We’ve had an absurdly busy month of June here at Pattern! It was such a pleasure to visit with so many of you at our annual fundraiser event, which took the form of multiple gatherings, as we toured art spaces all across the Hudson Valley and enjoyed our first in person events in more than a year.

We issued two new important reports: Pattern’s Plan Forward surveys the damage incurred by the Pandemic and the ensuing economic disruption with our first set of recommendations to address the region’s needs. Out of Reach analyzes rental housing and wage data providing statistics and trends to help communities plan and construct housing that is affordable in the Hudson Valley region. The latest statistics show further proof of the need for additional affordable housing in every county in the Hudson Valley.

We planned for a series of events in partnership with the Community Preservation Corporation focusing on Sustainable Development and Demand for Low Carbon Buildings in multifamily development. These Housing Update events will be hosted in July, August, and September. Tune in tomorrow for the first event at 9:00am for a panel discussion with multifamily developers choosing high performance.

The final planning for the inaugural class of The Board Institute took place in June with the first class held last week. Over the course of the next six months, twelve outstanding candidates will examine the board perspective from all angles, learning what it takes to be successful in these leadership positions, and empowering our underrepresented communities of color. 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. Organizations seeking candidates for board placement should contact Pattern’s Board Institute.

In June we graduated the 14th class of The Pattern Fellows Program. Applications
are now being accepted for the **Fellows Class of 2021-2022**, which will begin in October. This year’s theme for the Pattern Fellows program will be to explore sector by sector how we have changed since before the onset of COVID-19. Join this year’s Fellows Class for what promises to be a fascinating discussion of the “Future of Everything.” Apply now or nominate a candidate for this year’s program by visiting our website at [https://www.pattern-for-progress.org/fellows/](https://www.pattern-for-progress.org/fellows/).

The Community ReBuilders Program graduated its inaugural class, which included projects from across the Hudson Valley. The program enabled individuals with ideas to create both fully formed presentations and grant applications. Learn more about the program and the projects on our website at [https://www.pattern-for-progress.org/community-rebuilders/](https://www.pattern-for-progress.org/community-rebuilders/).

We’re keeping our finger on **The Pulse of the Economy** (our weekly look at economic indicators). 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**

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**PATTERN EVENTS**

**ATTEND UPCOMING PATTERN EVENTS & VIRTUAL DISCUSSIONS**

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**Register Now for these Virtual Events!**

**Housing Update**
**Sustainable Development & Demand for Low Carbon Buildings**

As we transition to a low-carbon economy, Cities and States across the United States are rapidly adopting low carbon goals and there is growing pressure to reduce our reliance on fossil fuels. We are entering a new phase in real estate development, where high-performance will become the new baseline. High-performance affordable housing serves the multifamily sector’s best interests, reducing negative health outcomes, increasing resiliency, and creating alignment with city, state, and national low-carbon goals.

In our next three episodes of Housing Update, Pattern for Progress and its Center for Housing Solutions is partnering with the Community Preservation Corporation for a joint series focused on Sustainable Development and Demand for Low Carbon Buildings. The
The webinar series kicks off this Thursday, July 22nd at 9:00am, with a conversation dedicated to Multifamily Developers Choosing High Performance. Yetsuh Frank, AIA, LEED BD+C, Managing Director of Strategy & Programs at Building Energy Exchange will moderate the panel discussion. The panel includes Ryan Wallace, Partner of The Solar Village Company and CEO of Solar Home Factory, whose team constructed the first net-zero modular housing development in the United States and whose company is expanding to build multi-family structures across the northeast. Zevilla Jackson Preston, R.A., Principal at JP Design Group, and Vogue Jackson, Director of Development at JP Design Group, a design and development firm focused on carbon neutrality, recognizing the interconnection of Sustainable Design and the social, physical, environmental and cultural vitality of a community.
where he promotes the principles of Smart Growth, sustainable development, Livable Communities and collaborative governance on the state, regional and local levels, joins the conversation with Kevin O’Connor, CEO at RUPCO, an organization whose mission is to provide healthy and sustainable housing at an affordable price, through their preservation and development work in Ulster County; Ken Kearney, Founder and President of Kearney Group, a regional leader in the affordable and mixed-income housing industry; and David Szlasa, Designer and Project Manager of Basilica Green, which focuses on increased climate action through innovative cultural programming and are breaking ground on the Basilica Net Zero Campus Project, which will transform the institution’s reclaimed industrial building and campus on the Hudson Riverfront into a leading carbon-neutral destination for year-round programming and community engagement.

Moderator:
Joe Czajka
Senior Vice President, Pattern for Progress

Paul Beyer
Director of Smart Growth Planning Office of Planning, Development & Community Infrastructure New York State Department of State

David Szlasa
Basilica Green Designer and Project Manager

Kevin O’Connor
CEO RUPCO

Ken Kearney
Founder & President Kearney Group

Register for August
the largest Community Development Financial Institution in the country that is solely dedicated to investing in multifamily housing and one of the first real estate nonprofits in the United States to achieve carbon neutral operations. CPC’s Sustainability Platform was initiated in 2008 to carry out the organization’s mission focus on energy efficiency and de-carbonization and has since financed hundreds of energy efficient, multifamily projects. This conversation will explore the benefits for both lenders and building owners of implementing different levels of energy efficiency and water conservation measures, including enhanced financial stability, tenant satisfaction, and improved property condition.

Moderator:
Joe Czajka
Senior Vice President, Pattern for Progress

Panelist:
Atalia Howe
Manager of Sustainability Programs,
The Community Preservation Corporation

Panelist:
Danielle Donnelly
Sustainability Associate
The Community Preservation Corporation

Register for September

PATTERN REPORTS
Work to improve the lives of the residents of New York’s Hudson Valley
Join The Pattern Fellows Class of 2021-2022

As we enter the 15th year of the Pattern Fellows Program, we find ourselves on the other side of the height of the Pandemic. By October 2021, we are all hoping that our region has returned to normal.

But what is “normal”?

This year’s theme for the Pattern Fellows program will be to explore sector by sector how we have changed since before the onset of COVID-19. Where were we? What happened and what does our new “normal” look like?

From hybrid work to the integration of telemedicine, there really is no going back. The technological advances that would have taken a decade happened in a single year and they are now part of almost every aspect of our lives.

Come join this year’s fellows class for what promises to be a fascinating discussion of the “Future of Everything.”
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 -

July 15th  
July 8th  
July 1st  
June 24th  
June 17th

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.

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

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.

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**REGISTER YOUR ORGANIZATION**

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.

[Register Your Organization]
Check out Season 1
Patterns & Paradigms | The Pattern Podcast
Hudson Valley Population Density by Census Tract

This dot density map reveals population clusters throughout the Hudson Valley. Rockland and Westchester County both have significantly higher population densities than other counties in the region. Harriman State Park and Bear Mountain State Park are clearly visible on this map as a band of low population density along the northwest border of Rockland County. Similarly, there is very low population density in Catskill Mountains in Greene and Ulster County.

Data Note: The dots on the map do not reflect exact locations of people. Density is calculated by census tract, and the dots are distributed randomly within the tract. Each dot represents 100 people.

Orange County

Putnam County

Rockland County

For more information about Pattern for Progress and our initiatives

Visit our Website

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LinkedIn
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