incomes makes joining the ranks of homeownership an almost insurmountable challenge.

Next Steps: **Through Pattern's Center for Housing Solutions and Urban Initiatives, Pattern will continue to monitor this trend and provide additional analysis in 2017. The Center is currently planning a fall 2017 housing event to continue the conversation on gentrification and mixed use and mixed income developments. Additionally, the Center will be issuing its annual housing report and quarterly newsletters with analysis of the real estate market in the Hudson Valley.**

Home Values and Median Income in the UAA (2000-2015)

Name	2000 Inflation-Adjusted Median Home Value	2015 Median Home Value	% Change in Home Value	2000 Inflation-Adjusted Median Household Income	2015 Median Household Income	% Change in Median Income
Beacon	$165,169	$240,300	45.5%	$64,356	$65,306	1%
Brewster	$234,815	$267,700	14.0%	$60,819	$49,917	-18%
Catskill	$108,874	$171,000	57.1%	$39,941	$36,442	-9%
Ellenville	$113,278	$152,400	34.5%	$39,086	$45,800	17%
Fishkill	$197,101	$275,800	39.9%	$75,039	$81,752	9%
Haverstraw	$201,230	$261,000	29.7%	$60,724	$56,061	-8%
Highland Falls	$188,292	$231,000	22.7%	$65,205	$80,475	23%
Hudson	$104,744	$173,200	65.4%	$34,541	$34,313	-1%
Kingston	$119,059	$171,500	44.0%	$44,948	$40,757	-9%
Liberty	$106,258	$107,000	0.7%	$39,697	$34,088	-14%
Middletown	$142,045	$191,000	34.5%	$56,295	$50,441	-10%
Monticello	$102,817	$86,600	-15.8%	$32,253	$26,376	-18%
Mount Vernon	$308,728	$361,700	17.2%	$58,512	$50,952	-13%
Nanuet	$298,129	$394,800	32.4%	$101,263	$89,650	-11%
New Rochelle	$412,784	$552,600	33.9%	$78,977	$70,036	-11%
Newburgh	$128,281	$165,800	29.2%	$43,152	$34,348	-20%
Nyack	$332,402	$426,000	28.2%	$78,090	$64,464	-17%
Peekskill	$207,975	$298,700	43.6%	$67,117	$52,125	-22%
Port Jervis	$118,233	$162,600	37.5%	$43,023	$41,682	-3%
Poughkeepsie	$149,753	$196,800	31.4%	$41,811	$38,919	-7%
Saugerties	$135,989	$205,700	51.3%	$60,323	$58,272	-3%
Walden	$141,632	$214,300	51.3%	$61,896	$66,989	8%
Wappingers Falls	$171,500	$188,700	10.0%	$55,659	$57,536	3%
White Plains	$375,759	$511,600	36.2%	$83,290	$80,442	-3%
Yonkers	$294,688	$382,300	29.7%	$63,541	$59,049	-7%
New York State	$203,157	$283,400	39.5%	$61,734	$59,269	-4%
United States	$153,882	$178,600	16.1%	$59,744	$53,889	-10%

Infrastructure - Snapshot: Bridge Condition Report

Pattern has devoted many of its resources to analyzing infrastructure throughout the Hudson Valley, and the Valley's problems with aging public infrastructure are well known. One critical component of infrastructure are bridges, which carry thousands of cars a day across rivers, streams, roads, railroads, and other features. Regionally, there is reason to believe the condition of these vital links in the transportation system are struggling to keep up with capacity. In Pattern's 2016 Infrastructure Survey, just 37% of municipalities rated the condition of the bridges in their community as "good," (with 22% rating their bridges as "poor" and 41% as "fair").

For more standardized ratings, the New York State Department of Transportation (DOT) provides a complete listing of the condition of nearly all road bridges in the state. In addition to its own detailed point system of rating bridges, the DOT also assigns each bridge a rating in compliance with federal guidelines, as either "functionally obsolete," "structurally deficient," or "neither."

According to the DOT, "functionally obsolete refers to a bridge's inability to meet current standards for managing the volume of traffic it carries, not its structural integrity. For example, a bridge may be functionally obsolete if it has narrow lanes, no shoulders, or low clearances." Structurally deficient bridges, "when left open to traffic, typically requires significant maintenance and repair to remain in service and eventual rehabilitation or replacement to address deficiencies. In order to remain in service, structurally deficient bridges are often posted with weight limits."

In the communities of the UAA, the DOT rated 381 bridges. As of January 31, 2017, it rated 176 of them (46.2%) as "functionally obsolete" and 41 (10.7%) as "structurally deficient." The high percentage of functionally obsolete or structurally deficient bridges likely stems from the advanced age of many of the bridges in UAA communities. In 18 of the 24 communities[2], the median construction date of bridges is at least 50 years ago; 11 communities have bridges with a median age of 60 years or more. Sixteen communities have at least one bridge rated structurally deficient, and all but one community has at least one bridge rated functionally obsolete.[3]

These statistics strongly reinforce the need for additional federal and state resources for maintenance and/or replacement of the aging infrastructure in urban areas.

Next Steps: **Continue to monitor the state of regional infrastructure and advocate for state and federal policies that make infrastructure spending a priority. Pattern will release in 2017 a two-year study on the region's infrastructure with an emphasis on poorer urban areas.**

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[2] Bridges are grouped by municipality, meaning that it was not possible to obtain data for the hamlet of Nanuet.
[3] It is important to note that local governments may not have maintenance responsibilities for some bridges in the community--those that are owned by state or county governments, for instance.

Bridge Conditions in UAA Communities

Municipality	Number of Bridges	% Functionally Obsolete	% Structurally Deficient	Oldest Bridge	Newest Bridge	Median Construction Date
Beacon	6	**50%**	17%	1911	1998	1956
Brewster	2	**50%**	**50%**	1931	1937	1934
Catskill	6	33%	17%	1930	2001	1960
Ellenville	9	33%	22%	1940	2014	1982
Fishkill	21	43%	5%	1920	1998	1963
Haverstraw	4	25%	0%	1955	2011	1993
Highland Falls	5	**60%**	0%	1913	2008	1945
Hudson	2	**50%**	**50%**	1905	1936	1921
Kingston	10	10%	30%	1921	2005	1953
Liberty	4	0%	0%	1930	2011	1956
Middletown	1	**100%**	0%	1949	1949	1949
Monticello	2	**50%**	**50%**	1957	1957	1957
Mount Vernon	37	43%	22%	1893	1987	1954
New Rochelle	27	**67%**	11%	1886	2009	1954
Newburgh	8	25%	**50%**	1925	2014	1970
Nanuet*						
Nyack	3	**67%**	33%	1953	1954	1954
Peekskill	13	46%	0%	1930	2010	1990
Port Jervis	8	38%	0%	1906	2000	1960
Poughkeepsie	32	44%	6%	1901	2012	1965
Saugerties	28	32%	11%	1884	2012	1964
Walden	5	**60%**	20%	1931	2004	1987
Wappingers Falls	2	**50%**	0%	1884	1999	1942
White Plains	46	48%	0%	1922	2012	1987
Yonkers	100	**54%**	8%	1880	2011	1958

Data Source: New York State Department of Transportation

* Bridges are grouped by municipality, meaning that it was not possible to obtain data for the hamlet of Nanuet

Local/Regional Governance - Struggling to Stay Within the Tax Cap

When Governor Cuomo introduced the New York State Tax Cap in 2011, a majority of taxpayers welcomed the move, even as some local elected officials feared it would be impossible to meet the cap without drastic cutbacks in services. The need for some form of control on property taxes was clear in 2011 and remains clear today.

The tax cap is an important step towards controlling the enormously high property taxes that have made several of the counties in the Hudson Valley among the most highly-taxed in the nation. Rockland and Westchester routinely make the "Top 10" list for most expensive property taxes in the nation, and Putnam is not far behind. Even in parts of the region, such as Sullivan County, where home values are lower (making the absolute dollar amount of property tax lower), the property tax *rate* in some communities is higher than almost anywhere else in New York State. Throughout the region, urban areas typically pay a higher rate of property tax than surrounding suburban or rural communities, in large part because of the higher costs of providing service to communities that are generally less affluent than their suburban or rural neighbors.

High property taxes do more than just create a burden on residents, they also make the region less attractive to businesses deciding whether to locate or expand. At a time when the lack of highly-paid jobs in urban areas is of great concern, the impact of high property taxes on deterring business expansion needs more attention.

Several years into the Tax Cap era, the majority of UAA communities have been able to keep their annual levies within the limits set by the law. Between 2013-2016, 15 of the 25 UAA communities, stayed under the tax cap each year and five others stayed under the cap in three out of four years. Only five communities broke through the tax cap more than once in the past four years, and only one exceeded the cap every year. In some of these cases, long-running structural financial issues that predate current administrations have made it significantly more difficult to stay within the cap.

Through conversations and interviews with municipal leaders in the Hudson Valley, it is clear that local governments need more flexibility to meet the critical short and long term needs of their communities without running afoul of the tax cap law. In particular, when it comes to infrastructure, Pattern is concerned that the struggle to keep expenses down in order to stay within the cap is creating a troubling incentive for municipalities to postpone or cancel needed infrastructure projects. This may allow them to meet the tax cap in the current budget year but imposing significantly higher costs on future taxpayers, since the costs to maintain and upgrade infrastructure are only likely to increase.

Next Steps: In 2017, Pattern will provide comments on the Tax Cap and include it in the creation of a "legislative agenda" for UAA communities. Pattern will also continue to search for innovative ways for governments to share services as communities struggle to stay within the Tax Cap.

The Tax Cap and Property Tax Rates in the UAA

Municipality	Did Municipality Exceed the Tax Cap?				Tax Rate per $1,000 of Home Value (2014)*
	2013	2014	2015	2016	
Beacon	Yes	No	No	No	$30.58
Brewster	No	No	No	No	$32.88
Catskill	No	No	No	No	$36.51
Ellenville	No	No	No	No	$53.29
Fishkill	Yes	No	No	No	$25.18
Haverstraw	No	No	No	Yes	$61.63
Highland Falls	No	No	No	No	$36.80
Hudson	No	No	No	No	$35.12
Kingston	No	No	No	No	$39.87
Liberty	No	No	No	No	**$63.72**
Middletown	No	No	No	No	$44.05
Monticello	No	No	No	No	$49.82
Mount Vernon	Yes	Yes	Yes	Yes	$49.98
Nanuet	Yes**	Yes**	No**	No**	$39.30
New Rochelle	Yes	No	No	No	$32.37
Newburgh	No	No	No	No	$52.43
Nyack	No	No	No	No	$41.93
Peekskill	No	No	No	Yes	$40.28
Port Jervis	Yes	Yes	No	Yes	$44.94
Poughkeepsie	No	Yes	No	Yes	$27.75
Saugerties	No	No	No	No	$30.34
Walden	No	No	No	No	$41.11
Wappingers Falls	Yes	Yes	No	No	$32.99
White Plains	No	No	No	No	$33.89
Yonkers	No	No	No	No	$26.51

Data Source: Office of New York State Comptroller; NYS Office of Real Property Tax Services

* Tax Rate includes County, School, City/Town, and (where applicable) Village property taxes

** Tax Cap information for Nanuet refers to the Town of Clarkstown in which Nanuet is located

Public Health - Farm Markets and Community Gardens

Access to healthy food is an important component of public health. And one way for residents of urban areas to obtain healthy food is by buying it at weekly farmers markets or growing it in a community garden. As of 2016, the majority of UAA communities have either a farmers market or community garden, and most have both. In some places, these amenities are very well established (in Saugerties, for instance, a farmers market has operated for more than 15 years), while in others, they have been relatively recent positive additions to the community (the community garden in Highland Falls has been operating for only four years).
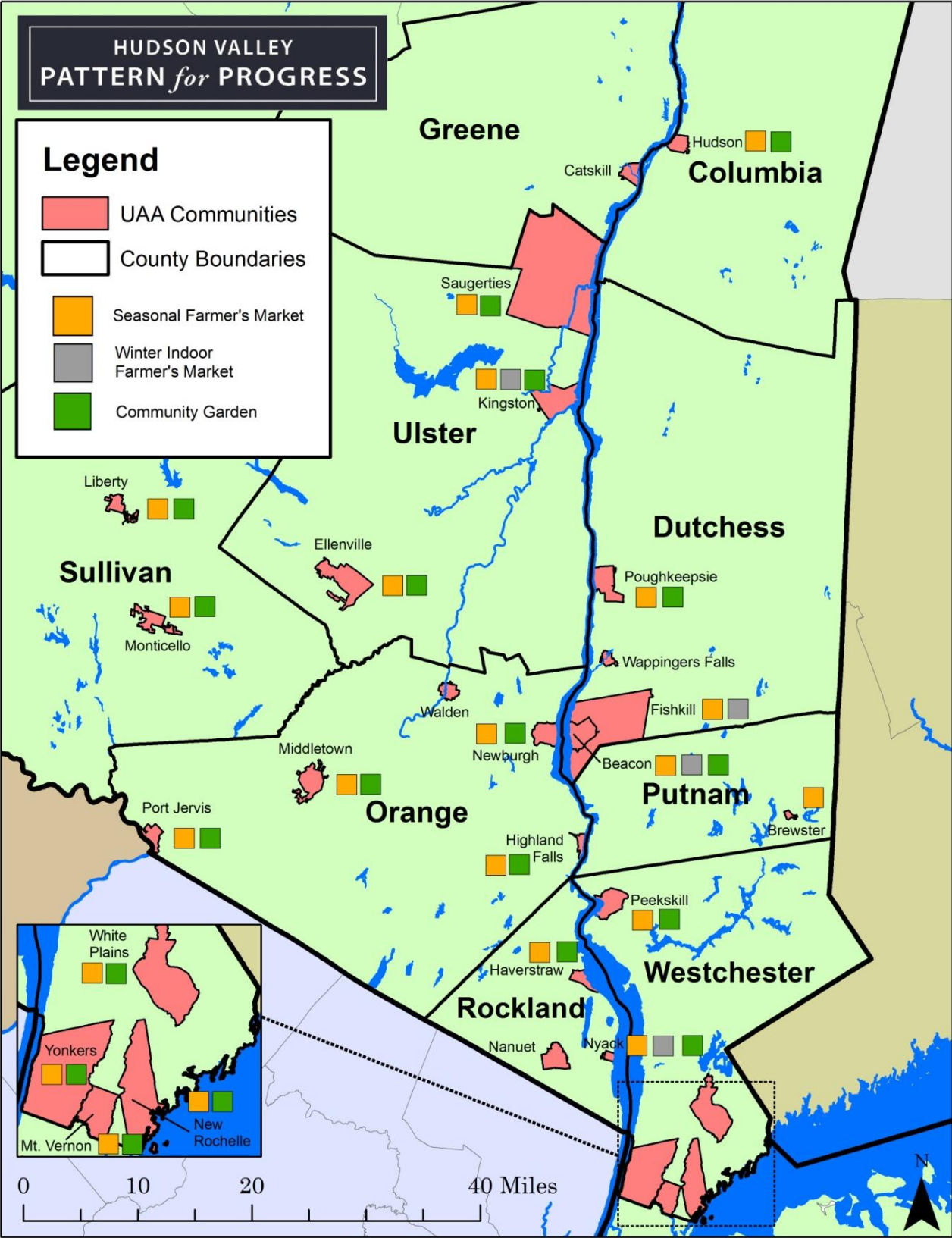
These amenities do more than just help improve public health. In the case of farmers markets they also support farms in the region, providing jobs to small farmers and their employees and boosting farm incomes by letting producers sell directly to consumers without needing to deal with middlemen. In the case of community gardens, they may help residents of urban areas take an ownership interest in the growth of healthy food and give people a way to save money on groceries.

Many municipalities are pursuing partnerships between schools and community gardens in order to provide educational opportunities for local students to see where their food is coming from. In Kingston, for instance, one community garden is located near a local school and the Community and School Gardens Committee aims to initiate a citywide gardening network to promote volunteerism in support of local produce and sustainable development. Likewise in Monticello, the Catskill Edible Garden Project helped create a community garden to grow fresh vegetables on the grounds of a local middle school. The development of community gardens often involves partnerships with local charitable or non-profit groups, such as Cornell Cooperative Extension. In the Village of Liberty, a community garden was created in a vacant lot on Main Street through a partnership with Sullivan Renaissance (with funding from the Gerry Foundation) and the Sullivan Community Action Commission to Help the Economy (CACHE).

Traditionally farmers markets have been seasonal affairs, generally operating once a week in a community from late spring through the middle of autumn. Increasingly, however, strong consumer demand has led to a trend of farmers markets continuing throughout the year, operating out of community centers or other indoor locations during the winter months. At least four UAA communities—Beacon, Fishkill, Kingston, and Nyack—now have winter farmers markets that bridge the gap from one season to the next. More communities seem likely to follow this trend in the years to come.

Next Steps: Research in public health is difficult at the municipal level because many sources of public information only collect data for entire counties. In 2017 Pattern will attempt to adopt the Robert Wood Johnson metrics, a well-known source of data on public health, for use at the municipal level by UAA communities. Data collection may be challenging but the potential impact of this work will be greatly beneficial.

Farmers Markets and Community Gardens in UAA Communities

HUDSON VALLEY PATTERN *for* PROGRESS

Legend

▨	UAA Communities
▢	County Boundaries
🟧	Seasonal Farmer's Market
⬜	Winter Indoor Farmer's Market
🟩	Community Garden

Greene

Columbia

Hudson

Catskill

Saugerties

Kingston

Ulster

Liberty

Ellenville

Dutchess

Poughkeepsie

Sullivan

Monticello

Wappingers Falls

Walden

Fishkill

Middletown

Newburgh

Beacon

Putnam

Orange

Port Jervis

Highland Falls

Brewster

Peekskill

Haverstraw

Westchester

Rockland

Nanuet

Nyack

White Plains

Yonkers

New Rochelle

Mt. Vernon

0   10   20   40 Miles

N

Public Safety - Falling Crime Rates in Most Urban Areas

In the cities of the Hudson Valley, statistics from the New York State Division of Criminal Justice Services show that rates of both property and violent crime[4] in most UAA cities are at or near 25-year lows. In many cases, crime rates in 2015 (the most recent data) were less than half of what they were in 1990. This trend is good news for the revitalization of urban areas.

The four large cities of southern Westchester provide a good example of this trend. Since 1990, the overall crime rate (property and violent) in Yonkers has fallen from 57 crimes per 1,000 residents to 15. Over the same period, crime rates have fallen from 75 to 23 per thousand in Mount Vernon, from 73 to 19 in White Plains, and from 41 to 18 in New Rochelle. The violent crime rate has also seen substantial declines, falling by more than 50% since 1990 in Mount Vernon, White Plains, and New Rochelle, and by more than 30% in Yonkers. While the decline has been steadier in some places than others, the overall picture is clear.
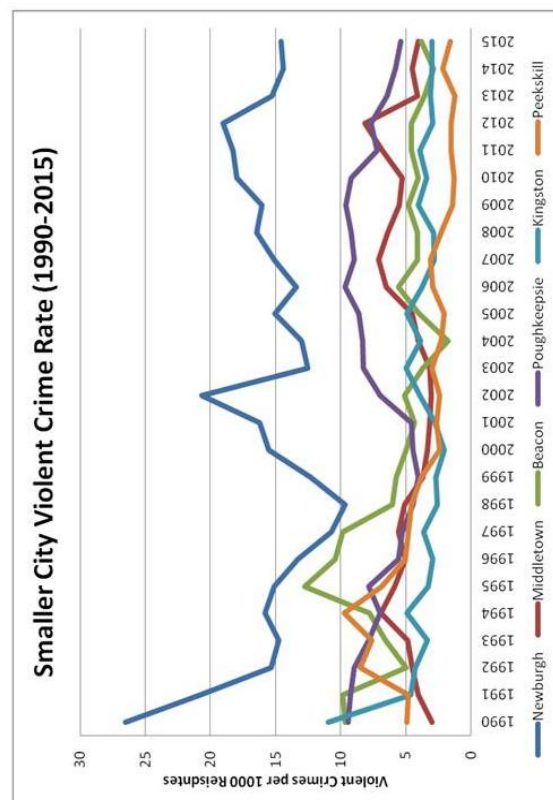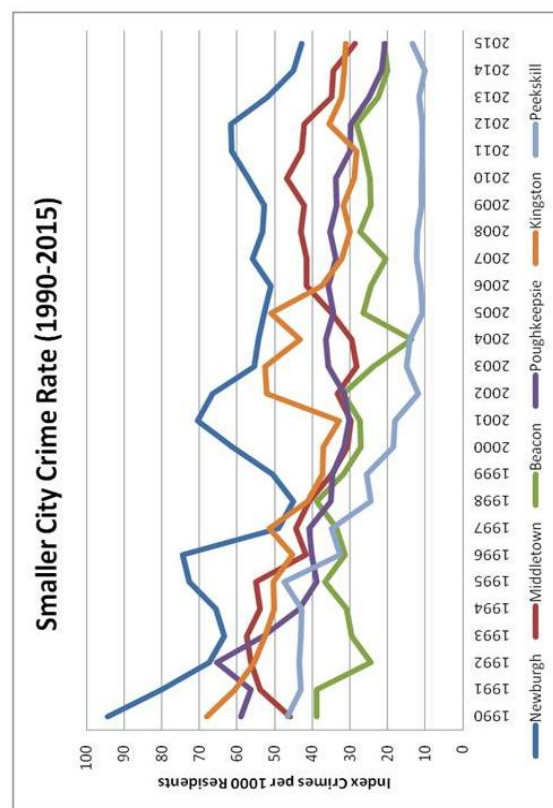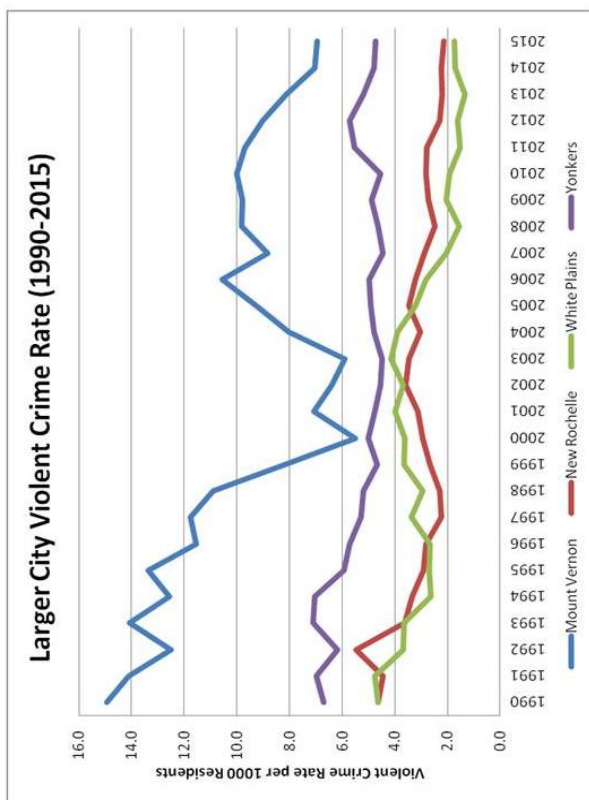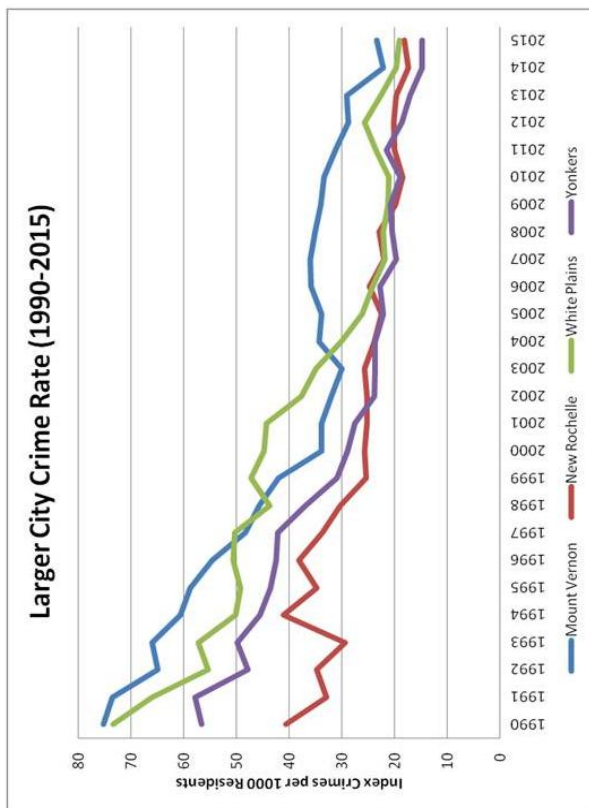
In the six mid-Hudson cities with more than 10,000 residents, the trend is similar, although the violent crime rate has declined by less than the overall crime rate. From 1990-2015, the overall crime rate fell in Peekskill by 71%, in Poughkeepsie by 65%, in Kingston and Newburgh by 54%, in Beacon by 46%, and in Middletown by 38%. Even as the combined population of these six cities grew from 146,000 to 162,000, index crimes fell from 9,000 to 4,300. Violent crime in these cities has shown a less consistent trend. In Poughkeepsie, Middletown, and Newburgh, violent crime rates fell during the 1990s but began rising again through most of the 2000s. Since 2012, however, the violent crime rate in all three cities has declined substantially, although in Middletown it remains slightly above the 1990 level. In Peekskill, Kingston, and Beacon, violent crime rates fell to relatively low levels during the 1990s but have held fairly steady since then. Of course, perceptions of crime do not always match reality. In some cities, the perception of them as high crime, dangerous areas has remained, even while crime has gone down.

It is interesting to note that nationwide, the picture is similar to the cities of the Hudson Valley. Crime rates in a few large cities such as Chicago have shown a concerning uptick in the last 2-3 years, but other cities such as New York and Philadelphia have seen violent crime rates continue to fall. Still, it is important not to take decreases in crime for granted—cities everywhere must continue to find innovative ways to fight crime and protect public safety.

> **Next Steps:** **Pattern will complete its study of police services in the City of Beacon, Town of Fishkill and Village of Fishkill, with various scenarios including a section on shared services. A forthcoming report on the cost of providing police services in the Hudson Valley is also being considered.**

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[4] Included in the DCJS Index Property Crimes are burglary, larceny, and motor vehicle theft. The Violent Index Crimes are murder, rape, robbery, and aggravated assault. Data is collected by each municipal police department. Since the villages of Nyack and Haverstraw, and the hamlet of Nanuet, do not have local police departments, they were not included in this analysis because the data collected at a town level cannot be disaggregated. The Town of Saugerties police department now serves the entire town, including the Village of Saugerties, which until recently had its own police department. Because of this complication, Saugerties was also not included in this analysis.

Urban Crime Rates in UAA Cities (1990-2015)

Larger City Crime Rate (1990-2015)

Mount Vernon, New Rochelle, White Plains, Yonkers

Larger City Violent Crime Rate (1990-2015)

Mount Vernon, New Rochelle, White Plains, Yonkers

Smaller City Crime Rate (1990-2015)

Newburgh, Middletown, Beacon, Poughkeepsie, Kingston, Peekskill

Smaller City Violent Crime Rate (1990-2015)

Newburgh, Middletown, Beacon, Poughkeepsie, Kingston, Peekskill

Regional Amenities - Surveying What Keeps People in the Hudson Valley

What makes people want to live in, or visit, the communities of the Hudson Valley? Access to jobs and good schools certainly influence decisions on where to live, but the presence of amenities—from parks and rail trails, to arts and culture, to breweries and distilleries, to shopping destinations—has a major impact as well. And for visitors, the presence or absence of an amenity to serve as a "destination" is almost always key in determining which communities they choose to visit and spend money in.

The UAA's urban areas possess a diverse set of regional amenities to draw visitors and attract residents. For purposes of this report, a regional amenity is something that attracts a significant number of visitors from outside the municipality it is located in. Amenities of this type therefore provide a boost to local businesses in addition to serving as a highly visible feature of the community.

Arts and culture, in the form of live theater and art museums, is an amenity in many communities. Renovated historic movie theaters in Middletown (Paramount), Peekskill (Paramount), and Poughkeepsie (Bardavon) now draw visitors with plays, musicals, comedians, live music, and other acts. Small theaters in Ellenville (Shadowland) and Wappingers Falls (County Players) attract big audiences for live drama in intimate settings. For art lovers, the Dia:Beacon draws fans of contemporary art while the Hudson River Museum in Yonkers focuses on artists and works inspired by the Hudson Valley. Nyack's Edward Hopper House Museum preserves the home of the famous American artist as a museum with rotating exhibits.
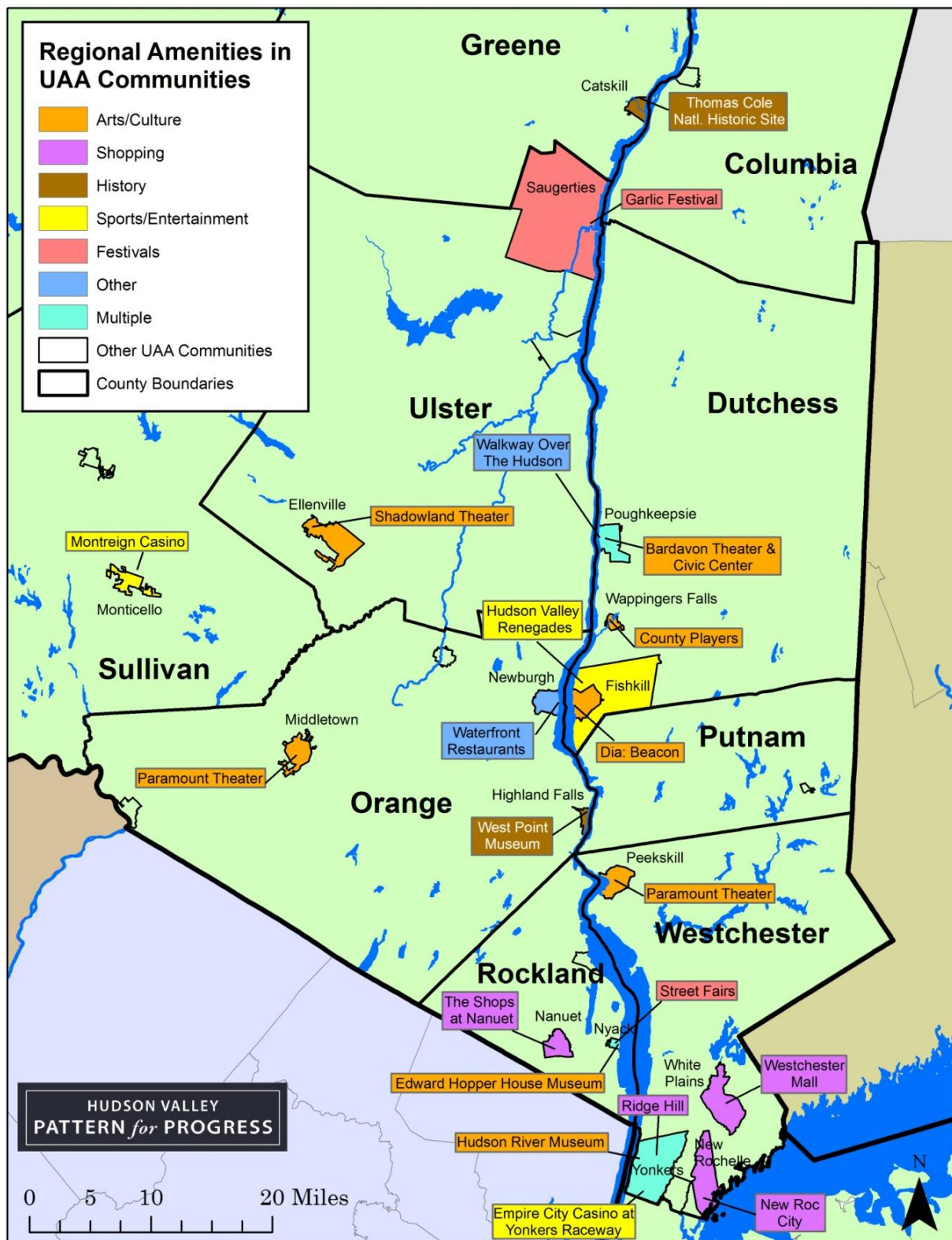
The landscapes of the Hudson Valley served as inspiration for the important 19th century painter Thomas Cole, whose home and studio in Catskill are preserved as a National Historic Site. Cole's paintings immortalized the dramatic scenery of West Point, where today the West Point museum in Highland Falls features items from two centuries of military history, and the mid-Hudson region, where the Walkway Over the Hudson in Poughkeepsie draws hundreds of thousands visitors a year to marvel at the same natural beauty that inspired Cole.

Some places rely on more modern attractions to draw visitors in: shopping, sports, and gambling. Major malls in Nanuet (The Shops at Nanuet), New Rochelle (New Roc City), White Plains (Westchester Mall) and Yonkers (Ridge Hill) generate hundreds of jobs and millions in sales tax revenue. Gamblers and fans of auto racing and horse racing can enjoy visits to Monticello Raceway and Casino and Empire City Casino at Yonkers Raceway, respectively, and gamblers will soon be able to visit the new Montreign Casino and tourist destination now under construction just outside Monticello. In Fishkill, the Hudson Valley Renegades, the Single-A farm team for the Tampa Bay Rays, draw thousands of fans every season to watch professional baseball in a family-friendly environment.

Not all municipalities in the UAA have an amenity of this type, but most do, and others soon will. Instead of promoting one major amenity, cities like Kingston and Hudson successfully attract visitors and residents with bustling historic downtowns filled with shops and restaurants. New modern breweries and fine restaurants are newer amenities that draw visitors to the Hudson Valley.

Next Steps: Pattern's Community Builders program, now in its second year, will continue to assist project managers in the development of new amenities throughout the Hudson Valley.

Regional Amenities Located in UAA Communities

Regional Amenities in UAA Communities

- Arts/Culture
- Shopping
- History
- Sports/Entertainment
- Festivals
- Other
- Multiple
- Other UAA Communities
- County Boundaries

Greene

Catskill — Thomas Cole Natl. Historic Site

Columbia

Saugerties — Garlic Festival

Ulster

Walkway Over The Hudson

Ellenville — Shadowland Theater

Poughkeepsie — Bardavon Theater & Civic Center

Dutchess

Montreign Casino

Monticello

Hudson Valley Renegades

Wappingers Falls — County Players

Sullivan

Newburgh — Fishkill — Dia: Beacon

Middletown

Waterfront Restaurants

Putnam

Paramount Theater

Orange

Highland Falls

West Point Museum

Peekskill — Paramount Theater

Westchester

Rockland

Street Fairs

The Shops at Nanuet — Nanuet — Nyack

White Plains — Westchester Mall

Edward Hopper House Museum

Ridge Hill

Hudson River Museum

New Rochelle

Yonkers — New Roc City

Empire City Casino at Yonkers Raceway

HUDSON VALLEY PATTERN _for_ PROGRESS

0   5   10   20 Miles

N

Note: As indicated by the title, this map only illustrates regional amenities located within the 25 UAA communities. There are of course dozens of other significant regional amenities located throughout the Hudson Valley in other communities that are not part of the UAA.

Sustainability - A Regional Cross-Section of Efforts

Throughout the Hudson Valley, cities, towns, villages, and private developers in urban areas, are demonstrating what it means to be sustainable. The projects below represent just a small sampling of the types of sustainability efforts ongoing in our region. With the price of renewable energy continuing to fall, and the importance of combating climate change becoming ever more apparent, efforts along these lines will only continue to increase. In some instances, these sustainability efforts serve as one reason why people are choosing to live in the Hudson Valley and its urban communities.

- City of Poughkeepsie - The city replaced 1,880 municipally owned streetlights with energy-saving LED lights as part of the New York State Energy Performance Program. Projected savings were $400,000 in its first year.

- City of Kingston, Village of Ellenville - Ulster County has opened nine electric-car-charging stations at county facilities in these UAA communities, and all are available for public use. The locations include the Ulster County Office Building, the Law Enforcement Center, and Department of Public Works facility in Ellenville. They allow residents and visitors to charge their cars with no cost. The energy is created through natural means such as solar. The county's cost is easily absorbed by the county, about $500 a year. Ulster will install another six stations in 2017.

- Village of Haverstraw - The village received a $65,000 grant award from New York State in 2016 to update its Local Waterfront Revitalization Program (LWRP) to include resiliency planning for climate change. Much of the Haverstraw waterfront saw significant flood damage during Hurricane Sandy and the updated LWRP plan will take expected changes from climate change and sea level rise into account as it seeks to provide a guide for village waterfront planning over the next quarter century.

- City of New Rochelle - The Lombardi, an apartment complex that opened in 2016, offers tenants energy efficiency through the complex's generation plant and high-efficiency heating and cooling systems. The cogeneration plant burns natural gas to create electricity. It uses waste heat from that plant to generate free hot water for residents. There are variable refrigerant flow heating and cooling systems in every apartment. In a study by manufacturer LG, VRF systems save 66 percent in energy costs over so-called packaged terminal air conditioner and packaged terminal heat-pump systems.

- Village of Wappingers Falls - The New York State Energy and Research Development Authority (NYSERDA) awarded Eos Energy $750,000 to produce, install and demonstrate a 250 kW, 1,000 kWh battery storage system in Wappingers Falls.

- City of Peekskill - Drum Hill Senior Living, which provides affordable, independent living housing for seniors, completed $429,000 in energy upgrades under an Energize NY financing program. The project is expected to save 10% of Drum Hill's gas bill and offset 14% of the facilities' electric usage. The project upgraded the heating, cooling and lighting systems. The building, originally a school that opened in 1909, had been renovated in 1999. At least $50,000 was needed to repair its antiquated furnace.

Next Steps: **In May, Pattern will hold a conference addressing the region's energy needs. In 2017, Pattern will survey the municipalities of the UAA on their planning for climate change and natural disaster resiliency for inclusion in a future report on the issue.**

Visions of Sustainability

Clockwise from top left:
--Ulster County Executive Mike Hein and Ulster County Dept. of Environmental Conservation Coordinator Amanda LaValle in front of a new electric vehicle charging station in a county parking lot (image, Daily Freeman Newspaper)
--The Lombardi, a new energy efficient housing development in New Rochelle (image, Journal News)
--Newly installed LED streetlights in Poughkeepsie (map, City of Poughkeepsie)
--Drum Hill Senior Living in Peekskill recently completed major energy efficiency upgrades through Energize NY Financing Program (image, Peekskill Patch)

Transportation - Commuting Trends in UAA Communities

How are people in the UAA communities getting to work, and how have commuting patterns changed since 2000? With the region facing concerns related to aging infrastructure, traffic congestion, and reducing greenhouse gas emissions, this question is timely. Data from the 2000 U.S. Census and 2015 American Community Survey allow analysis of this important topic.

Hudson Valley residents remain married to their cars. In 2015, commuting by car remained the dominant mode of transportation for workers, used by more than two-thirds of commuters in almost every UAA community. Car use was highest in Saugerties (90%), lowest in Mount Vernon (62%), and averaged 78% in the UAA communities. Almost everywhere, however, a smaller share of people are commuting by car now than in 2000.[5] The decline was especially steep in Wappingers Falls (where the percent of workers commuting by car fell from 91% to 81% from 2000-2015), Newburgh (81% to 71%), Hudson (76% to 67%), Peekskill (81% to 72%), and Port Jervis (86% to 76%) but 13 communities saw declines of at least 2%. Much of the decline in driving came from a decrease in carpooling rather than from driving alone. The average percent of commuters driving alone dropped 1.4% from 67.8% to 66.4%, but 11 places saw increases in this mode of commuting; carpooling, declined in 21 of 25 communities, falling by an average of 2.1% from 13.8% to 11.7%.

Car use has declined and mass transit use has risen slightly, but remains low in most places. Mount Vernon, White Plains, and New Rochelle are the only cities where even 10% of commuters use a train. Among the 12 communities with access to a train station[6] the average percent of train commuters rose from 5.8% to 6.7%. The biggest increases were in Peekskill (5.1% to 9.3%), Yonkers (6.2% to 8.8%), and New Rochelle (11.5% to 13.7%). Brewster, Nanuet, and Port Jervis all saw decreases in train commuting. The percent of commuters using a bus changed little in most places. The average percent of bus commuters was up from 3.9% to 4.4%, but it decreased in almost as many places (9) as it increased (14). Wappingers Falls, Peekskill, Newburgh, and New Rochelle were the only places with a notable (+2% or more) increase in bus commuting.
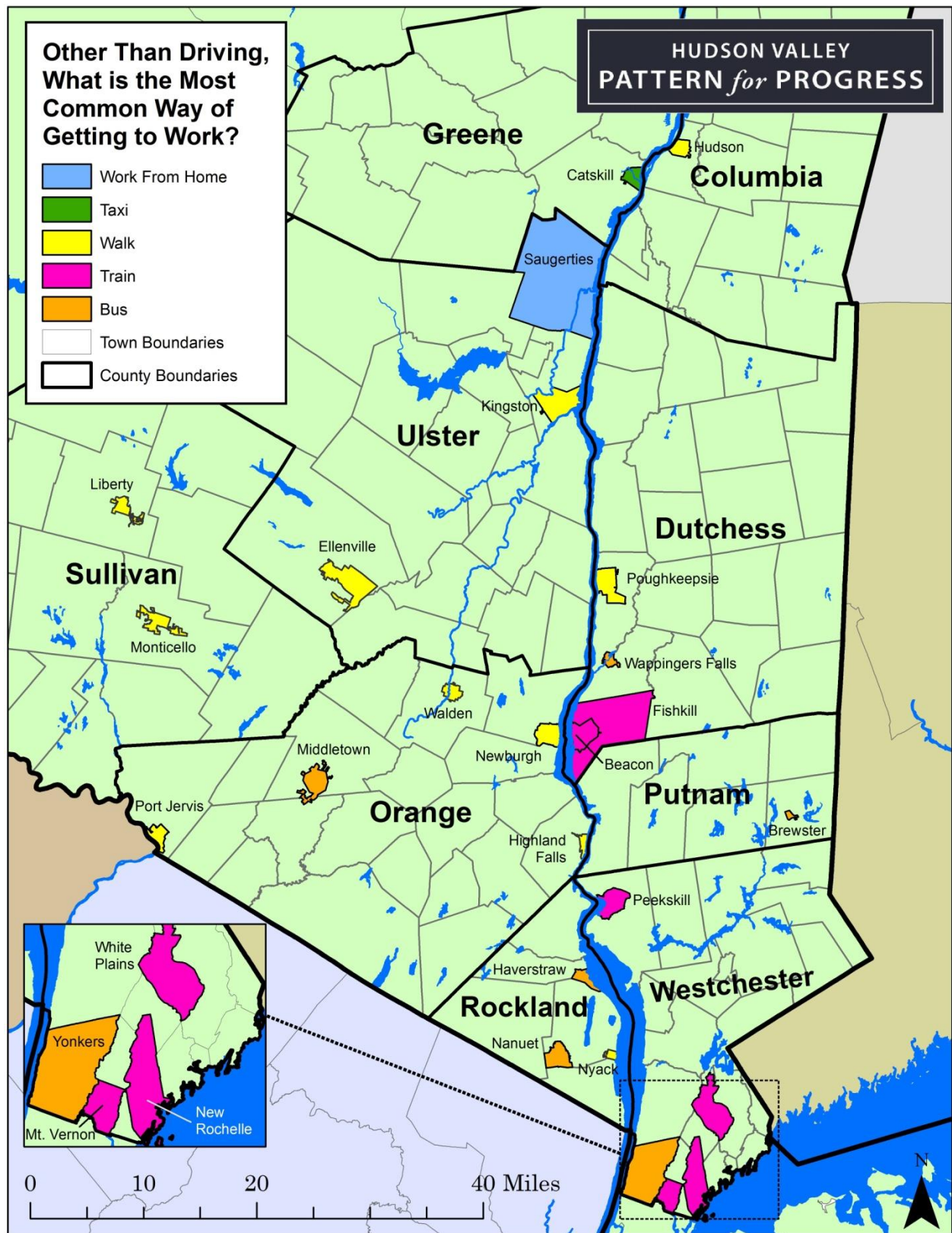
In many communities, about as many (or more) commuters walk to work than take either buses or trains. In 15 places, at least 5% of people walk to work, and in 11 communities, walking to work is the most common non-driving method of commuting. Since 2000, Hudson, Wappingers Falls, Monticello, Poughkeepsie, and Kingston have registered the largest increases in walking (although the numbers remain small), while Catskill, Brewster, and Liberty have shown the largest decreases. The biggest change in commuting patterns appears to be the increasing number of people working from home (although the overall number is still small). The percent of people working from home rose in 20 communities (and fell only slightly in the other five), from an average of 2.1% to 3.4%. Port Jervis, Beacon, Hudson, New Rochelle, Kingston, and Highland Falls saw the biggest increases.

> **Next Steps:** Pattern will assist communities in efforts to create Transit-Oriented Development (TOD's).

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[5] Just four communities--Brewster, Nyack, Liberty, and Ellenville--saw small increases (ranging from +0.7% to +3.8%) in rates of commuting by car.
[6] 10 UAA communities have one or more Metro-North (MN) or Amtrak stations. Hudson has an Amtrak station but no MN station, and Fishkill has easy access to two nearby MN station though neither is located in Fishkill itself.

Most Common Non-Driving Means of Commute in UAA Communities

Other Than Driving, What is the Most Common Way of Getting to Work?

- Work From Home
- Taxi
- Walk
- Train
- Bus
- Town Boundaries
- County Boundaries

HUDSON VALLEY
PATTERN *for* PROGRESS

Greene

Columbia

Hudson

Catskill

Saugerties

Kingston

Ulster

Dutchess

Liberty

Ellenville

Poughkeepsie

Sullivan

Monticello

Wappingers Falls

Walden

Fishkill

Middletown

Newburgh

Beacon

Port Jervis

Orange

Highland Falls

Putnam

Brewster

Peekskill

Haverstraw

Westchester

Rockland

Nanuet

Nyack

White Plains

Yonkers

New Rochelle

Mt. Vernon

0   10   20   40 Miles

N

CONCLUSION: LOOKING TO 2017

Shortly after 9/11, there was a remarkably similar population spike in each of the nine counties Pattern for Progress serves. But this sudden surge would prove temporary and it would take several years for some of the UAA communities to once again experience an increase.

Why an Urban Action Agenda? In part to answer the question, "what if an influx happens again?"

Will additional New York City residents and businesses head north, declaring they simply cannot afford the city anymore? Is that concept far-fetched? Not really, as Pattern's research on gentrification shows. The cost of commercial real estate and housing in most New York City boroughs has reached levels no one expected following the Great Recession. At the same time, Hudson Valley urban areas are revitalizing, and becoming more attractive to new residents and businesses seeking to escape high-cost New York City. As the report indicates, many aspects of the quality of life of these urban areas are already experiencing change. Pattern's report seeks to create a "bottom line" by which to measure their progress.

Is the Hudson Valley ready for another wave of growth? And where would, or should, that growth occur? Do Millennials wish to live in urban areas? With the right set of attractions, could Baby Boomers be enticed to the region's urban centers? Those questions are at the heart of the UAA. How can we assist with the facilitation of and establish partnerships between urban school districts with the municipal governments in which the district is located?

Finally, for those UAA communities that are currently experiencing growth, how can we help shape it? What resources can we assist these communities with?

Pattern chose a regional approach, examining 25 such communities, a group as diverse as the region's population, providing a community for everyone's taste. The hope is that growth will occur in the urban areas, allowing protection of the Hudson Valley's open spaces and natural areas, such a key part of its identity.

In addition to the "next steps" at the bottom of the 11 subjects explored in this report, Pattern plans to further expand the UAA in 2017 with several new efforts:
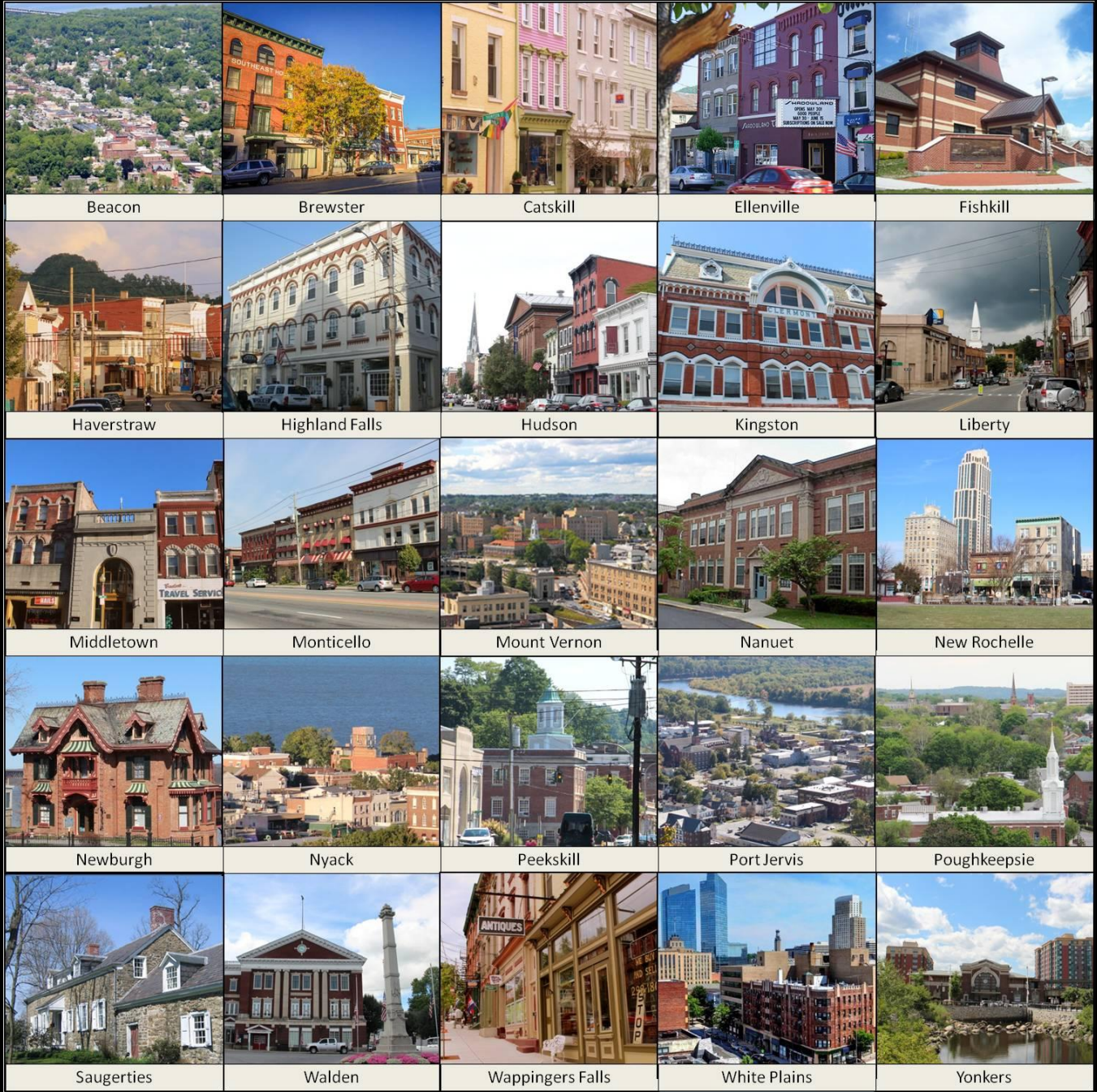
- The creation of quarterly forums with urban school district superintendents, similar to the longstanding sessions with the region's mayors, to connect urban areas' goals with the school districts that serve them.
- Similar to the Newburgh Creative Neighborhood initiated in 2016, Pattern plans a partnership with the City of Poughkeepsie to create an Innovation District near that city's rapidly revitalizing waterfront.
- Pattern aims to connect all the region's urban areas with their own legislative agenda that can draw attention and action from state lawmakers in Albany.

In the next year, Pattern will focus attention on a handful of the 25 communities to assist them with more sophisticated problem-solving, while continuing to bring experts and urban executives from outside the region to the Valley to share best practices. With additional surveys in areas such as sustainability, new data will be harnessed to improve planning and outcomes in UAA communities throughout the region.

The benefits of these multifaceted efforts and strategies are enormous: Learning how to create new, vibrant places to attract and retain residents and businesses, breaking the cycle of poverty and creating a better quality of life.

The preceding report provides the breadth and complexity to achieve the goals and objectives of the UAA. More will follow in 2017 and beyond.

That is the Urban Action Agenda.

Beacon Brewster Catskill Ellenville Fishkill

Haverstraw Highland Falls Hudson Kingston Liberty

Middletown Monticello Mount Vernon Nanuet New Rochelle

Newburgh Nyack Peekskill Port Jervis Poughkeepsie

Saugerties Walden Wappingers Falls White Plains Yonkers

Pattern for Progress is the Hudson Valley's public policy and planning

organization that creates regional solutions to quality-of-life issues by bringing together

business, nonprofit, academic and government leaders from across nine counties

to collaborate on regional approaches to affordable/workforce housing, municipal sharing and

local government efficiency, land use policy, transportation and other infrastructure issues

that most impact the growth and vitality of the regional economy. To read this report and others please go to

http://www.pattern-for-progress.org/what-we-do/libraries/reports/

Join Pattern and be part of the solution!

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