As we approach September and everyone is preparing for a return to school and work, while paying attention to a new variant and another wave of this Pandemic, Pattern is focused on the Plan Forward. Pattern’s latest report, The Pathway 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.

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. In the final webinar of this three-part series, Joe Czajka, will moderate a conversation with Atalia Howe, Manager of Sustainability Programs, and Danielle Donnelly, Sustainability Associate at The Community Preservation Corporation to present the organization’s Sustainability Platform, and financing tools to achieve High Performance in multifamily housing development.

Applications are now being accepted for the fifteenth year of the Pattern Fellows Program, the Class of 2021-2022, which will begin in October. Jonathan Drapkin will once again be teaching the entire course. 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/.

The inaugural class of The Board Institute began in July. 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.

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

PATTERN EVENTS
ATTEND UPCOMING PATTERN EVENTS & VIRTUAL DISCUSSIONS

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 virtual series will offer best practices and solutions through conversation about Sustainable Development, specifically, through the lens of multifamily property development.

Housing Update
Sustainable Development & Demand for Low Carbon Buildings
PART 3: The Community Preservation Corporation Sustainability
In the final webinar of this three-part series, Joe Czajka, will moderate a conversation with Atalia Howe, Manager of Sustainability Programs, and Danielle Donnelly, Sustainability Associate at The Community Preservation Corporation to present the organization’s Sustainability Platform, and financing tools to achieve High Performance in multifamily housing development.

The Community Preservation Corporation (CPC) is 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”?

Join Jonathan Drapkin, once again teaching this year’s program, 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 -

August 19th
August 12th
August 5th
July 29th
July 22nd

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
Q2 2021
The Center for Housing Solutions and Community Initiatives, a unit of Hudson Valley Pattern for Progress, is pleased to present the Q2 2021 edition of the Regional Housing Market Report.

“The second quarter data shows the continuing trends of a strong Seller’s Market. New listings are increasing but the inventory is being sold faster than new listings appear on the market.

Our research and analysis provides a strong argument for the increased construction of new single-family homes at all price points. As the median prices continue to rise, interest rates remain at historic lows, but wages are not showing signs of substantial improvement. The demand for homes priced under $275,000 is sorely needed in the Hudson Valley...”

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

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 it 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.

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

Hudson Valley

By the Numbers

Highest Level of Education Attainment

Across the region high school is the last step of formal education for more than 30% of the population. In the mostly rural county of Greene, 52% of the population has a high school degree or equivalent as the highest level of educational attainment. As a region, only 40% of the total population has a bachelor’s degree or higher; only in Westchester County is this percentage near 50%. Greater emphasis must be placed on preparing high school students to enter the workforce. By adjusting

HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT

POPULATION OVER 25 COUNTIES IN THE HUDSON VALLEY 2019

Source: US Census, American Community Survey 5-Year Estimates 2019

Hudson Valley Pattern for Progress
existing programs, the region has the opportunity to help students achieve better outcomes. For those who desire, and can afford college, higher education remains an important alternative.

https://www.pattern-for-progress.org/highest-level-of-educational-attainment-by-county/

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.

What is on the Mind of a Parent Right Now?
August 22nd, 2021

With schools reopening in just a few weeks, parents have a lot on their minds. Last year’s remote education proved to be an extremely challenging situation for both stay at home and working parents alike.

For working parents, there were not enough hours in the day to keep up with helping students through their remote learning while balancing the responsibilities of a job. While some parents found accommodations to balance work and childcare, many had to leave the workforce to attend to their children. In the early months of the pandemic 3.5 million moms who live with school age children left active work. By January of 2021 many mothers had gone back to work but there were still 1.6 million fewer than a year before... READ MORE

Eviction Moratorium
August 15th, 2021

As the COVID pandemic overtook every aspect of our world in 2020 and into 2021, and people’s livelihoods were put on hold the federal and state government quickly established policies to mitigate evictions and created programs to assist with rent and forbearance for mortgage payments. The goal of
the federal and state moratoriums was clear – protect people from becoming homeless, albeit a renter or a homeowner. The impact of eviction is multifaceted and obviously has a negative effect on every aspect of a person's life as well as their families. Now more than halfway through 2021 the eviction moratorium rollercoaster continues its long, twisting ride...

Get Vaccinated - Part Two
August 8th, 2021

Listening to the news all week, I think it is time to up the "appeal" for an increasing number of people to be vaccinated. So here are some things to consider:
It is almost time for k-12 schools to start and we are heading into the third consecutive year where schooling is likely to be severely disrupted. The impact upon children, teachers and administrators is going to be long term. 91% of children are vaccinated for measles, mumps and...

Get Vaccinated
August 1st, 2021

On Wednesday July 14th, my wife and I were having dinner at one of our favorite restaurants in Provincetown, Massachusetts. Two days later we received a phone call to inform us that someone had tested positive in the restaurant. We were trying to get back to normal and instead we got that horrible feeling in the pit of our stomachs again.

We called our physician who said, “You have both been vaccinated. Don’t worry.”
In a matter of days Provincetown was to make the national news as one of the leading hot spots for the Delta variant. We both got tested. The results were negative.

Like so many other people we were just trying to resume our lives. Only Covid and its variants have other plans...

Exploring the Future of Everything
July 25th, 2021

The early days of March 2020, seem a bit hazy in the rearview mirror. If I sit for a moment, the feelings of uncertainty that lingered over all of us as we faced a pandemic head on come rushing back. I can remember asking myself over and over again, “Is this really happening right now? Are we really in a global pandemic?!?” It was all so surreal.

A lot has changed since March of 2020, and so much will never be the same. In some ways it’s difficult to remember what “normal” even felt like pre-COVID.

Out of sheer necessity, our use of technology leapt forward as we figured out ways to stay connected, to keep working and educating our children even as we isolated from one another in the physical space. As we’re emerging from our caves, it’s becoming very clear that the culture of work has shifted...