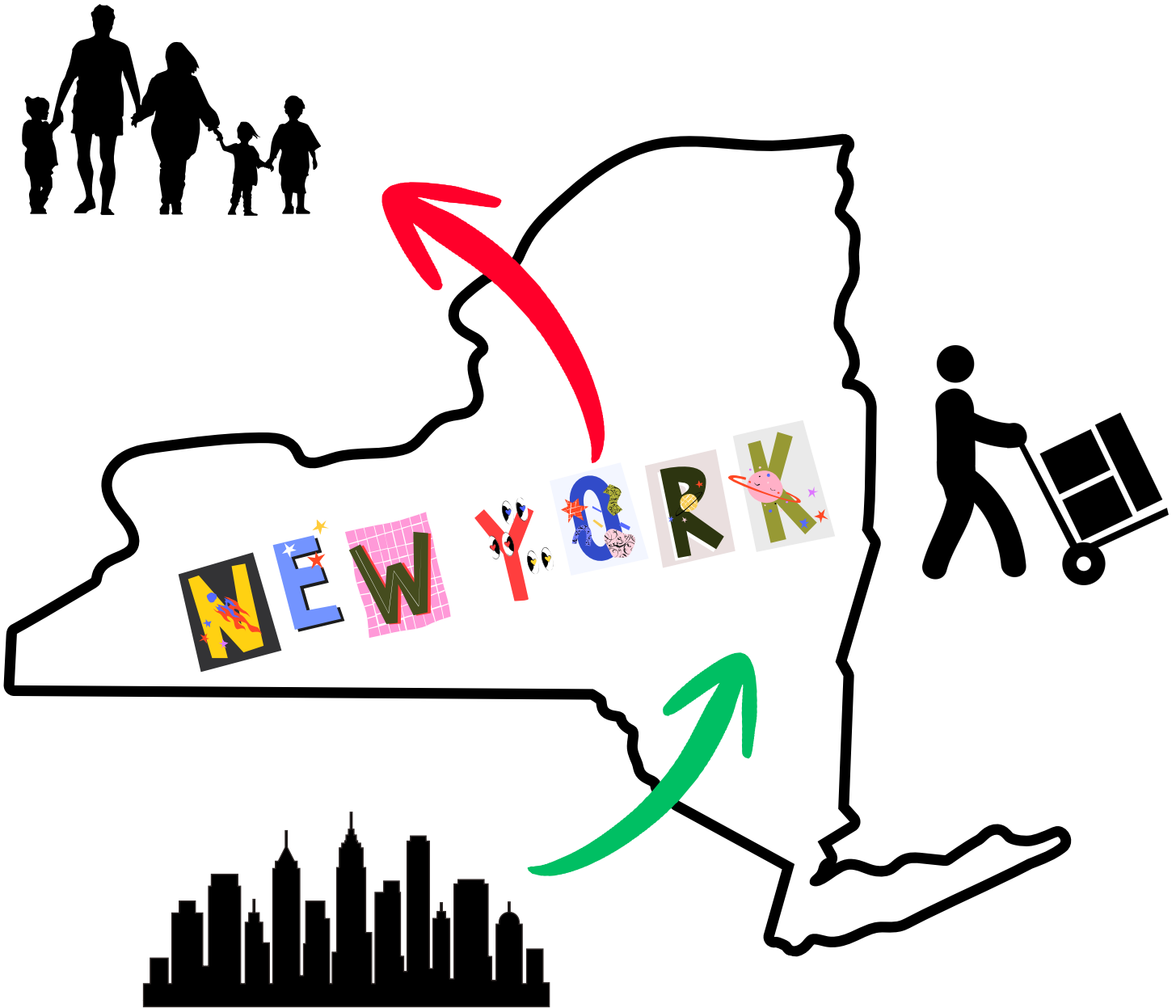


HUDSON VALLEY
PATTERN *for* PROGRESS

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Spring 2026

Moving In, Moving Out:

The effects of domestic migration on populations and regional incomes in the Hudson Valley

Introduction

New data from the federal government show that the Hudson Valley lost more people to domestic migration than it gained in 2021-2022. The net departure of more than 10,000 people also meant that nearly \$600 million in local incomes relocated to neighboring states and the South.

The data represent a period of time in the Hudson Valley when migration was influenced by four major factors: skyrocketing housing prices, the growing prevalence of remote work, the end of the Covid-19 pandemic, and a growing retirement wave among the Baby Boomer generation.

During that period, federal data show the Hudson Valley experienced some of the worst population losses to migration in the past 30 years. The region lost a net of 10,174 people who moved to other counties and states in the latest reporting period. The combined population losses in 2021-2022 represent the biggest outmigration from the Hudson Valley since 2004-2005, when thousands moved from the Hudson Valley to New York City as part of a post-9/11 return to the metropolitan area.

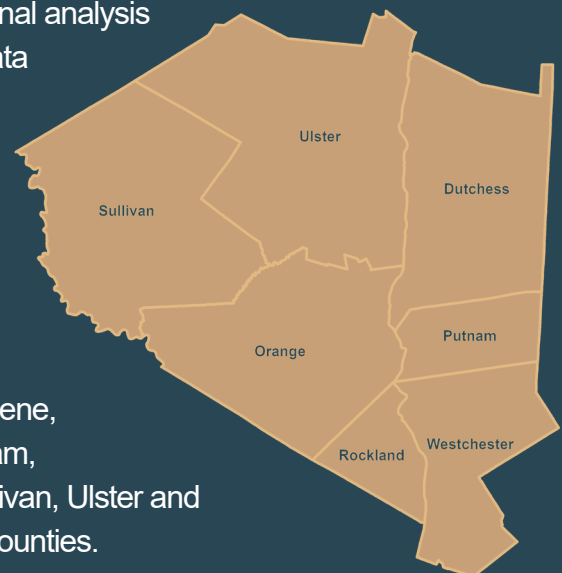
The loss of 10,174 people might not seem significant for a region of approximately 2.4 million residents, but the cumulative losses are considerable. From 1996-2022, the region lost a net of approximately 157,000 people to outward migration, a number that represents about 6.5% of our total population. Previous studies by Pattern have found that three demographic factors – outward migration, declining birth rates, and a growing wave of retirements – are exerting significant stress on the regional workforce and year-round customer base.

As people move, so do their incomes. The federal data show that the Hudson Valley lost a net of \$592.4 million in adjusted gross incomes as households left the region. This has broader implications across the State of New York, which has also lost population and incomes for most of the past 30 years. In the latest reporting period, New York lost a net of 164,112 people to migration, representing about \$10.6 billion in adjusted gross income.

Data in this report were released by the U.S. Internal Revenue Service (IRS) on March 25, 2026. The data utilize information from tax returns to track the movement of people state to state, and county to county, throughout the United States. The IRS migration data are considered among the most accurate information to track the movement of people throughout the country.

The data in this report are from tax returns filed in 2022 and 2023, which means they represent migration that happened during the years 2021 and 2022.

Pattern's regional analysis of migration data accounts for inflow and outflow data from the nine-county region that includes Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester counties.



KEY TAKEAWAYS

- **The nine-county region gained 92,526 people and lost 102,700 people due to migration in 2021-2022, for a net loss of 10,174 people.** On an annual basis, this represented the fourth largest net loss to migration since 1996. The current outmigration trend affecting the Hudson Valley closely mirrors what we experienced from 2004-2006, when thousands of people moved back to the New York City metro area after a northward migration that happened as a response to the terrorist attacks of 9/11. The region lost 22,431 people in the two most recent years of migration data; it lost 26,614 in the post-9/11 period. Every county in the Hudson Valley lost people to migration except Ulster County, which gained 279 residents.
- **A wave of people continued to move into the Hudson Valley from New York City.** The latest IRS data show that a total of 34,601 people moved into the region from New York City, while 16,050 people left our region for the five boroughs. This represented a net inflow of 18,551 people from New York City. While still a substantial number, the net inflow was smaller than the previous three years, each of which saw more than 20,000 people move in from New York City. Although the IRS does not aggregate its data across years, it is fair to estimate that approximately 80,000 to 100,000 people from New York City moved into the Hudson Valley from 2019-2022.
- **The Hudson Valley continues to lose residents to neighboring counties in the neighboring states of Connecticut, Massachusetts, New Jersey and Pennsylvania.** Data indicate that this trend is steadily growing. In the most recent year of data, a total of 17,216 people from the Hudson Valley moved to neighboring these neighboring states. That's compared to a total of 13,760 and 12,841 people migrating from our region to those counties and states in the previous two years. Pattern has reported in its previous research that households tend to save about 30-60 percent on property, income and sales taxes combined when they move just over the border.
- **Our neighbors are also moving south for tax advantages.** Aside from our neighboring states, thousands of our neighbors are also moving to Florida, North Carolina, Texas, South Carolina, Georgia, and Delaware. Those states all have something in common: none of them taxes Social Security income. What's more, nearly all those states do not tax retirement income, such as 401k and IRA accounts, or they partially tax retirement incomes based on large exemptions or deductions.
- We have an ongoing connection to Los Angeles. In past editions of this report, we noted a pipeline of people moving into the region from Los Angeles, California. That continued, but in both directions, in the latest round of data. A total of 633 people from Los Angeles moved into the Hudson Valley, while 747 left us for the West Coast.

Six of our nine counties also lost incomes as residents moved elsewhere and more high-income earners pushed north. The region lost a net total of \$592.4 million in adjusted gross incomes as people moved to other regions and states. The biggest losses came in the southern part of our region, as Orange, Rockland, and Westchester counties lost a combined \$737.2 million in incomes. Those losses were offset by gains in the northern part of the Hudson Valley. Ulster County was a regional outlier. Not only was Ulster the only county to gain population from migration (a net total of 279 people) it also gained \$169.2 million in new incomes, by far the largest of any county in the region. Gross income gains were also seen in Columbia and Dutchess counties, even though each lost a modest amount of population to outmigration.

The disparity in average household incomes that moved out of and into some of our counties also underscored the gentrifying forces that reshaped several communities in the region, including small cities like Hudson (Columbia) and Kingston (Ulster). In the latest round of IRS data, households moving into Columbia County brought an average income of \$114,885, while those leaving the county earned \$95,936. The gap in Ulster was larger. The average household moving into the county posted an income of \$113,328, while those moving out earned \$79,598. While income disparities are significant, they gaps are about half as large as they were during the heart of the pandemic, when migration and gentrification happened even more rapidly. While these data indicate that the Hudson Valley has become more attractive and accessible to those with higher incomes - especially those who are permitted to work remotely - the numbers also show that are communities have become too expensive for modest-income households.

Regional Migration by the Numbers...

- **92,526** people moved into the region
- **102,700** people moved out of the region
- The Hudson Valley lost a net of **10,174** people to migration in the 2022-2023 reporting period
- The Hudson Valley lost a net of **156,937** people to migration from 1996-2022
- A net total of **17,216** people moved from the Hudson Valley to neighboring counties in neighboring states
- A net total of **16,050** people moved into our region from New York City
- The Hudson Valley lost **\$592.4 million** in incomes to migration during the latest IRS reporting period
- The State of New York lost a net of **164,112** people to outmigration, including **\$10.6 billion** in incomes

Why is migration important?

Migration into and out of the Hudson Valley affects many aspects of life across the region, including schools, businesses, taxes, and the number of Congressional seats assigned to New York. The State of New York once sent 45 representatives to Congress, but that number has dropped to 26 because of our stagnant or declining population relative to gains elsewhere in the country.

The Hudson Valley has experienced a net outflow of people due to migration for all the last 27 years except one. Paired with birth rates that have declined by roughly 25% in most Hudson Valley counties, outward migration has contributed to a rapidly shrinking youth population in our region. Compared to the peak of enrollment in 2004, public schools in the Hudson Valley have seen their enrollment decline by 59,344 students. Declining enrollment across the region has prompted the closure of 49 schools, most of them elementary schools and most of them shutting their doors since 2010.

The trend of outward migration also reduces the size of our workforce in many parts of the region, making it more difficult for employers to find workers. The older half of the labor pool in the Hudson Valley (ages 45-64) outnumbered the younger half (ages 25-44) by about 53,000 people. These workforce and youth trends indicate that our labor pool is likely to shrink by about 100,000 people during the next decade, a troubling trend that could be exacerbated if outward migration persists.

Outward migration is driving and shaping policies in Albany

New York Gov. Kathy Hochul has expressed concern about people leaving New York, particularly as it relates to affordability and population loss. Hochul and her administration have emphasized the need to make New York more livable and competitive by addressing high housing costs, taxes, and quality-of-life issues. Her recently policy priorities - including proposed reforms to SEQRA, efforts to increase the housing supply, investments in infrastructure, and support for economic development - have been framed as part of a broader agenda to retain residents and attract new ones, while countering outmigration trends that could impact the state's workforce and tax base.

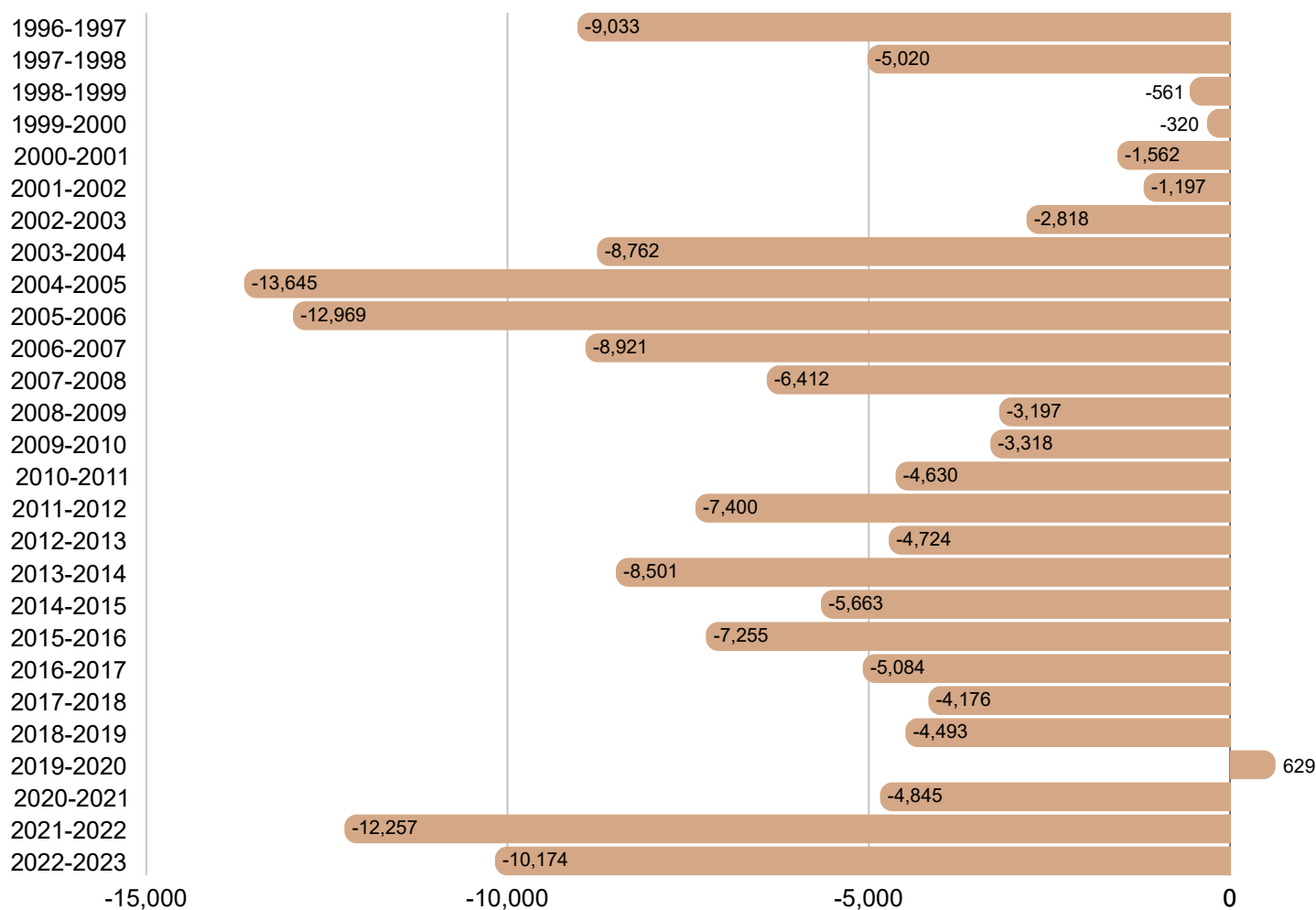
State Comptroller Tom DiNapoli has also sounded the alarm over the hazards of outmigration. [In a 2024 op-ed and related reports](#), DiNapoli explicitly linked the state's population decline—more than 500,000 residents lost between 2020 and 2023—to weakening tax revenues, noting that “this population loss directly affects the tax base.” He has emphasized that the impact is especially significant because New York relies heavily on the personal income tax, which is paid disproportionately by a relatively small number of high-income earners who are also among those leaving the state.

DiNapoli has urged policymakers to address affordability and competitiveness to stem that trend.

The chart below shows the net migration into and out of the Hudson Valley from 1996 to 2022. The analysis throughout this report uses data from the IRS, which tracks the county-by-county movement of people through their tax returns.

On a net basis, the Hudson Valley has lost residents every year since 1996. The only exception was in 2019-2020, which included the first several months of the pandemic, when the Hudson Valley gained a net of 629 people from migration. The Hudson Valley has lost a total of 156,937 people to migration over the past 26 years, representing a net loss of about 6.5% of our total population.

Hudson Valley Regional Net Migration 1996-2022



Households leaving our region are generally moving to three categories of destinations. Those who stayed in New York were tending to move to New York City, Long Island, or the Capital District. Those leaving the state can generally be split into two subsets. The greatest number are moving to the bordering counties in Connecticut, Massachusetts, New Jersey, and Pennsylvania, where property taxes are approximately 30-60 percent less than New York. The second subset has been moving to the South, predominantly to Florida, North Carolina, Texas, South Carolina, and Georgia, where retirement income is often not taxed or subject to substantial tax reductions.

*Note: The dates on this chart are for the tax filing years, which represent migration from the previous year. For example 2022-2023 actually represents movement that happened in 2021 and 2022.

Regional Migration Trends

Hudson Valley Outflow 2022-2023*		
County	State	Number of People
NYC Counties	NY	16,050
Western Connecticut Planning Region	CT	4,543
Bergen County	NJ	2,484
Long Island Counties	NY	2,323
Palm Beach County	FL	1,417
Albany County	NY	1,324
Horry County	SC	876
Hudson County	NJ	836
Greater Bridgeport Planning Region	CT	775
Los Angeles County	CA	747

Hudson Valley Inflow 2022-2023*		
County	State	Number of People
NYC Counties	NY	34,601
Long Island Counties	NY	2,922
Western Connecticut Planning Region	CT	2,127
Bergen County	NJ	1,589
Hudson County	NJ	951
Albany County	NY	757
Los Angeles County	CA	633
Essex County	NJ	403
Palm Beach County	FL	397
Passaic County	NJ	374
Broward County	FL	295

Hudson Valley Outflow 2021-2022*		
County	State	Number of People
NYC Counties	NY	19,423
Western Connecticut Planning Region	CT	5,314
Bergen County	NJ	2,497
Palm Beach County	FL	1,692
Long Island Counties	NY	1,581
Albany County	NY	940
Greater Bridgeport Planning Region	CT	930
Hudson County	NJ	811
Horry County	SC	684
Pike County	PA	660

Hudson Valley Inflow 2021-2022*		
County	State	Number of People
NYC Counties	NY	38,700
Long Island Counties	NY	3,184
Western Connecticut Planning Region	CT	2,062
Bergen County	NJ	1,563
Hudson County	NJ	1,017
Los Angeles County	CA	698
Albany County	NY	580
Palm Beach County	FL	390
Passaic County	NJ	301
Rensselaer County	NY	263

*Note: The dates on this chart are for the tax filing years, which represent migration from the previous year. For example 2022-2023 actually represents movement that happened in 2021 and 2022.

HV-NYC Data

People migrate in large numbers between the Hudson Valley and New York City every year. The chart on this page shows that migration in 2021-2022 resulted in net gains for the Hudson Valley. The data show the inflow of people from New York City, the outflow to the city, and the net gains that each of our counties made during the latest IRS reporting period.

The northward migration of people and wealth from New York City during this period of time has massive ramifications on the Hudson Valley real estate market, especially north of Interstate 84. During this time, realtors reported that buyers from New York City were offering more than the asking price for homes, and many transactions were being paid for with cash. This year saw the median sales price surpass \$250,000 in all nine counties for the first time ever, and several rural counties also passed the \$400,000 mark. In the previous three IRS reporting periods, the Hudson Valley had gained 22,923, 31,248, and 33,394 people from New York City respectively.

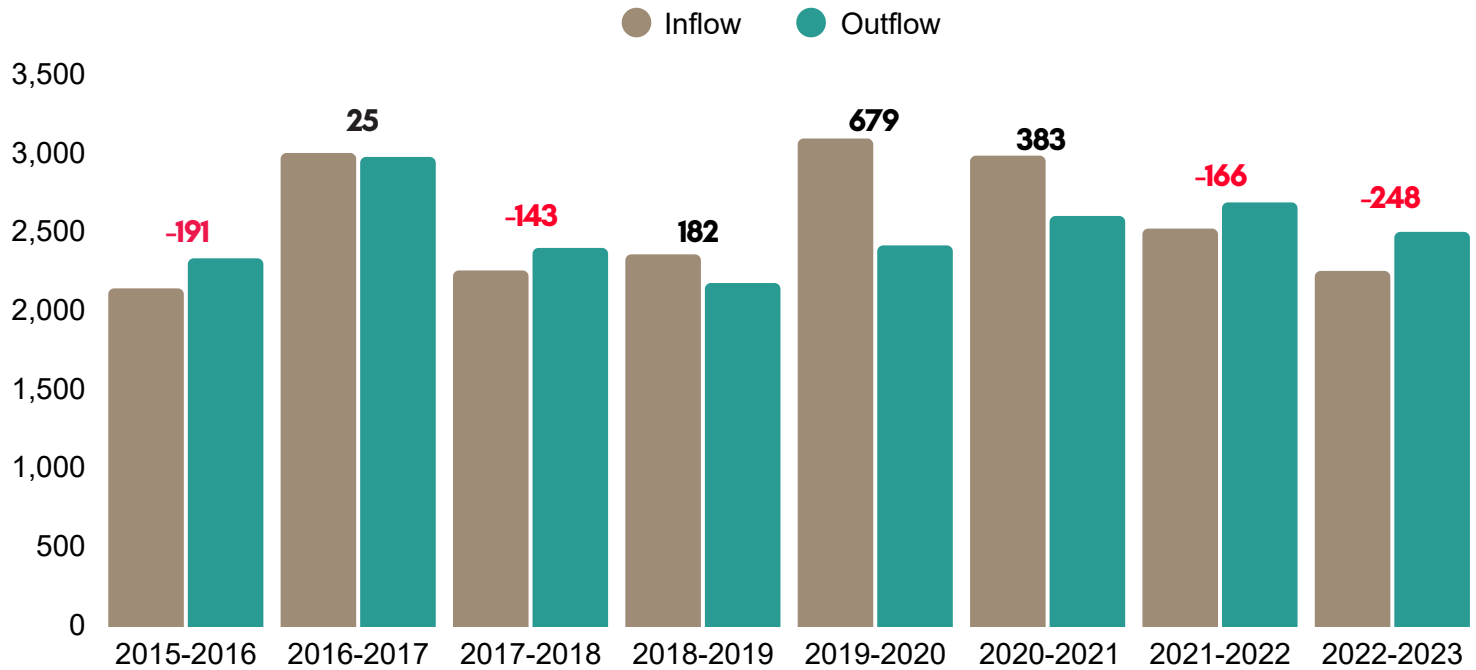
Hudson Valley/NYC Migration			
County	Inflow from NYC	Outflow to NYC	Net Total
Columbia	475	228	247
Dutchess	2,525	1,120	1,405
Greene	399	175	224
Orange	4,834	1,650	3,184
Putnam	1,075	448	627
Rockland	3,298	1,482	1,816
Sullivan	1,121	532	589
Ulster	1,608	798	810
Westchester	19,266	9,617	9,649
HV Total	34,601	16,050	18,551

The Effects of Remote Work

The number of people primarily working from home in the Hudson Valley rose dramatically between 2016 and 2023, increasing from 59,034 to 174,690 people. This surge was largely driven by a northward migration of white-collar, knowledge-economy workers who gained the ability to work remotely all or most of the week. Drawn by quality-of-life factors and proximity to New York City, these workers reshaped local labor patterns and housing demand, particularly as remote work became more normalized during and after the pandemic.

The shift was especially pronounced in rural counties, where the share of remote workers grew rapidly. In Columbia County, the proportion of residents working primarily from home more than doubled, rising from 7% to 16% of the workforce. Similar trends occurred in Dutchess County, which increased from 6% to 14%, and Ulster County, which rose from 6% to 15%. These changes reflect how remote work expanded beyond traditional urban centers into less densely populated areas. This influx of higher-income remote workers also had a significant impact on the region's housing market. Many of these newcomers brought greater disposable income than those leaving the region, allowing them to bid up home prices and increase competition for housing. As a result, the rise in remote work not only transformed employment patterns but also contributed to escalating real estate costs across the Hudson Valley.

COLUMBIA



Columbia County Outflow		
County	State	Number of People
Rensselaer County	NY	317
NYC Counties	NY	228
Albany County	NY	221
Berkshire County	MA	91
Saratoga County	NY	43
Schenectady County	NY	37

Columbia County Inflow		
County	State	Number of People
NYC Counties	NY	475
Rensselaer County	NY	147
Albany County	NY	123
Berkshire County	MA	98
Saratoga County	NY	41
Long Island Counties	NY	32

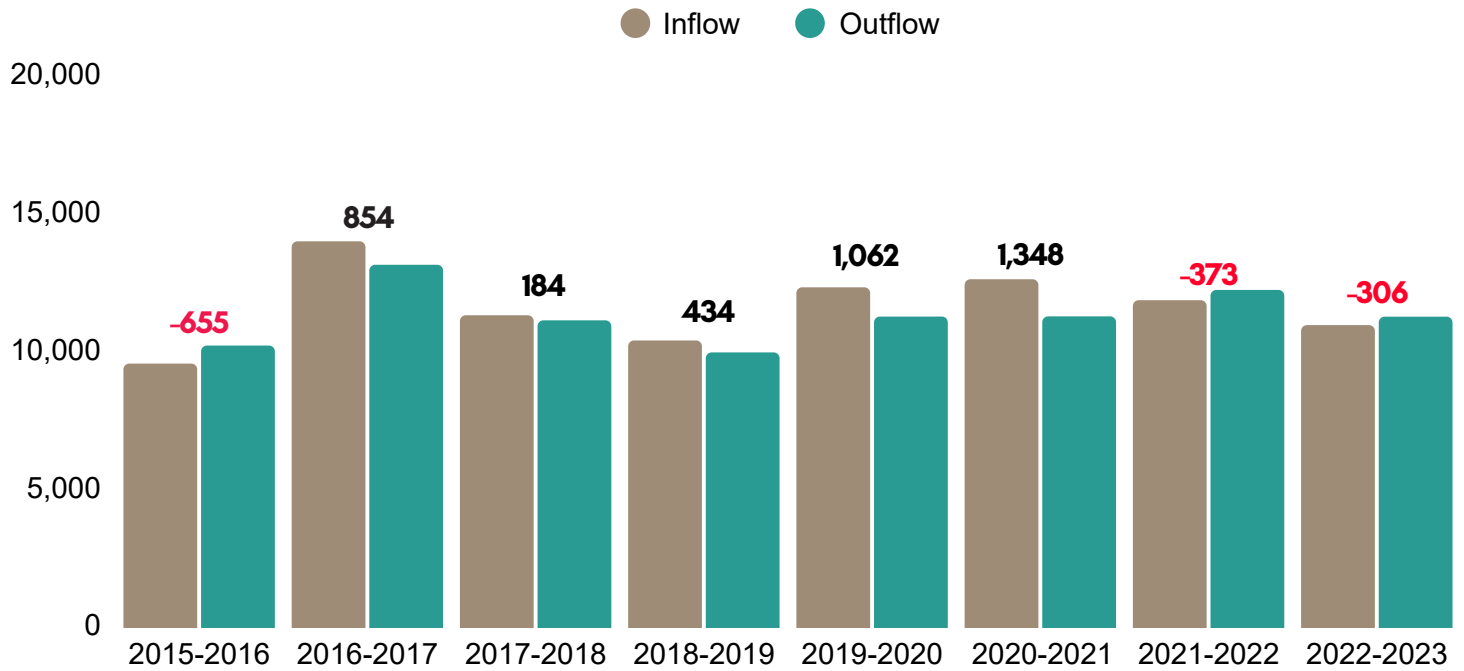
Guide to county-by-county data: Each county in the pages that follow will include a bar chart and two lists. The bar chart shows the inflow and outflow for that county for each of the past eight years reported by the IRS, with a net calculation at the top of each year. The lists show the counties and states from which the greatest number of people came from, or moved to, for each county in the Hudson Valley.

The lists do not include migration between counties in the Hudson Valley. Also note that net inflow/outflow should not be confused with total population gain or loss, which is a function of births, deaths and other factors that are not included in the IRS data. The IRS is the source of all data in the charts and lists.

*Note: The dates on the county-by-county charts are for the tax filing years, which represent migration from the previous year. For example 2022-2023 actually represents movement that happened in 2021 and 2022.

* Note: The IRS does not tally origin or destination counties that include fewer than 20 people who moved in a given year.

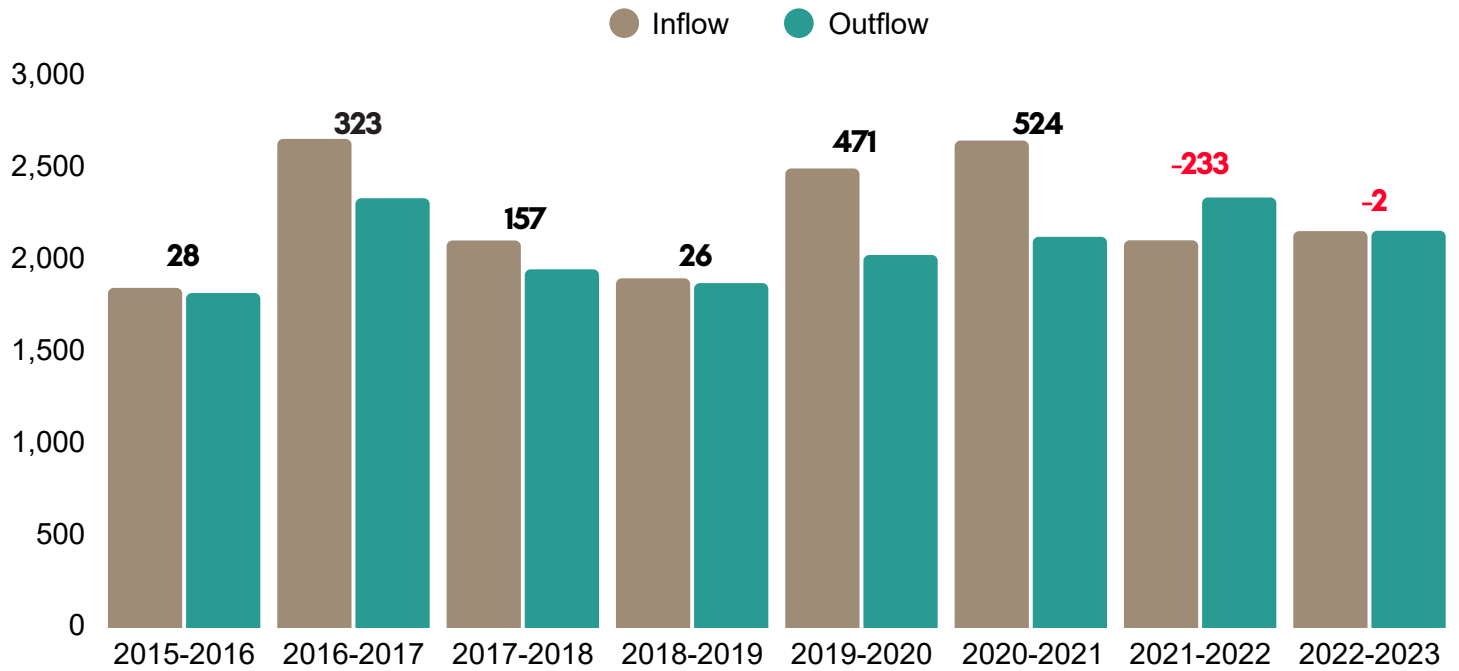
DUTCHESS



Dutchess County Outflow		
County	State	Number of People
NYC Counties	NY	1,120
Western Connecticut	CT	294
Horry County	SC	204
Long Island Counties	NY	164
Albany County	NY	149
Palm Beach County	FL	117
Northwest Hills	CT	104
Rensselaer County	NY	101
Saratoga County	NY	85
Los Angeles County	CA	79

Dutchess County Inflow		
County	State	Number of People
NYC Counties	NY	2,525
Long Island Counties	NY	327
Western Connecticut	CT	230
Hudson County	NJ	86
Albany County	NY	84
Los Angeles County	CA	81
Bergen County	NJ	74
Northwest Hills	CT	70
Essex County	NJ	63
Horry County	SC	47

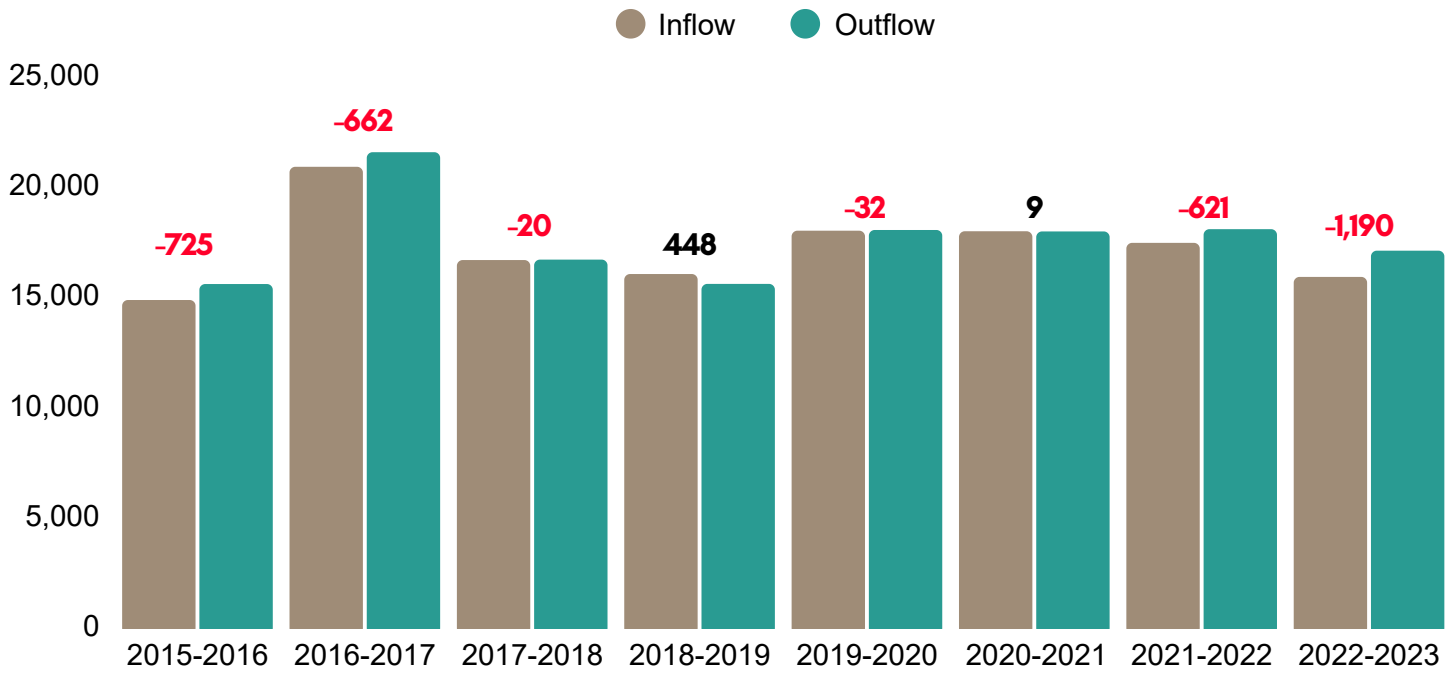
GREENE



Greene County Outflow		
County	State	Number of People
Albany County	NY	350
NYC Counties	NY	175
Rensselaer County	NY	67
Schoharie County	NY	60
Saratoga County	NY	39
Schenectady County	NY	31

Greene County Inflow		
County	State	Number of People
NYC Counties	NY	399
Albany County	NY	239
Long Island Counties	NY	78
Rensselaer County	NY	53

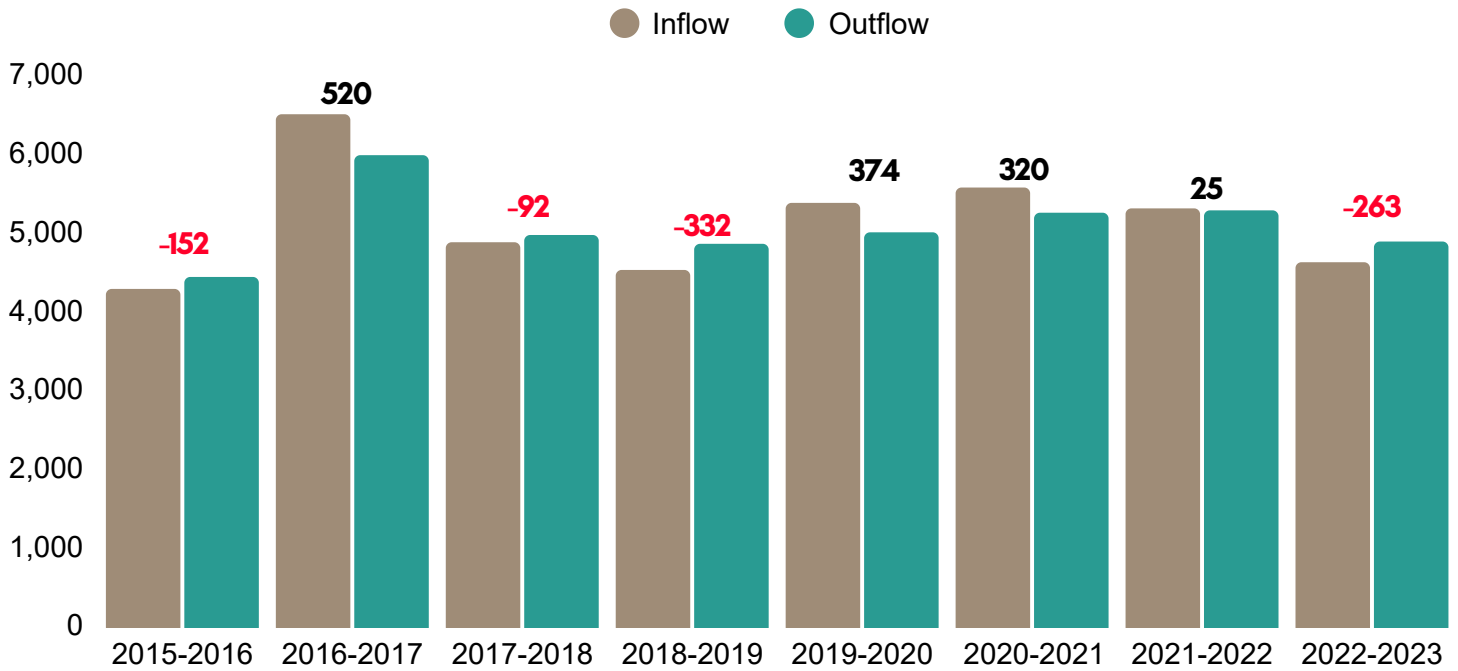
ORANGE



Orange County Outflow		
County	State	Number of People
NYC Counties	NY	1,650
Pike County	PA	426
Bergen County	NJ	373
Horry County	SC	259
Long Island Counties	NY	256
Sussex County	NJ	184
Albany County	NY	154
Palm Beach County	FL	134
Hudson County	NJ	117
Hillsborough County	FL	115

Orange County Inflow		
County	State	Number of People
NYC Counties	NY	4,834
Long Island Counties	NY	419
Bergen County	NJ	320
Pike County	PA	214
Passaic County	NJ	168
Sussex County	NJ	141
Essex County	NJ	97
Hudson County	NJ	96
Albany County	NY	76
Los Angeles County	CA	72

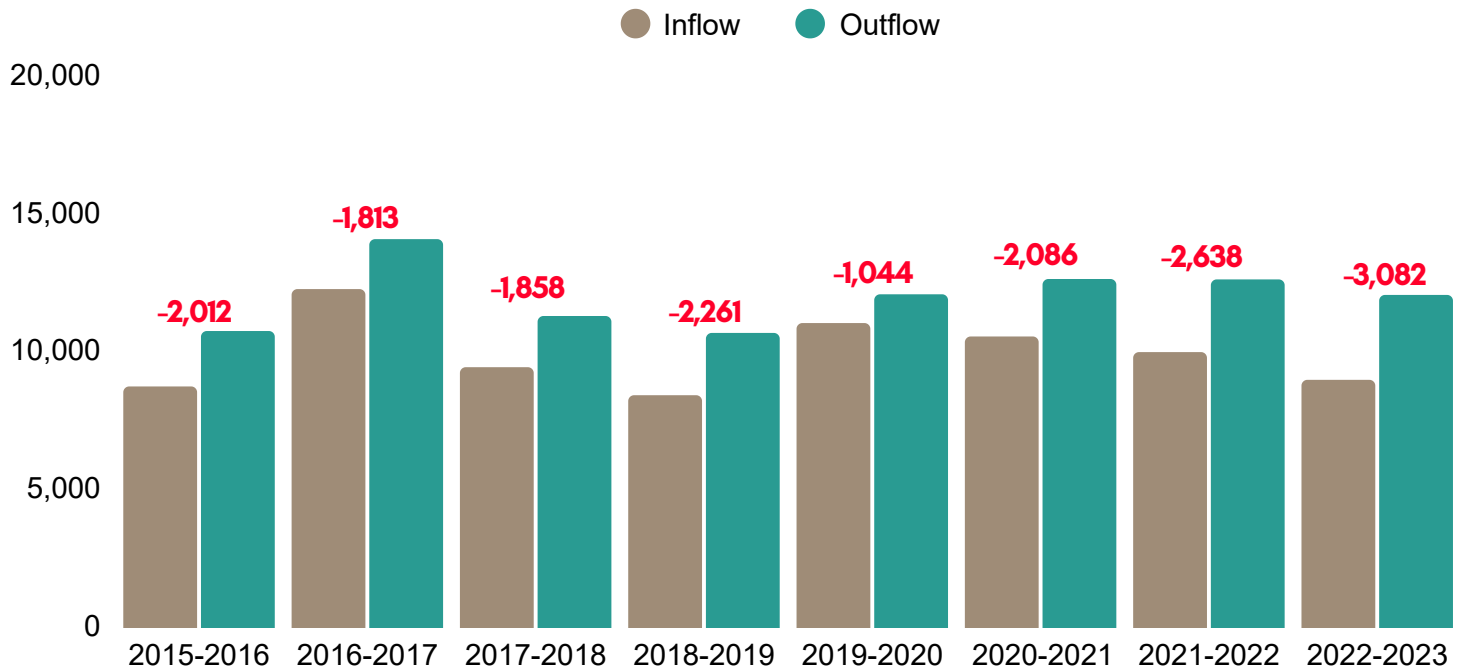
PUTNAM



Putnam County Outflow		
County	State	Number of People
Western Connecticut	CT	463
NYC Counties	NY	448
Horry County	SC	84
Long Island Counties	NY	60
Palm Beach County	FL	57
Naugatuck Valley	CT	57
Los Angeles County	CA	38
Hudson County	NJ	33
Suffolk County	MA	27

Putnam County Inflow		
County	State	Number of People
NYC Counties	NY	1,075
Western Connecticut	CT	247
Long Island Counties	NY	137
Bergen County	NJ	33

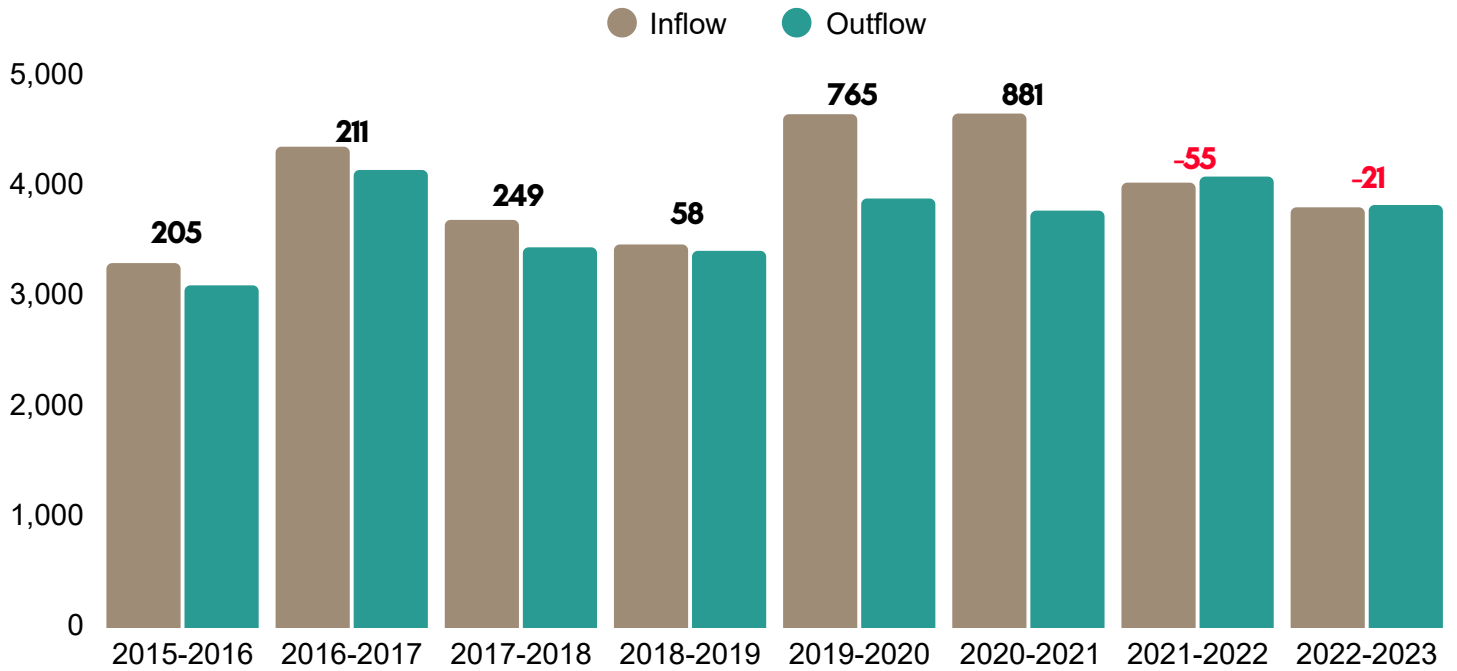
ROCKLAND



Rockland County Outflow		
County	State	Number of People
NYC Counties	NY	1,482
Bergen County	NJ	1,286
Ocean County	NJ	370
Passaic County	NJ	236
Palm Beach County	FL	229
Long Island Counties	NY	207
Hudson County	NJ	174
Broward County	FL	153
Western Connecticut	CT	143
Essex County	NJ	126

Rockland County Inflow		
County	State	Number of People
NYC Counties	NY	3,298
Bergen County	NJ	577
Long Island Counties	NY	252
Hudson County	NJ	148
Ocean County	NJ	144
Passaic County	NJ	97
Palm Beach County	FL	89
Essex County	NJ	71
Western Connecticut	CT	68
Broward County	FL	66

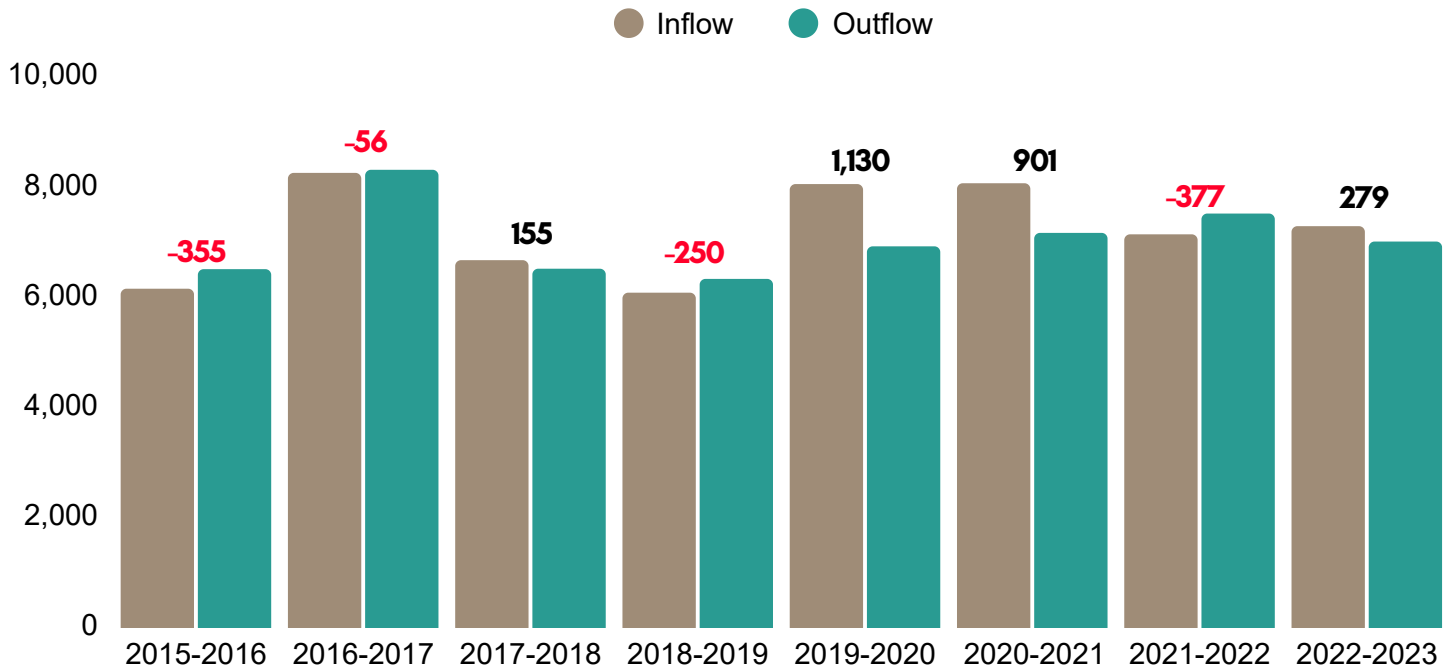
SULLIVAN



Sullivan County Outflow		
County	State	Number of People
NYC Counties	NY	532
Pike County	PA	70
Long Island Counties	NY	67
Palm Beach County	FL	62
Delaware County	NY	60
Wayne County	PA	56
Broome County	NY	35
Albany County	NY	30
Bergen County	NJ	29

Sullivan County Inflow		
County	State	Number of People
NYC Counties	NY	1,121
Long Island Counties	NY	127
Bergen County	NJ	50
Pike County	PA	41
Wayne County	PA	29

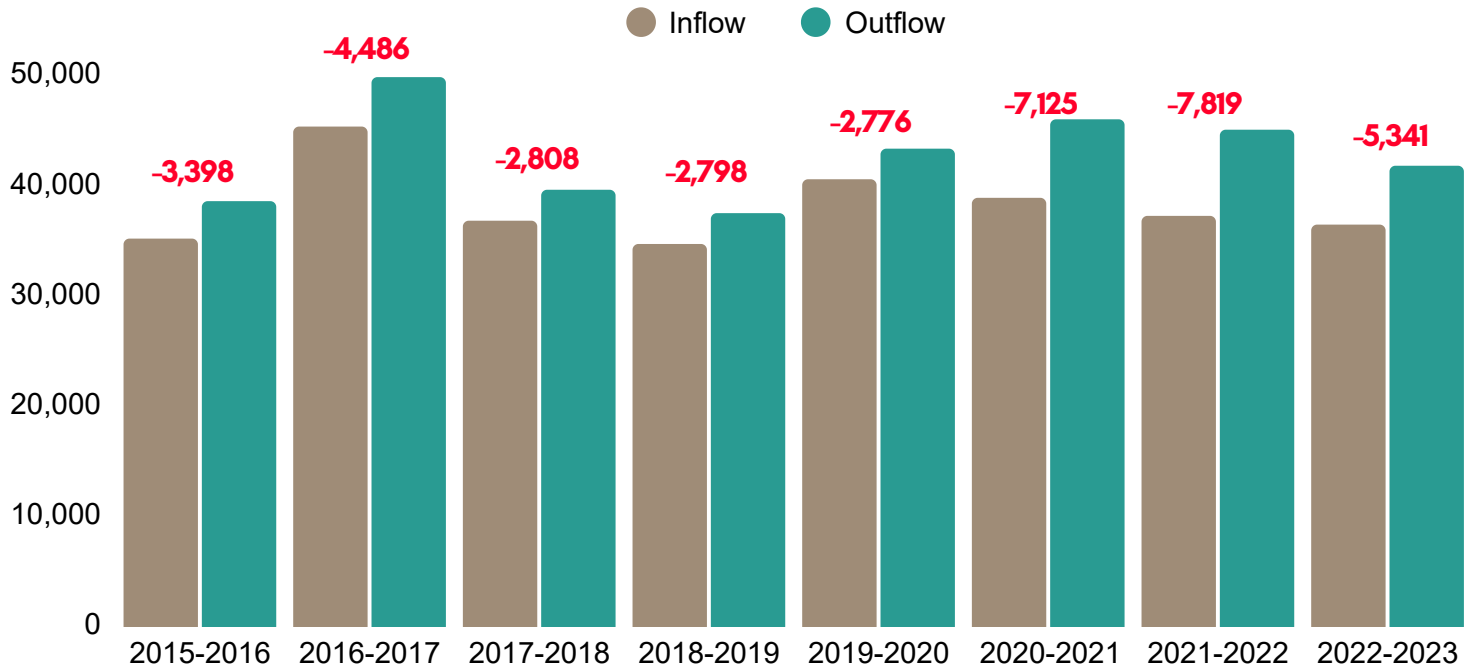
ULSTER



Ulster County Outflow		
County	State	Number of People
NYC Counties	NY	798
Albany County	NY	193
Long Island Counties	NY	103
Horry County	SC	85
Rensselaer County	NY	70
Saratoga County	NY	69
Delaware County	NY	62
Los Angeles County	CA	53
Hudson County	NJ	46
Schenectady County	NY	39

Ulster County Inflow		
County	State	Number of People
NYC Counties	NY	1,608
Long Island Counties	NY	237
Albany County	NY	106
Los Angeles County	NY	55
Hudson County	NJ	50
Western Connecticut	CT	47
Bergen County	NJ	46
Delaware County	NY	34
Rensselaer County	NY	34
King County	WA	31

WESTCHESTER



Westchester County Outflow		
County	State	Number of People
NYC Counties	NY	9,617
Western Connecticut	CT	3,707
Long Island Counties	NY	1,104
Palm Beach County	FL	785
Greater Bridgeport	CT	736
Bergen County	FL	716
Naugatuck Valley	CT	534
Hudson County	NJ	420
Los Angeles County	CA	414
Broward County	FL	403

Westchester County Inflow		
County	State	Number of People
NYC Counties	NY	19,266
Western Connecticut	CT	1,475
Long Island Counties	NY	1,313
Hudson County	NJ	571
Bergen County	NJ	489
Los Angeles County	CA	336
Palm Beach County	FL	233
Greater Bridgeport	CT	228
Essex County	NJ	172
Broward County	FL	161

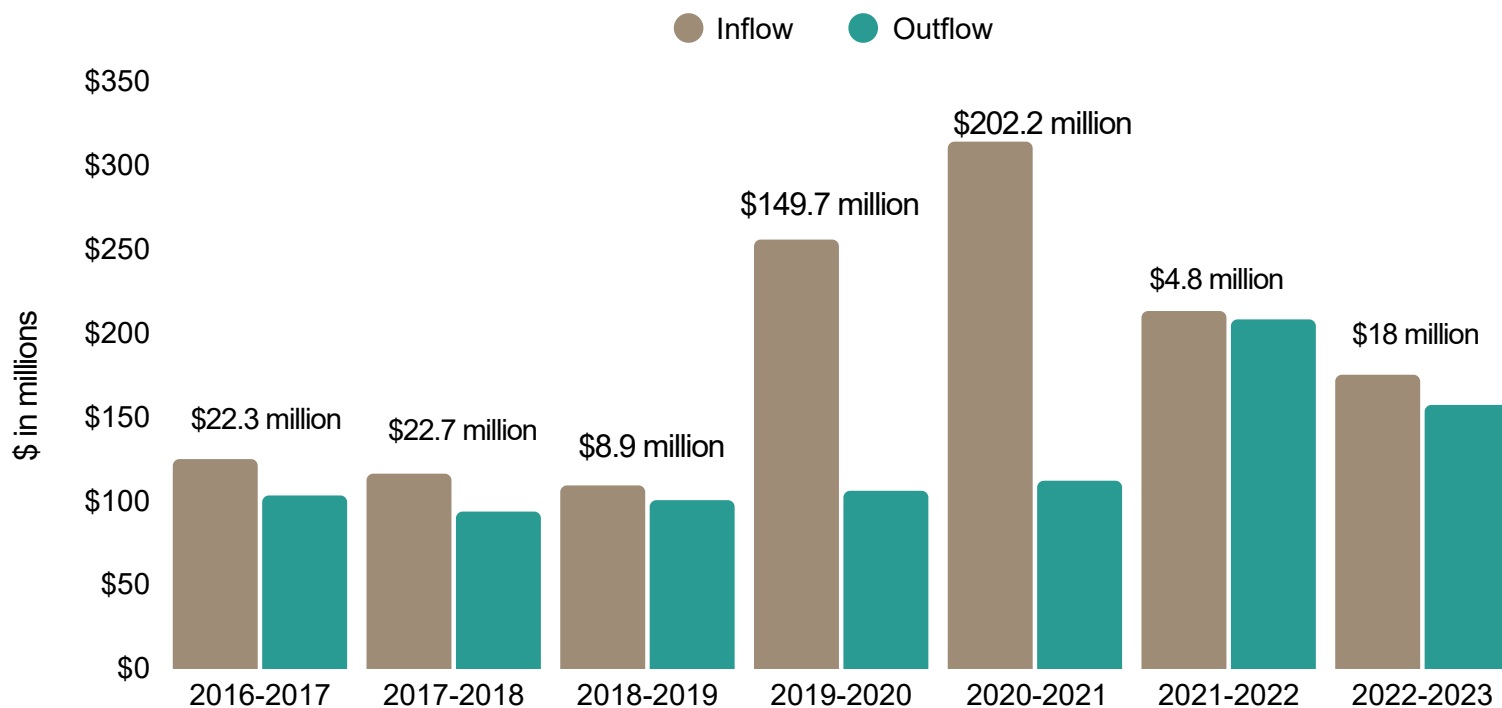
Income Migration

Guide to income migration data: In addition to measuring the number of people who move throughout the United States, the IRS also releases aggregate data that show the amount of adjusted gross income (AGI) that enters and leaves each county. AGI is a calculation that is known to most people who file their taxes each year. It is calculated by adding all your income - wages, salaries, tips, etc. - and then subtracting certain adjustments such as contributions to retirement accounts, educator expenses, student loan interest, and health savings account deductions.

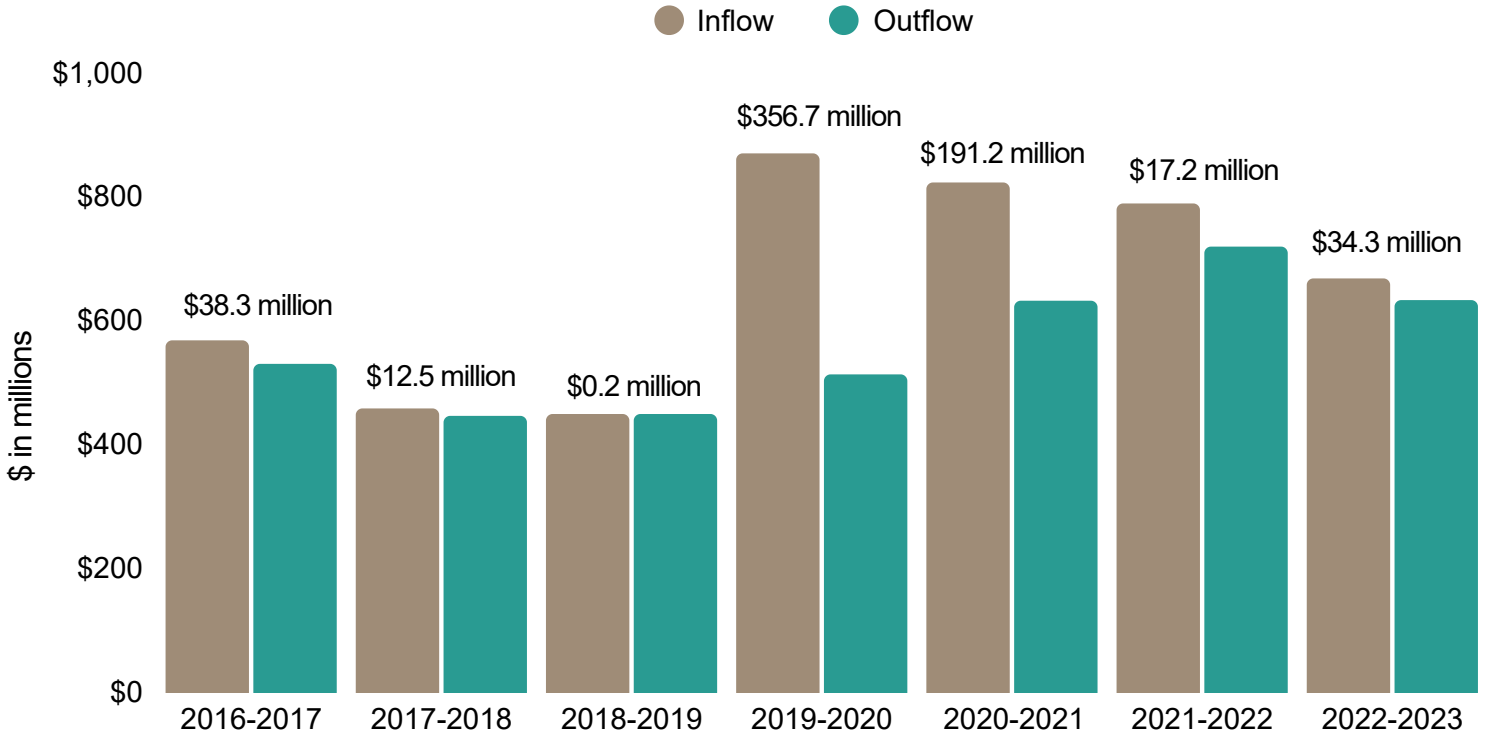
Examining the aggregate change in AGI due to migration can help the region understand changes in the geographic distribution of wealth over time and people - and their incomes - move around.

The pages that follow will include a chart for each county to show the inflow and outflow of aggregate AGI, and the net change in AGI due to migration. The final page shows the average household AGI for those who arrived or left each county annually dating back to 2016. The data in the final chart are particularly helpful because they allow us to understand the income differences between in-migration and out-migration households.

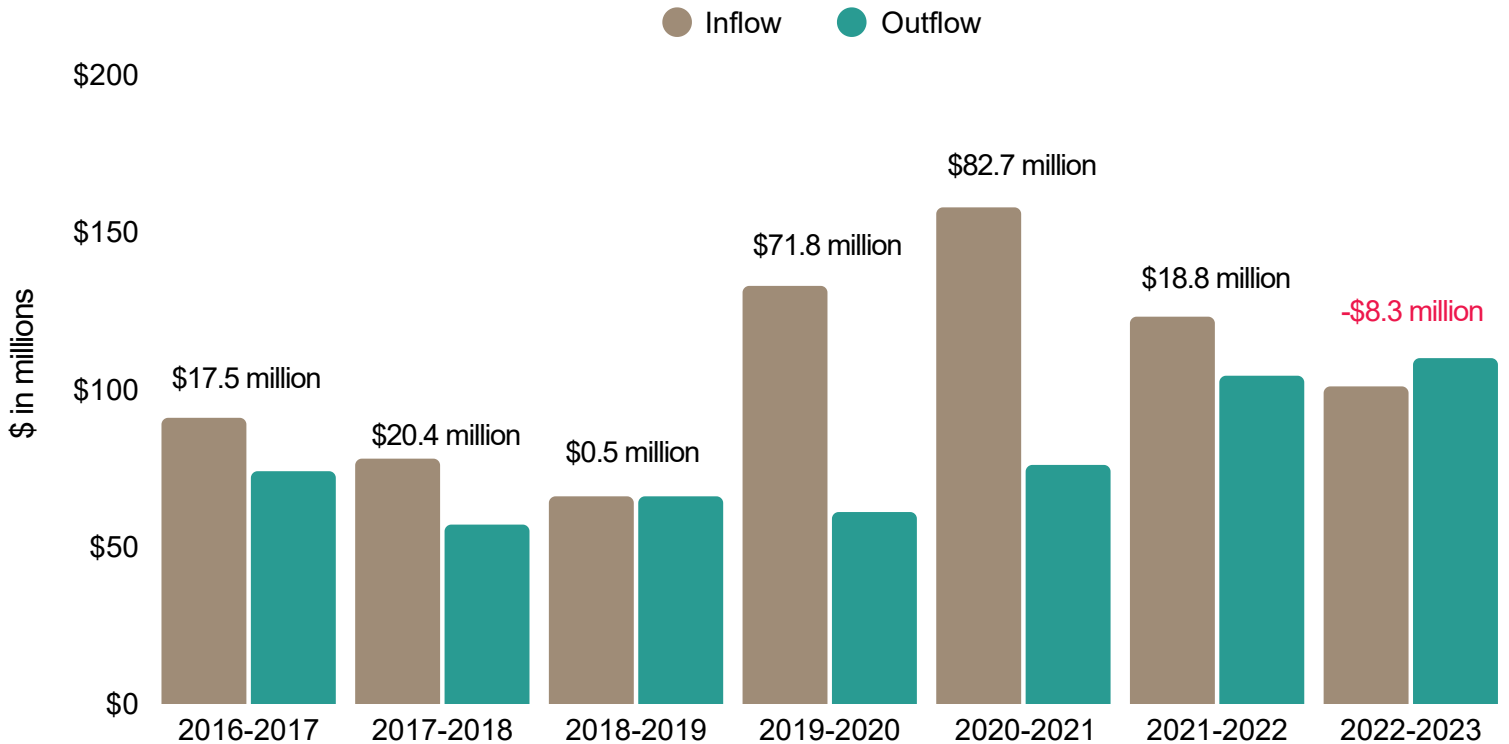
COLUMBIA COUNTY



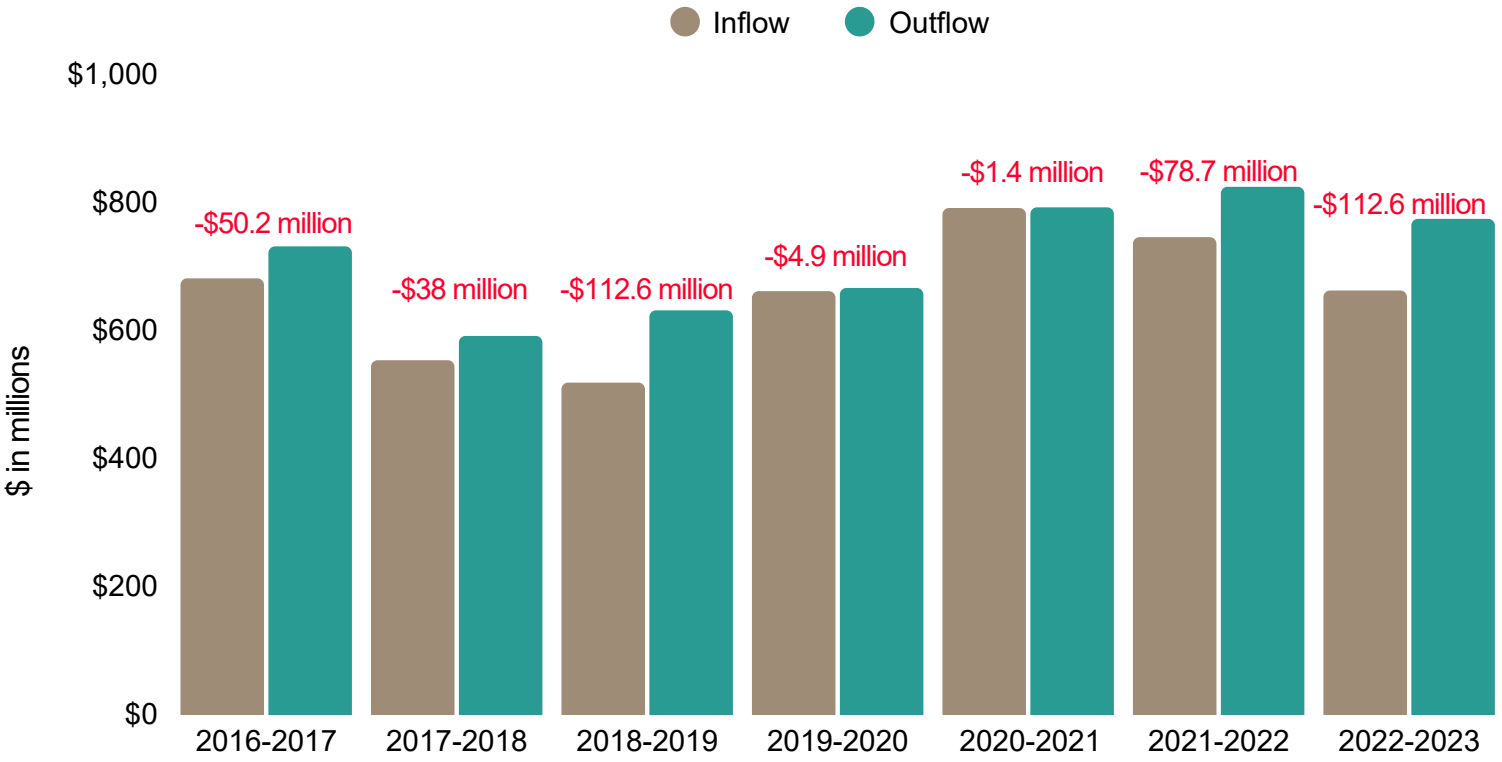
DUTCHESS COUNTY



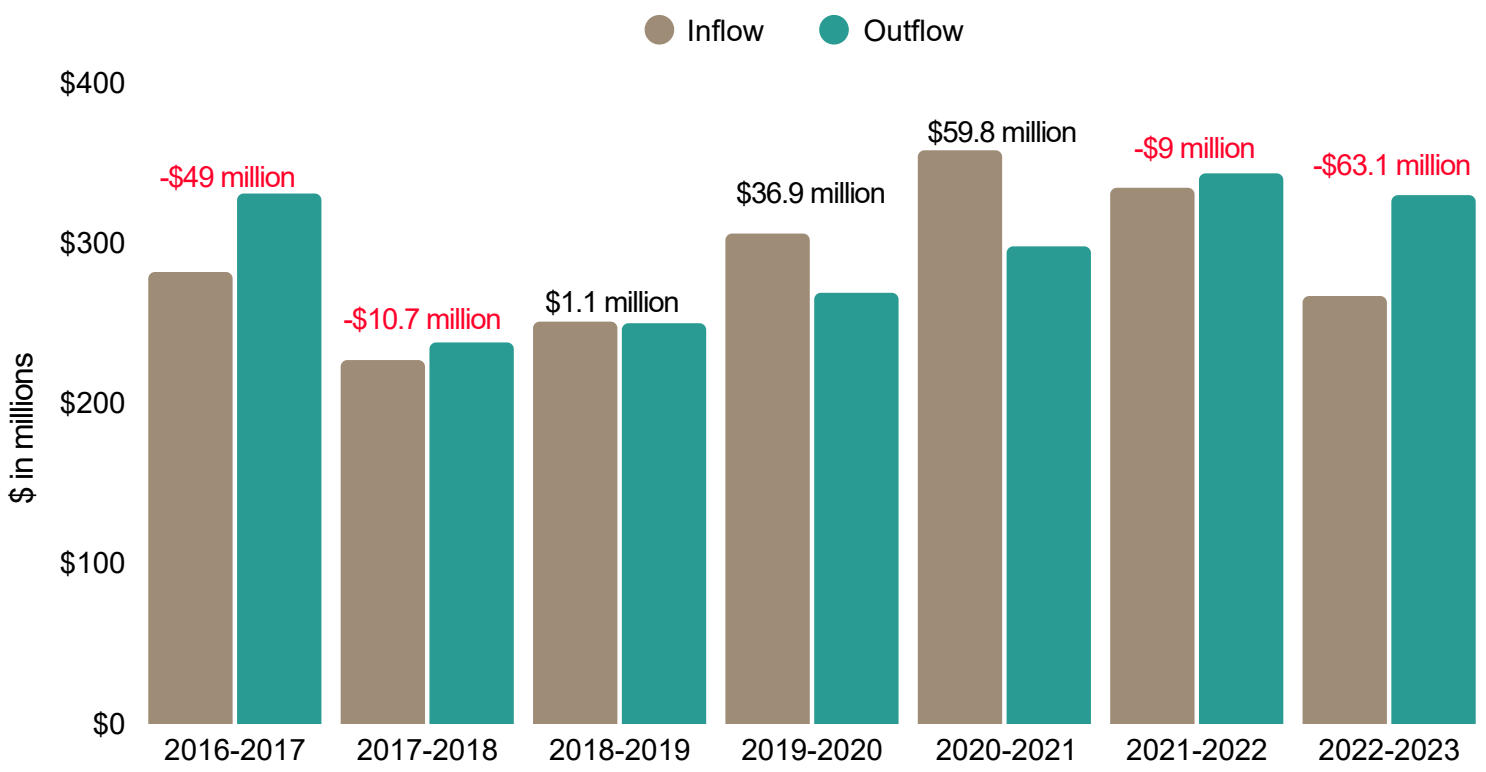
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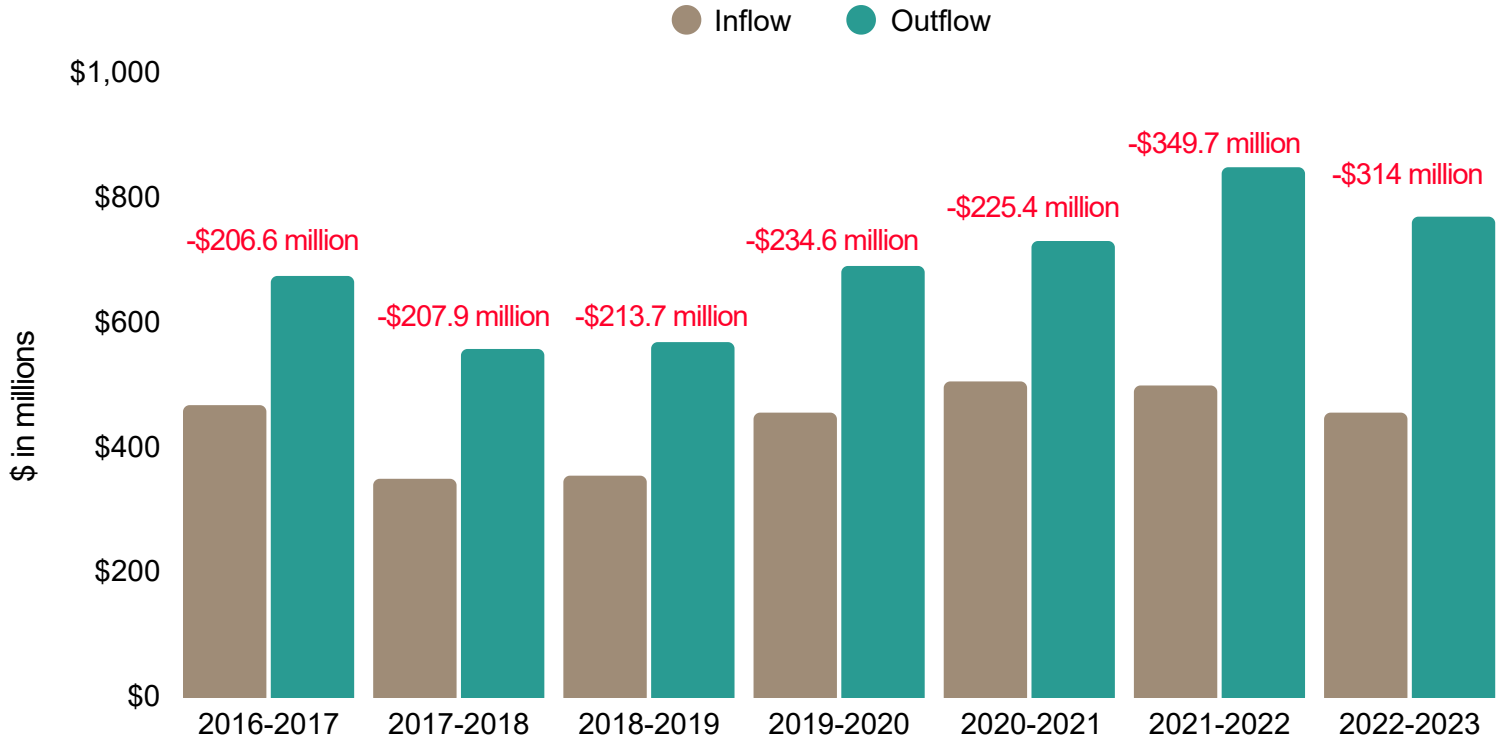
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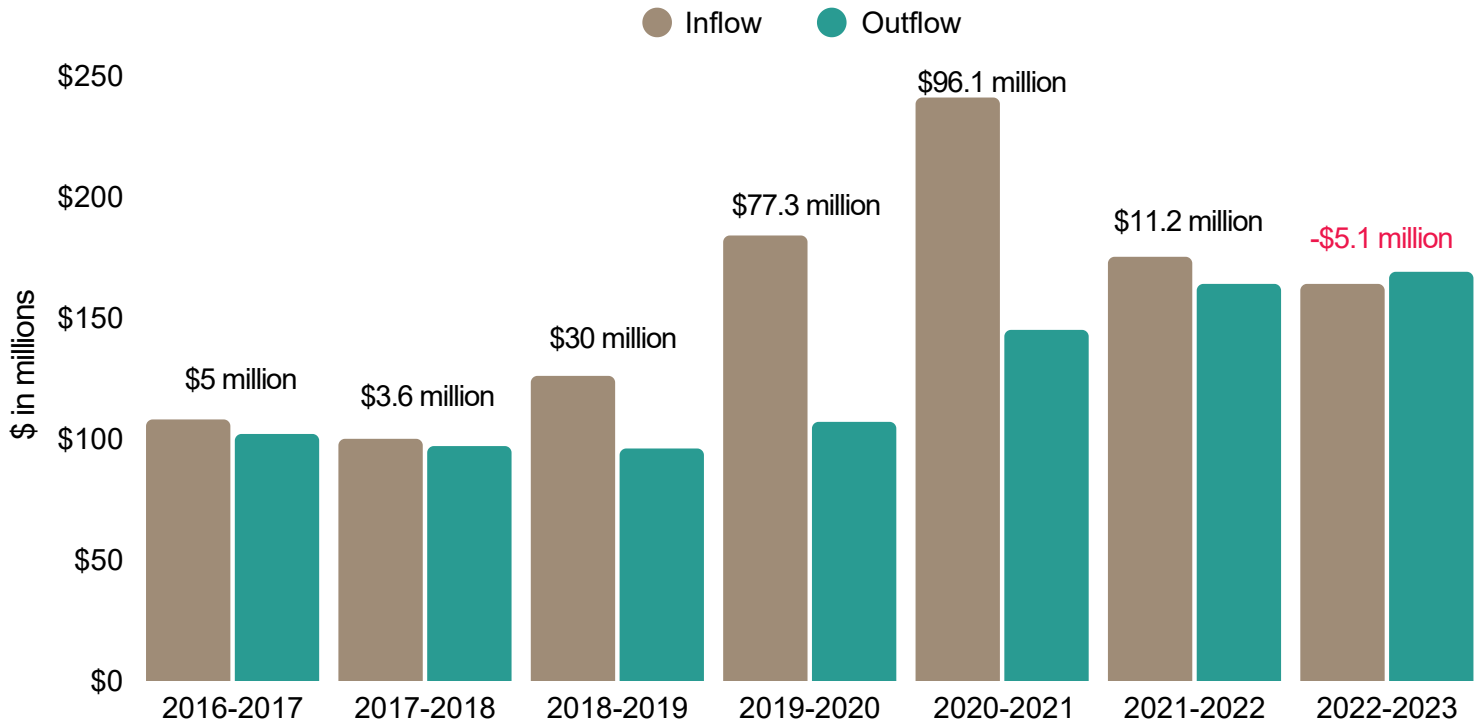
PUTNAM COUNTY



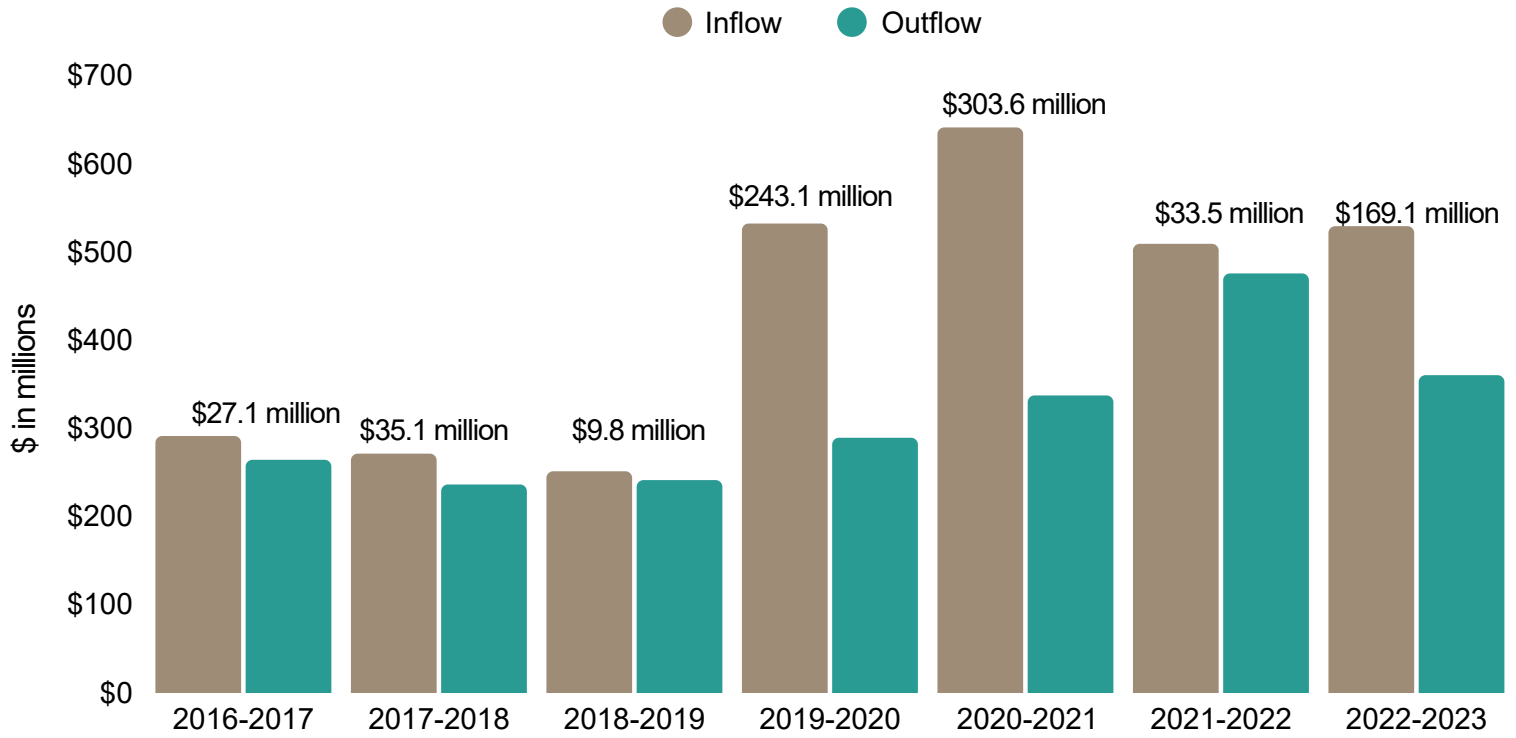
ROCKLAND COUNTY



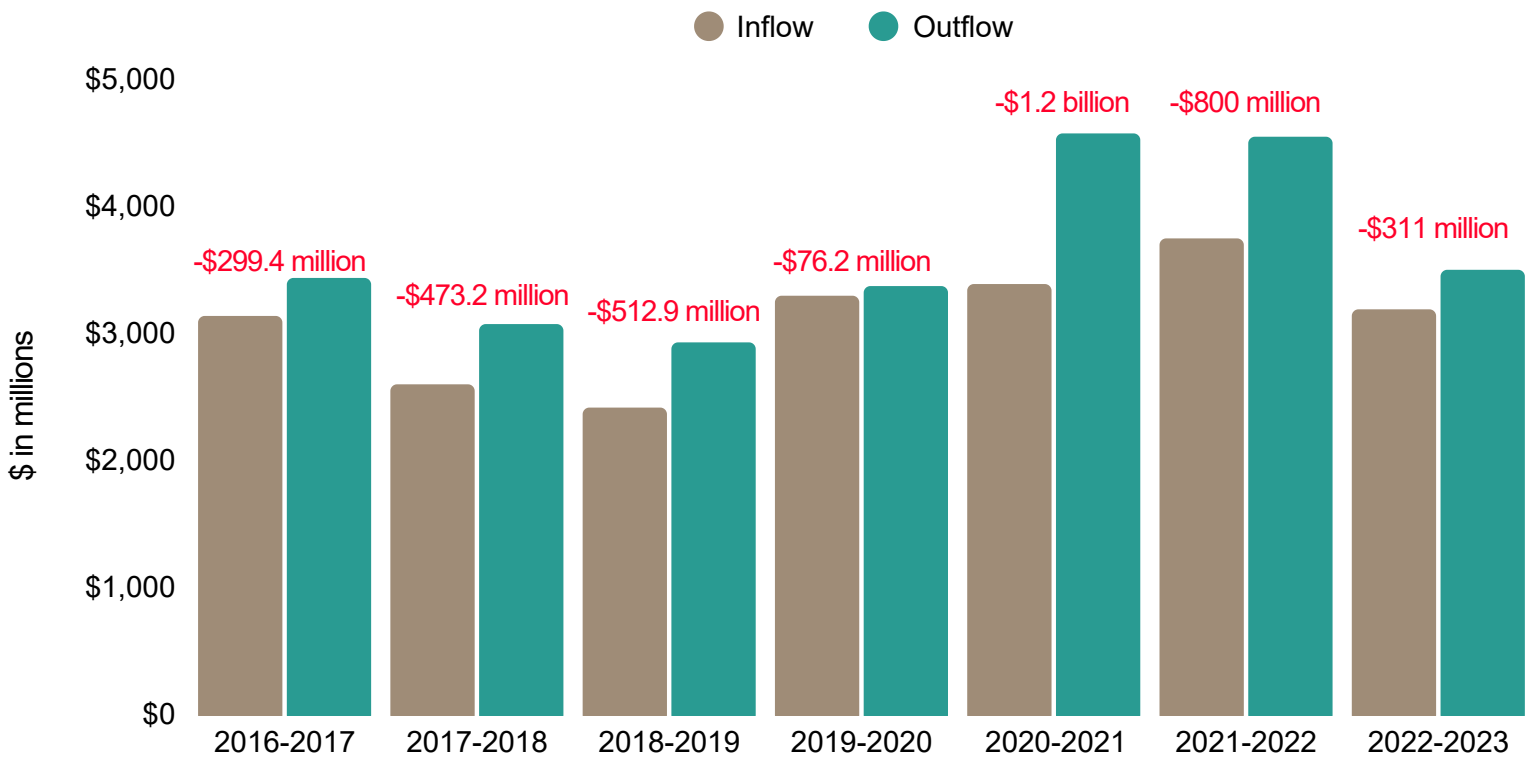
SULLIVAN COUNTY



ULSTER COUNTY



WESTCHESTER COUNTY



AVERAGE HOUSEHOLD INCOME FOR INFLOW AND OUTFLOW BY COUNTY AND YEAR

COUNTY	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-2023
COLUMBIA INFLOW	\$66,995	\$79,987	\$73,579	\$137,699	\$166,107	\$130,673	\$114,885
COLUMBIA OUTFLOW	\$57,400	\$62,039	\$71,741	\$70,173	\$68,812	\$119,728	\$95,936
DUTCHESS INFLOW	\$70,809	\$70,188	\$72,341	\$119,862	\$107,993	\$108,415	\$96,749
DUTCHESS OUTFLOW	\$67,432	\$64,850	\$71,178	\$74,846	\$90,369	\$93,544	\$85,187
GREENE INFLOW	\$59,355	\$62,201	\$56,821	\$89,949	\$96,507	\$93,650	\$76,017
GREENE OUTFLOW	\$53,221	\$48,979	\$58,386	\$52,454	\$57,141	\$73,143	\$83,830
ORANGE INFLOW	\$64,788	\$63,822	\$61,978	\$72,631	\$81,230	\$78,537	\$73,111
ORANGE OUTFLOW	\$61,712	\$62,744	\$70,419	\$67,009	\$77,643	\$77,137	\$76,244
PUTNAM INFLOW	\$79,574	\$81,500	\$95,668	\$97,751	\$110,670	\$109,205	\$96,775
PUTNAM OUTFLOW	\$92,615	\$81,202	\$86,355	\$90,554	\$93,777	\$104,683	\$106,860
ROCKLAND INFLOW	\$80,158	\$73,784	\$81,559	\$88,360	\$91,240	\$96,839	\$94,784
ROCKLAND OUTFLOW	\$87,776	\$88,425	\$92,675	\$105,443	\$101,569	\$114,691	\$106,601
SULLIVAN INFLOW	\$48,718	\$52,581	\$69,879	\$82,509	\$98,195	\$77,994	\$81,480
SULLIVAN OUTFLOW	\$48,964	\$54,229	\$53,377	\$55,857	\$71,066	\$72,985	\$79,791
ULSTER INFLOW	\$58,870	\$65,993	\$65,819	\$111,847	\$126,104	\$109,488	\$113,328
ULSTER OUTFLOW	\$53,033	\$58,709	\$61,297	\$69,852	\$76,844	\$98,916	\$79,598
WESTCHESTER INFLOW	\$127,325	\$125,494	\$121,508	\$146,361	\$147,655	\$169,980	\$145,007
WESTCHESTER OUTFLOW	\$125,244	\$136,625	\$133,389	\$138,515	\$172,691	\$166,993	\$135,356

HUDSON VALLEY PATTERN *for* PROGRESS

Hudson Valley Pattern for Progress is a nonprofit organization that provides objective research, planning and educational training throughout the region. Its work identifies civic challenges and promotes regional, equitable, and sustainable solutions to constantly improve the quality of life in Hudson Valley communities. Pattern develops its work upon a considerable foundation of facts and experience, without political aims or affiliations.

Pattern was founded in 1965 by the region's academic, business, and nonprofit leaders. Our work focuses on housing, community and urban planning, downtown revitalization, infrastructure, transportation, demographic change, and more. We serve the counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

Pattern's independent research, including *Moving In, Moving Out*, is supported by our members. Become a member today and support our mission to provide thorough, objective, accurate research on civic issues that affect our quality of life in the Hudson Valley.

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