We have a lot of exciting events happening over the next few months!

Our Annual Fundraiser will be taking place in June this year, as a seven-part tour of some of the Hudson Valley region’s most spectacular arts spaces, music venues, and gardens. As the weather turns warmer and more cultural venues are able to open after a year of being closed to the public, Pattern wants to take you on a journey through the arts of the region by hosting small, socially distant gatherings throughout the region with only two things in mind: to say hello to our incredible supporters who we have not seen in over a year, and to celebrate the arts in the outdoors, offering a private experience at these beautiful Hudson Valley sites. **Tickets are limited, so be sure to register now!**

Be sure to tune in tomorrow at 9:00am for the next episode of the Housing Update. This month we’re exploring the City of Cambridge’s 100% - Affordable Housing Overlay. Affordable housing developers often cannot compete with market-rate developers who can afford to pay more for land and buildings.

The Pattern Fellows 2020-2021 Program is coming to a close, with their graduation ceremony scheduled for Tuesday, June 8th. They have invested so much time examining institutional racism and exploring community policing. They are finalizing their group projects and presentations in preparation for their graduation event. We’re pleased to welcome Richard Rothstein, author of The Color of Law, as the Keynote Speaker for this event. **This virtual event is open to the public, so we hope you’ll join us!**

Recognizing the importance, benefit, and power of having diverse leadership across the Hudson Valley region, **The Board Institute** begins recruiting the inaugural class. The Board Institute (TBI) was created in partnership with Freddimir Garcia, who serves as the Program Advisor. The Board Institute is designed to make an impact – a positive disruption – in the governance model for board representation. , with the purpose of creating a
pathway for underrepresented minority groups (e.g. Black, Latinx, etc) to serve on boards of directors across the Hudson Valley. This program teaches first-time board members what is takes to be successful in these leadership positions, equipping individuals with tools and connections, and empowering our underrepresented communities of color. Tune into the upcoming Info Sessions to learn more.

The Community ReBuilders Program class of 2021 is at the mid-point of their program, working diligently to take their community development projects to the next level. They will complete their program on June 28th with a presentation of all of their projects - keep an eye out for details of that event.

We’re keeping our finger on The Pulse of the Economy (our weekly look at economic indicators) and exploring innovative ideas for the road to recovery in the second season of our weekly podcast, Patterns & Paradigms. We’re digging into data with our Hudson Valley by the Numbers series. We continue to support our communities and train regional leaders to look to the future to make our community a better place for us all. Onward.

Sincerely,

JONATHAN DRAPKIN
PRESIDENT & CEO

PATTERN EVENTS
ATTEND UPCOMING PATTERN EVENTS & VIRTUAL DISCUSSIONS

Housing Update
Affordable Housing Overlay Districts: A Zoning Tool

TOMORROW, MAY 20th at 9:00AM
REGISTER NOW
This is a FREE Event

Join Joe Czajka and our guests Cassie Arnaud, Jeff Roberts, and Daniel Messplay from the City of Cambridge, Massachusetts to discuss the background and benefits of this community housing program. This is an incredibly useful tool to help
The Board Institute
Info Sessions

May 26th & June 2nd

The Board Institute is designed to make an impact – a positive disruption – in the governance model for board representation. Recognizing the importance, benefit, and power of having diverse leadership across the Hudson Valley region, The Board Institute (TBI) was created in partnership with Freddimir Garcia, who serves as the Program Advisor, with the purpose of creating a pathway for underrepresented minority groups (e.g. Black, Latinx, etc) to serve on boards of directors across the Hudson Valley.

This program teaches first-time board members what is takes to be successful in these leadership positions, equipping individuals with tools and connections, and empowering our underrepresented communities of color.

Join us for these Info Sessions to learn more about the mission of this program, the program sessions, and the intention. Applications are now being accepted for the inaugural class!

Learn more about The Board Institute here.

The Pattern Fellows Graduation
with Keynote Speaker Richard Rothstein

TUESDAY, JUNE 8th at 11:30AM

We are proud to announce the graduates of The Pattern Fellows class of 2020-2021, the 14th year of the program. We are honored to have Richard Rothstein, author of THE COLOR OF LAW: A Forgotten History of How Our Government Segregated...
America, as the Keynote Speaker at graduation.

Join us at 11:30am on Tuesday, June 8th, for Richard’s Rothstein’s keynote address and stay for The Pattern Fellows’ research presentations to celebrate the culmination of their nine-month study of institutional racism and community policing.


Registration for this Virtual Event is $25
Attend this Live Virtual Event - Register Now!

AT THE HEART OF THE REGION

The Pattern for Progress Annual Fundraiser

This seven-part Annual Fundraiser tours some of the Hudson Valley region’s most spectacular arts spaces, music venues, and gardens. As the weather turns warmer and more cultural venues are able to open after a year of being closed to the public, Pattern wants to take you on a journey through the arts of the region.

We will be hosting small, socially distant gatherings throughout the region with only two things in mind: to say hello to our incredible supporters who we have not seen in over a year, and
to celebrate the arts in the outdoors, offering a private experience at these beautiful Hudson Valley sites.

The dress is casual, meant for you to wear comfortable clothing and shoes, as you enjoy touring these beautiful Hudson Valley art spaces. Refreshments will be provided, and being sensitive to our current environment, your selection will be provided as a boxed meal.

We are looking forward to seeing you again, as we bring Pattern and the Arts together at the HEART of the Region!

*These are in-person events with limited tickets - be sure to get your tickets now!*
The Center for Housing Solutions at Pattern for Progress is the prime source for regional information and trends in housing in the Hudson Valley. Housing became an even bigger part of our identity when Pattern established the Center for Housing Solutions in September 2012. The Center has provided technical assistance, strategic planning, financial underwriting, housing policy recommendations, and market and demographic analysis for housing agencies, market rate and affordable housing developers, builders, Realtors, municipalities and advocates for affordable housing.

Hudson Valley Regional Housing Market Report
Q1 2021

The Center for Housing Solutions and Community Initiatives, a unit of Hudson Valley Pattern for Progress, is pleased to present the Q1 2021 edition of the Regional Housing Market Report.

Read the Report

The Housing Update

The Housing Update teams up with housing experts, advocates, and professionals to explore housing challenges and solutions in the Hudson Valley. From the local real estate market trends to the impacts of COVID-19 and the affordability crisis, we’re analyzing statistics and exploring trends to help communities, developers, builders and non-profit agencies plan and construct housing that is affordable in the Hudson Valley region.

Check out these past episodes:
Know your market.
Keep in touch 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.

The Board Institute Begins Recruiting the Inaugural Class

The Board Institute is designed to make an impact – a positive disruption – in the governance model for board representation. Recognizing the importance, benefit, and power of having diverse leadership across the Hudson Valley region, The Board Institute (TBI) was created in partnership with Freddimir Garcia, who serves as the Program Advisor, with the purpose of creating a pathway for underrepresented minority groups (e.g. Black, Latinx, etc) to serve on boards of directors across the Hudson Valley.

This program teaches first-time board members what is takes to be successful in these leadership positions, equipping individuals with tools and connections, and empowering our underrepresented communities of color.

Program participants will attend sessions over a six-month period, examining the board
perspective from all angles – these range from board decisions and the implications in the community, to the impacts across the organizational chain. Participants will cover a variety of topics including board service, governance, board financials and audits, strategic planning, development and market analysis. They will also tackle unique personal topics including navigating the board room, community pipeline connections, and the value of development. Each TBI member will have mentors to help navigate the process as they explore their areas of strength and opportunities. They will also have guaranteed placement to a board in Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester Counties.

The Board Institute will run annually with intentionality, integrity, and commitment to the communities we serve.

DOWNLOAD THE PROGRAM INFORMATION & APPLICATION

Apply Now to Participate in The Board Institute as a Program Participant

Organizations may register with The Board Institute seeking candidates for board placement. Board opportunities will be provided for each program participant, giving both Board and TBI Member the opportunity to connect and evaluate if placement will be a good fit. In order for organizational partners with The Board Institute, they must:
   a) Designate a board seat for a TBI Member,
   b) Agree to engage in DEI growth and expansion,
   c) and engage in throughout the process.

Meet the Community ReBuilders

The Pattern for Progress Community ReBuilders program began on Monday, April 12th, 2021. Ten program participants, representing community development projects from across the Hudson Valley region, began the twelve-week program to focus and refine their projects and move them forward.
O&W Train Station, City of Middletown
Once a vibrant commercial center, the O&W Train Station in the City of Middletown, has been vacant for a long time and fallen into grave disrepair. The City of Middletown is seeking to find a suitable development project for the former O&W Train Station, that will breathe life into this area while supporting the broader goals of the community’s development.

Regenerative Real Estate, Columbia County
This emerging organization’s goal is to create a mixed-use, commercial-affordable housing project in Columbia County. Their mission is to locate and repurpose a site to add affordable inventory to the limited housing stock in the Hudson Valley, while honoring environmental and community needs.

Partnered for Success, Rockland County
A collaboration of economic development, workforce development, and community shareholders, this project is teaming up to enhance the effectiveness of Rockland County’s local workforce development efforts. They intend to close skill gaps while meeting the needs of the regional labor market, provide support and training opportunities to individuals with barriers to employment, and create pathways for today’s youth to become tomorrow’s professional.

Building Better Blox Initiative, Newburgh
This initiative is focused on providing affordable housing within the Newburgh community, while restoring and empowering the community with opportunities for affordable rentals and homeownership. Focused on replacing dilapidated buildings and vacant lots, this program seeks to build affordable housing with repurposed shipping containers.

Sullivan County Chamber of Commerce, Monticello
The Sullivan County Chamber of Commerce is seeking a new home to expand their operations in a more centrally located downtown location. The new site will ideally repurpose an existing building in downtown Monticello, contributing to the revitalization of Main Street. The Chamber will create an attraction in its new center for the community through regular chamber operations, hosting events, and offering a shared community office space.

Hudson Valley Tech Center, Highland Falls
This organization is seeking to reclaim and retrofit the Highland Falls Elementary School into a hub for energy efficiency job training and certification and shared space for innovative green tech companies. The building will be retrofitted using leading building technology to create an energy efficient building that will be a working demonstration of net-zero performance, and enable job training and workforce development in sustainable construction.

North Street Commons, Monticello
The North Street Commons project is a placemaking project to transform a run-down, obsolete parking lot in a key downtown Monticello location into a mixed-use lot where parking is accommodated in a low-impact, green design allowing flexible use of the space for both special events and everyday play. The project will support downtown revitalization by providing desired amenities for an economically distressed community currently lacking opportunities for recreation and social engagement.
Reimagining the Village Green, Red Hook
A project designed to foster community well-being with a combination of walkability and sustainability initiatives that create public space around a neglected wetland in downtown Red Hook. The vision includes an ecologically developed wetland park, featuring native vegetation and offering an educational pavilion for community programs, creating a nexus of pathways and lanes, with modern streetscaping to calm traffic, creating safe walking and biking opportunities for community residents and visitors.

Goshen Farmhouse, Goshen
The Goshen Farmhouse is meant to be a wellness and sustainability retreat center located in an 1860s mansion, which is connected to a permaculture farm. The property will include a spa, a farm-to-table restaurant, as well as hiking trails, educational programs surrounding farming, sustainability, and art, for children and adults.

Parksville Revival, Liberty
The Town of Liberty and a passionate group of residents are seeking to revitalize Main Street Parksville. The community seeks to establish a community identity that brings commerce and attracts visitors to enjoy the areas recreational assets, including a rail trail, trout fishing, and budding arts community.

Follow along with their journey on our website!
https://www.pattern-for-progress.org/community-rebuilders/

Season 2
Check out Season 1
Patterns & Paradigms | The Pattern Podcast
Geographic Mobility Over One Year
Population 15+ 2019

According to 2019 American Community Survey data, Greene County had the least amount of geographic mobility in our region with 93.9% of current residents over the age 15 living in the same home as in the previous year. By the same measure Duchess County had the highest geographic mobility with only 88.5% of current residents living in the same home as the previous year. Across the region most changes of residence were within the same county, although in Putnam, a greater percentage of residents moved from a different NY county than within the county. Across the region less than 2% of resident moves were from a different state, and less than 1% of moves were from abroad. It will be interesting to see this data in another year with the pandemic motivated geographic mobility we have seen over the last year. The United States as a whole is included in the table for comparison.

https://www.pattern-for-progress.org/geographic-mobility-over-one-year-hudson-valley/

Largest Increase in Median Household Income Since 2010
Top 5 Towns in the Hudson Valley

Since 2010, these five towns experienced the largest increase in median household income in the Hudson Valley region. Median household incomes from 2010 were adjusted for inflation before calculating the change in income. Median household income can be influenced by changing incomes of existing populations, and migration in and out of a community. Communities with relatively small populations are more
prone significant changes in median household income resulting from migration in and out of the community.

https://www.pattern-for-progress.org/largest-increase-in-median-household-income-since-2010/

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**Measuring Financial Hardship**

**ALICE Households in the Hudson Valley**

The ALICE project by United for ALICE identifies households that are struggling financially but not usually captured by traditional measures of poverty such as the federal poverty level. “ALICE” is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, and **E**mployed. ALICE households represent working families who earn enough that they have limited eligibility for government assistance, but are still struggling to afford basic living essentials.

In the Hudson Valley, Greene County has the highest percentage of ALICE households and the second highest percentage of households in poverty. On the other end of the spectrum, Putnam county has the highest percentage of households that are neither ALICE households nor in poverty. Overall, this chart illustrates that there are a substantial number of households in the region with financial hardship.


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**Average Childcare Costs by County**

The Hudson Valley region has some of the highest child care costs in the country. Costs are based on center-based child care and family-based care for 4-year-olds and school-age children. Costs are highest in Rockland County where a two-child family pays on average $3,044 a month for this one budget expense. One would hope that these high costs...
mean child care workers themselves are paid enough to meet their own household costs. But even if this is true, there is no question that high child care costs mean many young families are stretched thin and have little opportunity to save money or even afford other necessities.

https://www.pattern-for-progress.org/average-childcare-costs-by-county/
Three Hudson Valley communities have achieved certification as part of New York State’s Climate Smart Communities program, which supports municipal efforts to meet the economic, social, and environmental challenges posed by climate change. By taking meaningful steps to mitigate and adapt to climate change, three local governments successfully met criteria to be recognized as leaders during the first quarter round of review. The three communities—the towns of New Lebanon and Philipstown and the village of Irvington—all achieved bronze-level certification.

Ulster YouthBuild, LLC Kingston Area YouthBuild is a comprehensive job training, educational, leadership development, and community development program for out-of-school low income young adults between the ages of 16 to 24. The program, started in 1994, serves eligible young people in Kingston, NY and surrounding Ulster County locations.

Typically the program can be completed in six months and participants can earn a stipend while studying for their high school equivalent test, gaining skills needed to join the workforce, and giving back to the community by building affordable housing.

https://ulsteryouthbuild.weebly.com/about.html

The 10th Annual Riverkeeper Sweep, an annual day of service for the Hudson River and its tributaries took place with volunteers meeting at 125 project sites along the Hudson River and tributaries for cleanups, invasive species removal, and planting projects. Over the last nine years, Riverkeeper volunteers have completed 804 projects along hundreds of miles of shoreline during their annual day of service for the Hudson, where volunteers have removed 275 tons of debris, and planted or maintained 4,490 trees or native grasses.