It’s almost time for our annual Hudson Valley Housing Forum, titled Housing Matters: Shelter from the Storm, which will take place (virtually this year!) November 16th - 20th, 2020. Be sure to get your tickets - you can attend the live webinars or access them on-demand later on. We have an amazing line-up of national and regional leaders as Keynote Speakers and Panelists for each day of this week-long event that you won’t want to miss.

Be sure to check out the Hudson Valley Regional Housing Market Report Q3 2020 released last week - this edition includes the Quarterly Market Snapshot for the Third Quarter of 2020 and explores how the Hudson Valley real estate market has rebounded from the impacts of the COVID-19 pandemic.

We welcome the largest class of Pattern Fellows in our 14 year history of the program. This year’s class of 2020-2021 met for the first time on Tuesday, October 27th and will run through June 8th, 2021. This year’s cohort will explore the issues of institutional racism and community-police relations.

We’re keeping our finger on The Pulse of the Economy and exploring innovative ideas for the road to recovery in our weekly podcast, Patterns & Paradigms. We’re digging into data with our Pattern Data series and working within our communities to help them through this period of uncertainty.

Sincerely,

JONATHAN DRAPKIN
PRESIDENT & CEO
GET TICKETS NOW!

The Pattern for Progress Center for Housing Solutions & Community Initiatives is pleased to host our annual Hudson Valley Housing Forum -

Housing Matters: Shelter from the Storm
November 16th - 20th, 2020

The annual event gathers leaders and professionals from across the state to discuss trends and housing policy that impacts the Hudson Valley region. With dynamic national and regional leaders lined up as Keynote Speakers and Panelists for each day of this week-long event.

The schedule for this year’s Housing Week will cover the following topics:
MONDAY, November 16th - Chasing the American Dream of Home Ownership
TUESDAY, November 17th - Multi-Family Development & Market Dynamics
WEDNESDAY, November 18th - Gentrification with Balanced Development
THURSDAY, November 19th - The Real Estate Market Rollercoaster
FRIDAY, November 20th - Race, Equity, Diversity, & Inclusion in Community Development & Housing

Explore our event website, with even more detail about the Hudson Valley Housing Forum and all of the incredible speakers who will be exploring these critical topics:

http://www.pattern-for-progress.org/housing-forum/

The Center for Housing Solutions & Community Initiatives thanks our Investors:
Thank you to our generous Housing Forum sponsors:

Ulster Savings

Montefiore
St. Luke’s Cornwall

NeighborWorks®
AMERICA

Hudson Valley

Credit Union

AKRF

Marshall & Sterling

Pattern is tracking the road to recovery. While we will endeavor to search for regional trends, we will also include national data points as they are both important and signs of consumer confidence. Now more than ever, Pattern will continue its role as an “honest broker” assisting those who wish “to move the dial” forward. We will use these updates to provide balanced data. It will be up to you – as always – to act on it as you deem appropriate. Our hope is to help you make more informed decisions.

Check the Pulse of the Economy -

NoVember 7th, 2020

OctoBer 30th, 2020

OctoBer 23rd, 2020

OctoBer 16th, 2020

OctoBer 9th, 2020

OctoBer 2nd, 2020
The Center for Housing Solutions is keeping a watchful eye on the Hudson Valley Housing Markets. Tune into virtual panel discussions with Industry Leaders as they discuss how COVID-19 has impacted the Housing Market, as well as how the industry has adapted, and expectations as we move forward.

Regional Housing Market Report

Q3 2020

The Center for Housing Solutions and Community Initiatives, a unit of Hudson Valley Pattern for Progress, is pleased to present the Q3 2020 edition of the Regional Housing Market Report. This edition includes the Quarterly Market Snapshot for the Third Quarter of 2020.

Stay in tune with Housing in the Hudson Valley!

Detailed information about the Mid Hudson Housing Market - including market reports & trends, panel discussions, research & policy - delivered right to your email inbox! Know your market.
Samuel C. Bergsohn  
Jacobowitz and Gubits, LLP

Adam Billingslea  
Health Alliance

Michael Bonse  
City of Kingston Police Department

Jeannie Borko  
Rhinebeck Bank

LaTanya Bryant  
TD Bank

Darrah Cloud  
Town of Pine Plains

Alejandro "Alex" Cordova  
Ulster Savings Bank

David Dirks  
Hudson Valley Credit Union

Fran Dunwell  
DEC

Karen Gates  
Hudson Valley Credit Union

Jacob Gaydos  
Montefiore | St. Luke's Cornwall

Randi Greene  
Town of Montgomery IDA

John Hank  
Town of Montgomery Police Department

Eric Harget  
City of Middletown Police

Shelly Humeston  
Salisbury Bank and Trust

Megan Lung  
DEC

Michael Mattone  
Mid-Hudson Valley Federal Credit Union

Rob McNeely  
Town of Montgomery Police Department

Nichole Moretto  
Walden Savings Bank

Terry Nelson  
City of Beacon

Maija Niemisto  
DEC

Vanessa Olivo  
Sullivan County Partnership

Genesis Ramos  
City of Newburgh

Patricia Salgado-Hernandez  
Salesian Missions

Michael Santos  
Orange & Rockland

Amy Shapiro  
Bard College

Kathy Stegenga  
Woodcock Home Improvement & Orange County Government

Phyllis Tucker  
Rockland County Dept
Check out the latest episodes of the Patterns & Paradigms | The Pattern Podcast
Proportion of Single-Parent Households

While the COVID-19 pandemic has negatively affected virtually every household in the region, single-parent households are particularly vulnerable. What happens to childcare and virtual K-12 education when the primary caregiver is otherwise occupied at work? How can a single-parent work enough to make ends meet when their children also need supervision at home?

With less resources to rely on, single-parent families are much more likely to experience negative impacts from the pandemic. Many of the urban areas in our region have a higher share of single-family households than their surroundings. Exacerbated by lower median incomes, families in these areas will experience a disproportionate share of the pandemic’s impacts.

2018 Midterm Election Voter Turnout Rates

The 2018 election had higher voter turnout than is typical of midterm elections. Still, only 52.0% or less of the voting-age population in our region made it to the polls that year. In recent presidential elections, national voter turnout was around 60%. In general, less urbanized areas have a higher
percentage of voters. Voter turnout also varies by age, gender, race/ethnicity, and socioeconomic status.

Overall, voters are whiter, wealthier, and better educated than people who do not vote. This year with the widespread use of mail in ballots and high numbers of people showing up for early voting, what will the turnout be? It will certainly be interesting to see this map after the upcoming November election.

2016 Presidential Election – Reasons for Not Voting

Did you already vote this year or are you planning on doing so on November 3rd? In 2016, the number one reason people gave for not voting was they did not like candidates or campaign issues. The second reason was people were not interested, followed by being too busy or having a conflicting schedule. With high turnouts for early voting, widespread use of absentee ballots, and concerns about COVID-19 what will this pie chart look like after this year’s election?

Median Home Sale Price Q3 2020

Constricted housing inventory and pent up buyer demand, once again pushed the median sales
price up in every county of the Hudson Valley region. With fewer new listings coming to market during the COVID-19 pandemic, coupled with historically low interest rates and migration of NYC dwellers to less densely populated areas, Buyers are finding themselves in an incredibly competitive real estate market, creating significant upward pricing pressure.

The Median Sales Price rose for every county in the region this quarter, most significantly in Columbia (+38.9%), Sullivan (+34.5%), and Greene (+30.9%) Counties. Westchester (+22.1%), Ulster (+17.8%), Orange (+13.9%) and Dutchess (+12.1%) also demonstrated notable increases in Median Sales Price. Westchester County witnessed an increase of $125,000 and Columbia saw a rise of nearly $100,000 in the median sales price.

View the full Hudson Valley Regional Housing Market Report for Q3 2020
In the midst of the chaos of these unprecedented times, we see so many people coming together, so many organizations rising to the occasion, to serve the needs of our community. We look for positive patterns in our research and analysis so we can guide communities to shape policy that will make our communities a better place.

We feel so inspired by the goodness we’re seeing and we want to share some of these great ideas with you. We hope these ideas support and inspire you, too.

*Share your good works and positive patterns you see:*  
Submit Positive Patterns

**The Buffalo Community Fridge**

The Buffalo Community Fridge, located at the corner of Ferry and Welker streets in Buffalo, NY, has free fresh food available 24/7. The fridge is located in a section of the community identified as a “food desert” and is intended to feed families of the Buffalo community from food donations from people near and far.
Founded by Jess Reardon, a nurse, who believes that food is a basic human right, not a privilege. The Buffalo Community Fridge is a means to provide nutrition that is desperately lacking in the community. Anyone is welcome to gather ingredients to cook a wholesome meal.

Reardon refills the fridge with donated produce, pre-cooked meals, and baby food. Donations are welcome, too, except for raw meat and seafood. Donors are asked to sanitize the products and use clean hands before donating.

https://www.instagram.com/buffalocommunityfridge/

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**Trees for Tribs Helps Local Partners Conserve Tributary Streams**

In the Town of New Paltz, DEC’s Hudson Estuary Trees for Tribs recently contributed 110 native trees and shrub seedlings to the Open Space Institute and the Wallkill River Watershed Alliance to plant along the Wallkill River on the River-to-Ridge Trail. Trees for Tribs provided an additional 740 native plants to seven other streamside sites this spring. Altogether, these trees, grasses, and shrubs will be planted on approximately 1.3 acres along 1,400 miles of stream.

Trees for Tribs helps local partners conserve tributary streams. Native trees and shrubs protect water quality, fish and wildlife, and also reduce erosion and flooding. Hudson Estuary Trees for Tribs is a collaboration of DEC’s Hudson River Estuary Program and the NYS Water Resources Institute at Cornell University. DEC’s Saratoga Tree Nursery provides the native plants.

www.dec.ny.gov

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**A Single Bite Feeding Sullivan County**

With schools closed as a result of the COVID-19 crisis, A Single Bite shifted their food-based mission to help feed local families seriously at risk for hunger. With support from the community, A Single Bite and Foster Supply Hospitality has raised $170,000 to prepare and deliver 43,000 servings to families across Sullivan County!

Existing poverty and hunger has only been intensified by this unprecedented pandemic. Help deliver healthy, prepared meals to local families. A
Single Bite has partnered with every school district in Sullivan County to identify families in need. Schools are then used as meal distribution sites. Volunteers pack their cars with the meals and then head out to deliver each one by hand.

https://www.asinglebite.org/

The Newburgh Urban Farm and Food Initiative Feeds the Community

The Newburgh Urban Farm and Food Initiative runs the Downing Park Urban Farm, an oasis in the City of Newburgh, offering community members the opportunity to learn how to plant, grow, and harvest fresh food and flowers in urban spaces. The farm is mostly run by volunteers and most of what is harvested is given back to the community — either donated to local food banks and pantries or sold at the weekly Newburgh Farmers Market at Safe Harbors Green. Since beginning their donation program in 2016, Newburgh Urban Farm and Food Initiative has donated eight thousand pounds (and counting!) of organic produce to Newburgh residents.

In 2020, pivoting due to COVID-19, NUFFI donated over 10,000 pounds to 15 feeding programs in the City of Newburgh — growing approximately 4,500 pounds of that at the Farm.

In addition to providing organic produce to the City of Newburgh, the Downing Park Urban Farm also offers community workshops, educational programs, volunteer opportunities, and youth employment opportunities.

https://www.newburghurbanfarmandfood.org/

Pattern Matters.

The work that Pattern for Progress is doing is so important to our community. We take on the issues people talk about but don’t always want to address. Important issues like housing, healthcare, education, transportation and infrastructure. We focus on emerging trends that impact all of us here in the Hudson Valley and we work to find solutions to make our community a better place.
And you can help – you can make a difference in your community with your contribution to Pattern.

Your support is the driving force behind this important work – your investment in Pattern for Progress supports incredible initiatives like The Center for Housing Solutions, The Pattern Fellows Program, and Community ReBuilders – programs that provide solutions to our challenges, empower leaders, and incubate local community development projects. Your support enables Pattern staff to provide strategic planning to those organizations and municipalities that cannot afford it.

Be part of the Pattern -
https://www.pattern-for-progress.org/pattern-matters/

Pattern Matters - 2020 Virtual Fundraiser
Make a Donation! You could win dinner for two!

WINNERS WILL BE DRAWN NEXT MONDAY!!

Pattern for Progress is hosting a virtual fundraiser this year, rather than the annual dinner event we look forward to each fall. The annual fundraiser enables Pattern to raise the necessary funds to continue to
improve the quality of life in the Hudson Valley.

To make it more fun and to support our local Hudson Valley restaurants, who were heavily impacted by the pandemic, each donor will be automatically entered into a weekly drawing for a chance to win Dinner for Two, a $150 value for dining-in or carrying-out, from Hudson Taco, Cosimos Restaurant Group, or The Table, courtesy of Pattern for Progress. There will be four drawings to be held on November 2nd, 9th, 16th, and 23rd.

**WINNERS ON MONDAY, NOVEMBER 16th**
Two winners will be drawn from the donors who make contributions between now and Sunday, November 15th at 11:59PM, with the next drawing to be held on Monday, November 16th, 2020.

Make your donation here -
www.pattern-for-progress.org/pattern-matters/

For more information about Pattern for Progress and our initiatives
Visit our Website

Let's get social!