



Moving In, Moving Out:

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

2024

HUDSON VALLEY
PATTERN
for
PROGRESS

INTRODUCTION

New data from the federal government show that the Hudson Valley lost more people to domestic migration than it gained in 2021, a transition year that included the first expansive rollout of Covid-19 vaccines, the end of many mask mandates, and a record number of home sales throughout our region.

As the pandemic cooled and people tip-toed back toward normality, the Hudson Valley experienced some of its worst population losses due to migration in the past 25 years. The region lost a net of 12,257 people who moved to other counties and states in 2021. It was the region's biggest loss since 2005, a year that saw thousands move from the Hudson Valley to New York City as part of a post-9/11 return to the metropolitan area.

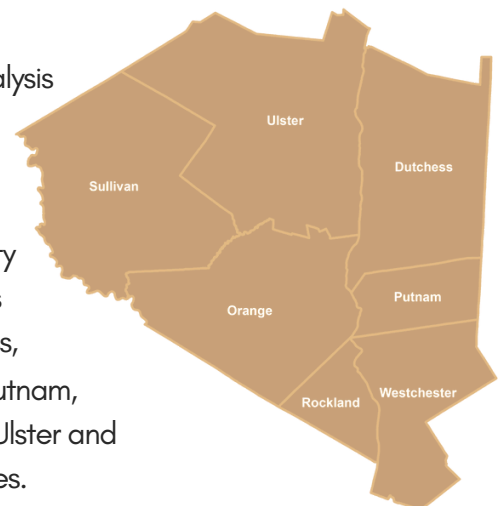
The loss of 12,257 people might not be felt in a region of more than 2 million, but the cumulative losses are becoming more statistically significant for the Hudson Valley. From 1996–2021, the region lost a net of 146,763 people to outward migration, a number that represents about 5% of our total population. Previous studies by Pattern have found that three demographic factors – outward migration, declining birth rates, and a growing wave of retirements among the baby boomer generation – are exerting significant stress on our regional workforce.

The ongoing loss of people from the Hudson Valley reflects a broader trend in New York. Federal data show that New York lost a net of 224,781 people to migration in 2021. People who left the state that year represented approximately \$14.2 billion in adjusted gross incomes. The New York State Comptroller's Office recently issued a report that warned the steady loss of incomes, and loss of associated payroll taxes, could strain the state budget in coming years.

Data in this report were released by the U.S. Internal Revenue Service (IRS) on June 28, 2024. 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 mostly in 2021, along with some from 2022. Therefore, these data show migration during an important transition in the Covid-19 pandemic. Vaccines were being administered in huge numbers for the first time. Mask mandates and remote learning were in effect during the start of this year, but they were lifted in many places by the end of the year. It is a year that also saw 30,670 home purchases in the Hudson Valley, a modern-day record that surpassed the next highest year by almost 3,000 transactions. The voracious demand for real estate caused home prices to skyrocket, as people moving in often paid more than the asking prices for homes. In turn, many local families sold their homes for a large profit and moved elsewhere. This year also saw the broad adoption of remote work, allowing a new cohort of people to live and work in the region, even if their jobs were located elsewhere.

Pattern's region 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.



INTRODUCTION

KEY TAKEAWAYS

- **The nine-county region gained 97,753 people and lost 110,010 people due to migration in 2021-2022, for a net loss of 12,257 people.** This represented the greatest loss of people to domestic migration since 2005, when the Hudson Valley lost 12,969 as part of a post-9/11 return to New York City. Every county in the region, except Putnam County, lost people to migration in the latest data. Putnam saw a net gain of 25 people. The loss of people from practically every county marked a return to pre-pandemic trends. The heart of the pandemic had created a regional divide in which counties north of Interstate 84 were gaining people from migration, and those counties south of the interstate were generally losing population to migration.
- **A wave of people continued to move into the Hudson Valley from New York City.** The latest IRS data show that a total of 38,700 people moved into the region from New York City, while 15,777 people left our region for the five boroughs. This represented a net inflow of 22,923 people from New York City. While still a substantial number, the net inflow was smaller than the previous two years, which both saw more than 30,000 people move in from New York City. Although the IRS data do not allow us to aggregate migration across reporting years, it is fair to say that approximately 80,000 people from New York City moved into the Hudson Valley from 2019-2021.
- **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 might be steadily growing. A net total of 13,760 people moved just over the border to live in adjacent states in 2021, compared to 12,841 the previous year. 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.
- **The data continue to indicate that climate refugees from the West are likely moving into the Hudson Valley.** The most obvious evidence comes from the number of people moving into our region from Los Angeles County, California. A total of 1,877 people moved across the country from Los Angeles County to be our neighbors in the region from 2018-2021. Although some might be coming to participate in the growing TV and film industry in our region, Pattern has encountered many who moved from California during that time because they were concerned about water restrictions and wildfires. The IRS data also show smaller numbers of people moving into the Hudson Valley from water-stressed counties in Arizona and Texas. These data are worth monitoring, as many scientists and demographers have predicted that climate change might drive people to move into water-rich regions, like the Hudson Valley, as they leave more arid portions of the country.

INTRODUCTION

- **Five of our nine counties gained income from migration, even though they lost people.** As Pattern explained in its recent report *Money Migration*, the people who migrated into counties north of Interstate 84 also brought much larger incomes than the people who left those counties. Columbia County was the most significant example. Data from 2020 showed that households moving into Columbia brought an average income of \$166,107, while households that left the county earned an average of \$68,812. These data are irrefutable evidence of gentrification for some of our most rural towns and small cities. The latest IRS data show that these trends continued but with narrower margins. In 2021, the counties of Columbia, Dutchess, Greene, Sullivan and Ulster all gained adjusted gross income from migration even though they lost people. That means the households moving into these counties brought incomes that were higher than households that moved out. However, the income gap between arriving and departing households narrowed significantly in every county. For example, the new data found that households moving into Columbia County brought an average income of \$130,673, while those who left earned an average of \$119,728. That is a gap of approximately \$11,000 compared to a gap of \$98,000 the previous year. Ulster County saw a similar trend. In 2020, people moving into Ulster County made \$50,000 more than those who left; but in 2021 households arriving in Ulster made \$11,000 more than those who moved out. This trend raises a lot of questions about our workforce, regional affordability, housing inflation, and the long-term effects of remote work.

Regional Migration by the Numbers...

- **97,753** people moved into the region
- **110,010** people moved out of the region
- The Hudson Valley lost a net of **12,257** people to migration in the 2021-2022 reporting period
- The Hudson Valley lost a net of **146,763** people to migration from 1996-2021
- A net total of **13,760** people moved from the Hudson Valley to neighboring counties in neighboring states
- A net total of **22,923** people moved into our region from New York City
- A total of **1,179** people from Los Angeles County have moved into the Hudson Valley from 2018-2021
- The Hudson Valley lost a net of **\$1.1 billion** in adjusted gross incomes due to outward migration

INTRODUCTION

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 26 years except one. That loss of population has resulted in approximately 45,000 fewer children in our public schools, which has forced districts to close more than 40 school buildings across our region since 2005. The latest data from the U.S. Census Bureau show that there are roughly 27,000 fewer children under the age of 14 living in our region now compared to 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 almost 100,000 people. These workforce and youth trends indicate that our labor pool is likely to shrink by at least 125,000 people in the next 10-20 years, a troubling trend that could be exacerbated if outward migration persists.

The latest batches of migration data raise significant questions for the region.

What effect will remote work have on migration in the Hudson Valley?

The data in this report show that households moving into the Hudson Valley are bringing higher incomes than those moving out. Remote work has allowed a segment of the workforce to keep its metro-area jobs while moving into the Hudson Valley. Even if these workers must report to the office once or twice a week, remote work makes the Hudson Valley a more viable, attractive, and affordable place for those who combine New York City salaries with upstate housing costs. This could allow more people to move into the region and stay here longer, but only time (and more data) will tell.

Does migration spell trouble for Albany?

Payroll tax represents a huge portion of the revenue that fills state coffers for the budget each year. As more people leave New York and bring their salaries elsewhere – and federal aid from the pandemic expires – many believe that our state could face some of its toughest budget seasons in recent memory. This could mean significant cuts to programs, new taxes and fees, and more. In any case, the loss of people and income will put pressure on Albany to solve a more difficult puzzle of revenues and expenses.

INTRODUCTION

How will migration affect housing availability and cost?

The Hudson Valley is suffering through a crisis of housing availability and affordability. Migration has worsened this crisis. Pandemic-driven migration into our region increased the already-high demand for housing. It also inflated the cost of homeownership as buyers paid more than the asking price. Realtors and banks say that approximately 20% of home purchases in the Hudson Valley during the heart of the pandemic were all-cash transactions. These trends have broad ramifications. Homeownership is now unaffordable for most Hudson Valley households because prices increased more and faster than wages. That has put additional stress on our limited rental stock. Our inadequate pace of development has not kept up with demand. Migration patterns in the near future could worsen these problems or help to alleviate them.

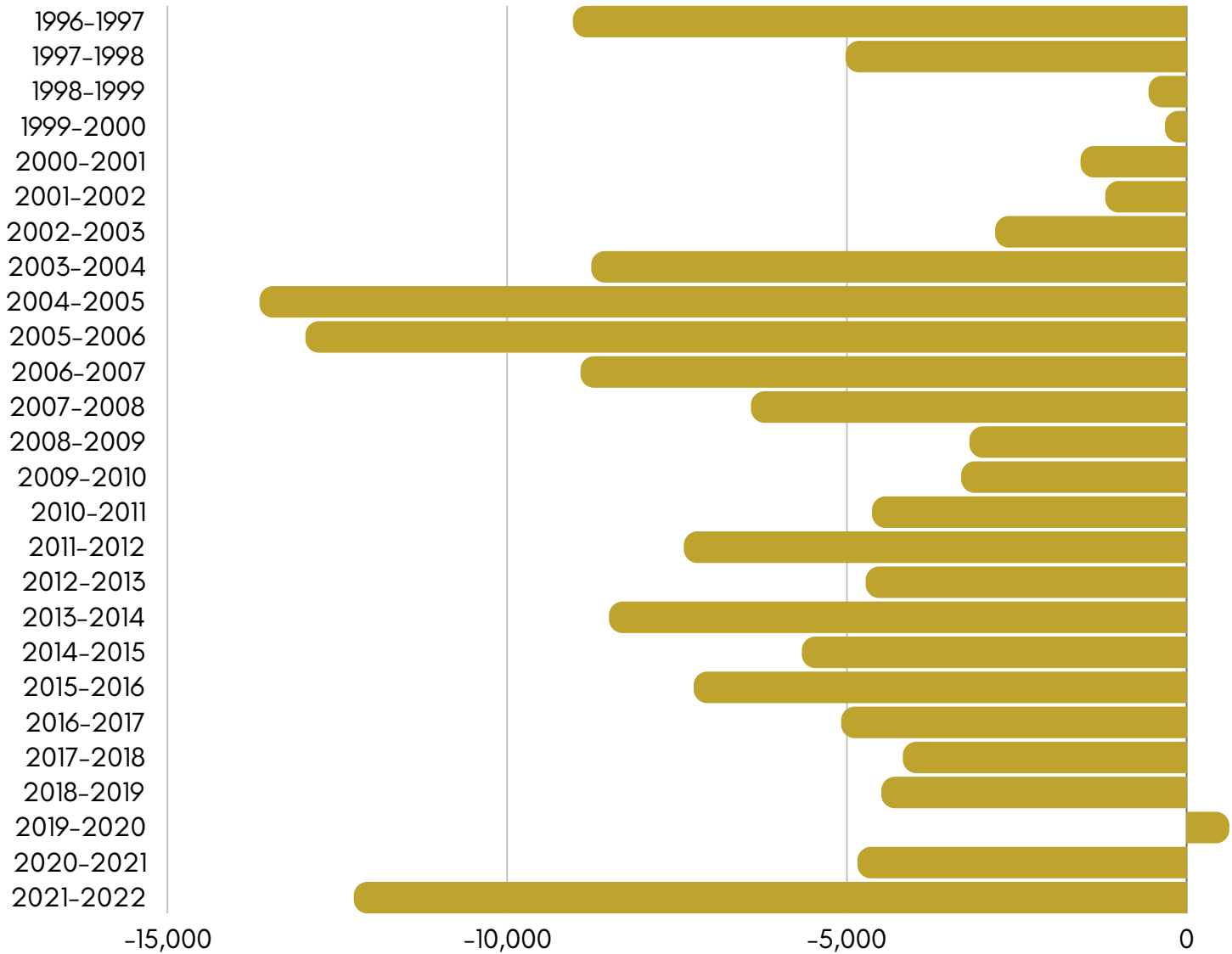
How will future migration affect our workforce?

Migration might affect the quantity and composition of our workforce. Employers in the Hudson Valley are already feeling the effects of workforce shortages. All kinds of industry sectors – from healthcare to hospitality – are struggling to find enough employees. Losing thousands of people each year to outward migration will exacerbate the problem. We also must think about the composition of the workforce. In other words, who is moving in and who is moving out? The current data do not tell us explicitly, but income data provide some hints. The Mid-Hudson Valley is tending to lose households making between \$55,000–\$75,000 per year, while migration has attracted households making more than \$95,000 per year to those same counties. This likely means that migration is causing us to lose a proportion of our blue-collar workforce in exchange for white-collar employees, service workers for knowledge workers. This change could strain certain industry sectors that rely on lower-wage workers who cannot afford to stay.

The following pages show how the most recent trends in migration have affected each county, and the region as a whole.



INTRODUCTION



The chart above shows the net migration into and out of the Hudson Valley from 1996 until 2021. These data are from the Internal Revenue Service. They are also used for the county-by-county analyses in this report.

On a net basis, the Hudson Valley has been losing residents every year since 1996. The only exception was in 2019-2020, the year that 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 **146,763** people to migration over the past 26 years.

Other research reports published by Pattern have found that this consistent outward migration is having a deleterious effect on the Hudson Valley. It is causing workforce shortages, school closures, and exacerbating the aging of the region.

The people leaving our region are, in general, moving to three places. Those who stayed in New York were tending to move to New York City or the Capital District. Those leaving the state can generally be split into two subsets. One subset has moved to bordering counties in Connecticut, Massachusetts, New Jersey, and Pennsylvania, where property taxes are approximately 30-60 percent less than ours. The second subset has been moving to the South, predominantly to Florida, North Carolina, and South Carolina, where the find lower taxes and a less expensive standard of living.

*Note: The dates on this chart are for the tax filing years, which represent migration from the previous year. For example 2021-2022 actually represents movement that happened in 2020 and 2021.

REGIONAL MIGRATION TRENDS

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 Outflow 2020-2021*		
County	State	Number of People
NYC Counties	NY	14,632
Fairfield County	CT	7,252
Bergen County	NJ	2,635
Palm Beach County	FL	1,870
Long Island Counties	NY	1,661
New Haven County	CT	1,154
Albany County	NY	1,059
Hudson County	NJ	651
Horry County	SC	621
Broward County	FL	616

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
Cook County	IL	185

Hudson Valley Inflow 2020-2021*		
County	State	Number of People
NYC Counties	NY	45,890
Long Island Counties	NY	3,040
Fairfield County	CT	2,237
Bergen County	NJ	1,563
Hudson County	NJ	1,182
Los Angeles County	CA	609
Albany County	NY	558
Palm Beach County	FL	426
Essex County	NJ	352
Passaic County	NJ	295

HV-NYC DATA

People migrate in large numbers between the Hudson Valley and New York City every year.

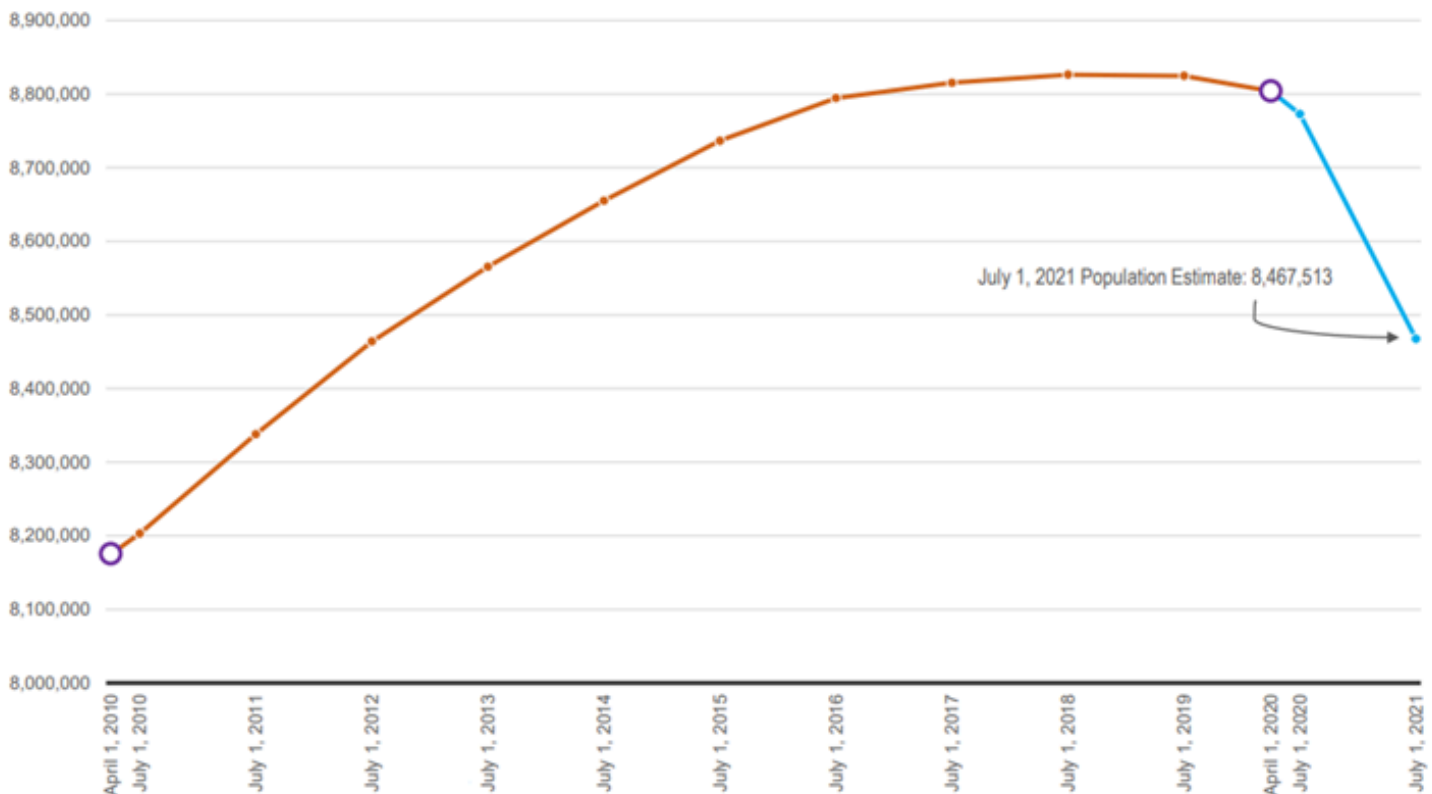
The chart on this page shows that migration in the 2021-2022 reporting period resulted in net gains for the Hudson Valley. The data show the inflow of people from New York City, the outflow to the city, and the net gains that each of our counties made during 2020-2021.

The line chart below shows the population of New York City over the past decade. The city's population grew for nearly the entire decade, largely because of birth rates, longer life expectancies, and international migration into the city.

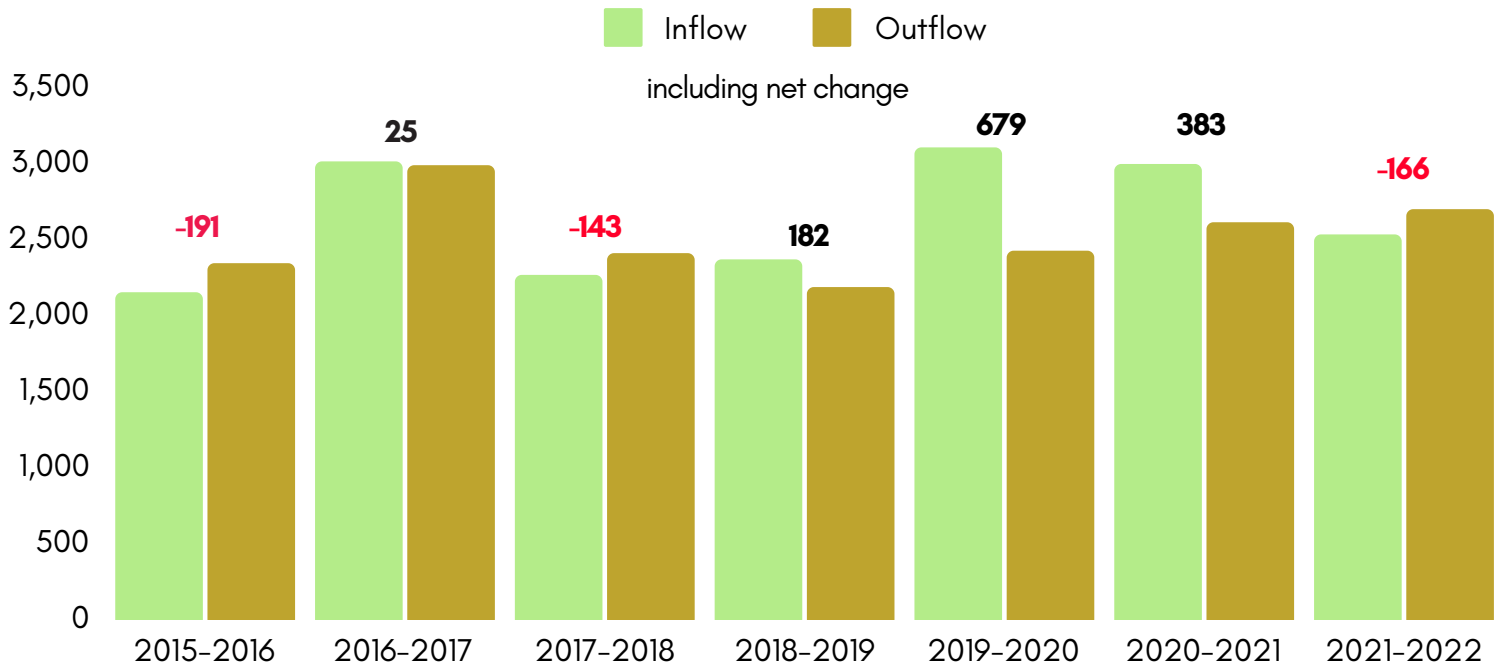
An analysis by the New York City Planning Department, however, shows significant net losses of population during the pandemic. This was driven by domestic migration out of the city, fewer births and more deaths than usual.

Hudson Valley/NYC Migration			
County	Inflow from NYC	Outflow to NYC	Net Total
Columbia	629	318	311
Dutchess	2,740	1,085	1,655
Greene	373	208	165
Orange	5,886	1,655	4,231
Putnam	1,247	428	819
Rockland	4,320	1,239	3,081
Sullivan	1,233	637	596
Ulster	1,674	732	942
Westchester	20,598	9,475	11,123
HV Total	38,700	15,777	22,923

The Hudson Valley gained a net of **31,284** new residents from New York City during 2020, and a net of **22,923** in 2021.



COLUMBIA



Columbia County Outflow		
County	State	Number of People
Rensselaer County	NY	331
Albany County	NY	230
NYC Counties	NY	318
Berkshire County	MA	76
Saratoga County	NY	77
Schenectady County	NY	47

Columbia County Inflow		
County	State	Number of People
NYC Counties	NY	629
Rensselaer County	NY	197
Albany County	NY	102
Berkshire County	MA	63
Saratoga County	NY	47
Long Island Counties	NY	44
Los Angeles County	CA	33

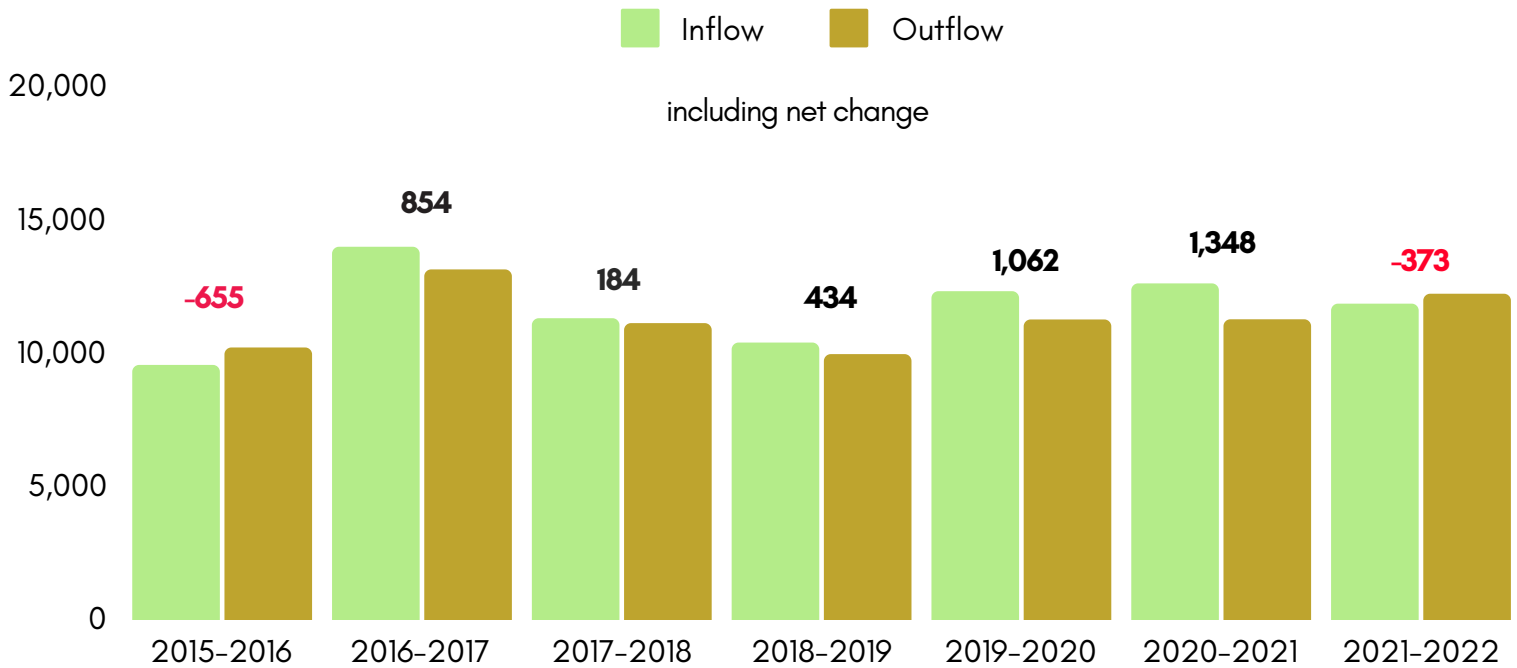
Guide to county-by-county data: Each county in the pages that follow will include a bar chart and two lists. The bar chart shows the inflow and outflow for that county for each of the past seven years reported by the IRS, with a net calculation at the top of each year. The lists show the counties and 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 2021-2022 actually represents movement that happened in 2020 and 2021.

* Note: Counties are not included when the migration to/from them is fewer than 20 people.

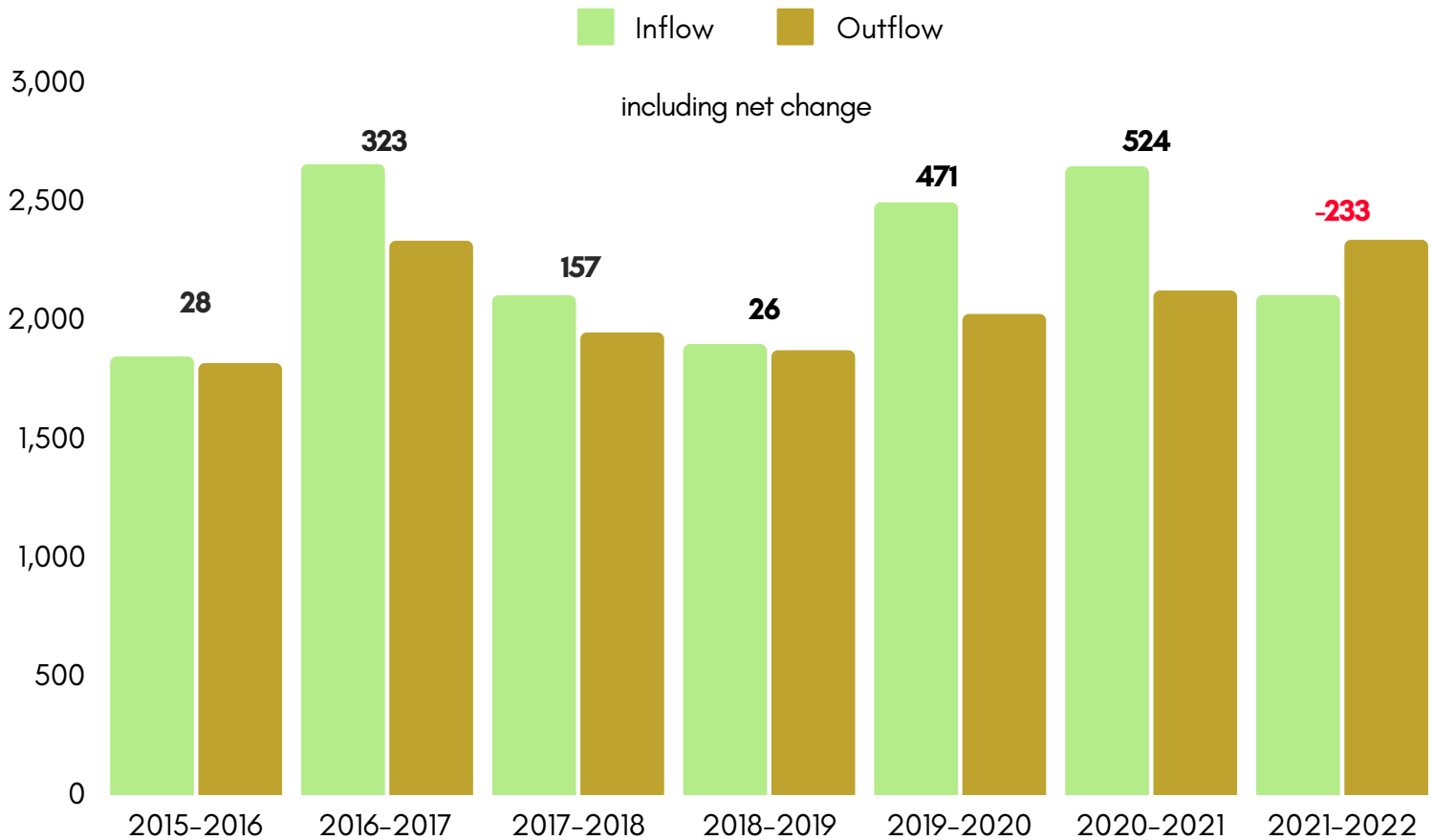
DUTCHESS



Dutchess County Outflow		
County	State	Number of People
NYC Counties	NY	1,085
Western Connecticut Planning Region	CT	357
Horry County	SC	223
Albany County	NY	162
Suffolk County	NY	115
Palm Beach County	FL	132
Northwest Hills Planning Region	CT	117
Saratoga County	NY	106
Mecklenburg County	NC	95
Los Angeles County	CA	64

Dutchess County Inflow		
County	State	Number of People
NYC Counties	NY	2,740
Long Island Counties	NY	345
Western Connecticut Planning Region	CT	225
Albany County	NY	94
Los Angeles County	CA	88
Hudson County	NJ	82
Bergen County	NJ	77
Northwest Hills Planning Region	CT	69
Palm Beach County	FL	44
Maricopa County	FL	52

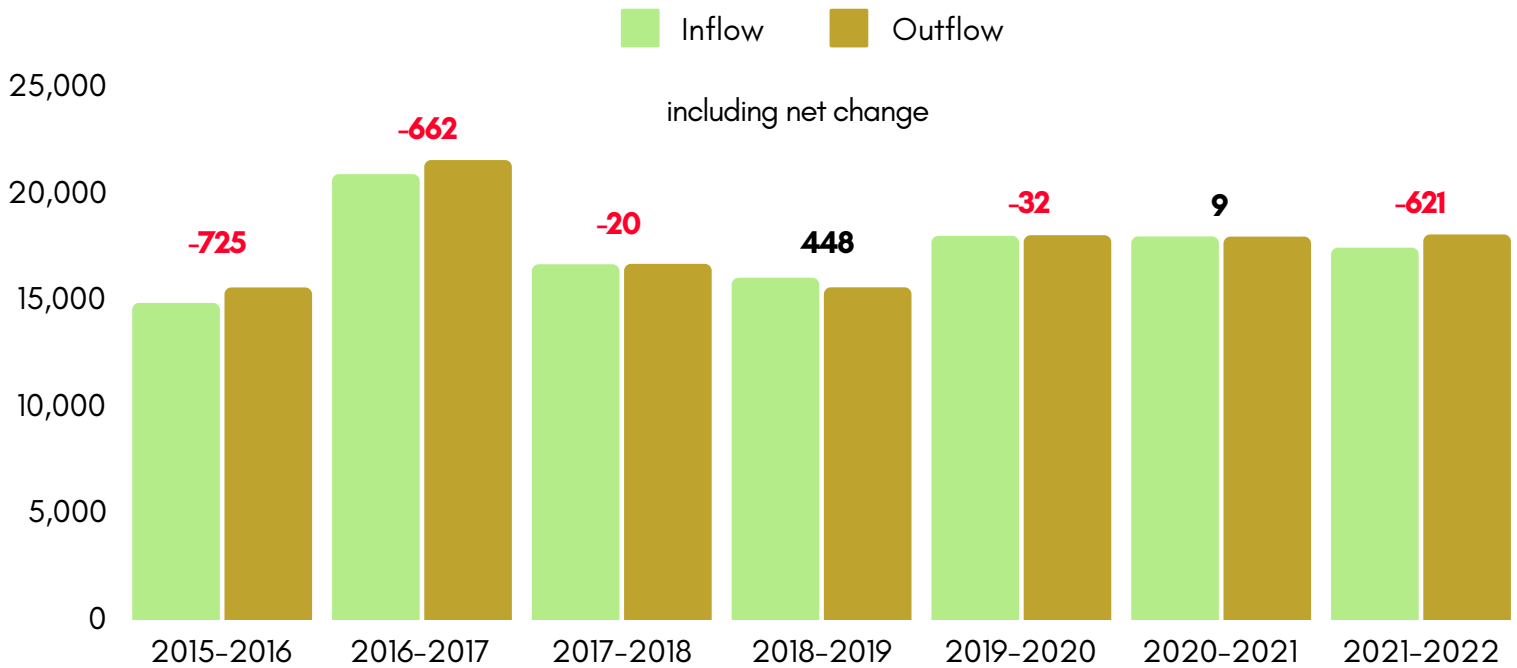
GREENE



Greene County Outflow		
County	State	Number of People
Albany County	NY	401
NYC Counties	NY	208
Rensselaer County	NY	101
Schoharie County	NY	67
Saratoga County	NY	46
Schenectady County	NY	33
Nassau County	NY	31

Greene County Inflow		
County	State	Number of People
Albany County	NY	211
NYC Counties	NY	373
Long Island Counties	NY	106
Rensselaer County	NY	66

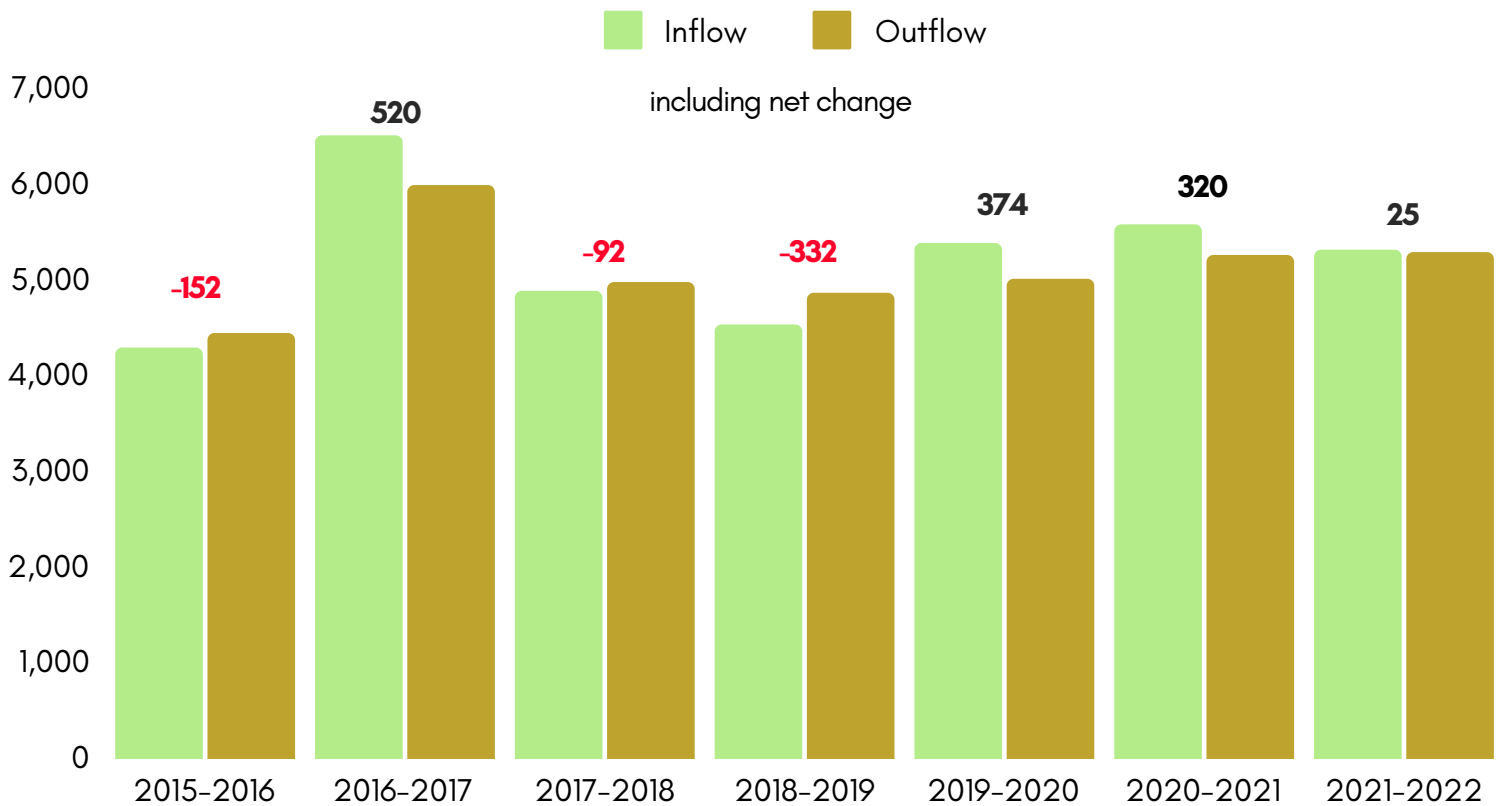
ORANGE



Orange County Outflow		
County	State	Number of People
NYC Counties	NY	1,601
Pike County	PA	557
BergenCounty	NJ	401
Horry County	SC	327
Sussex County	NJ	234
Palm Beach County	FL	180
Hillsborough County	FL	154
Albany County	NY	147
Suffolk County	NY	144
Hudson County	NJ	135
Passaic County	NJ	132
Maricopa County	FL	104

Orange County Inflow		
County	State	Number of People
NYC Counties	NY	5,886
Long Island Counties	NY	473
Bergen County	NJ	292
Passaic County	NJ	174
Sussex County	NJ	131
Pike County	PA	144
Hudson County	NJ	138
Albany County	NY	84
Essex County	NJ	69
Los Angeles County	CA	65

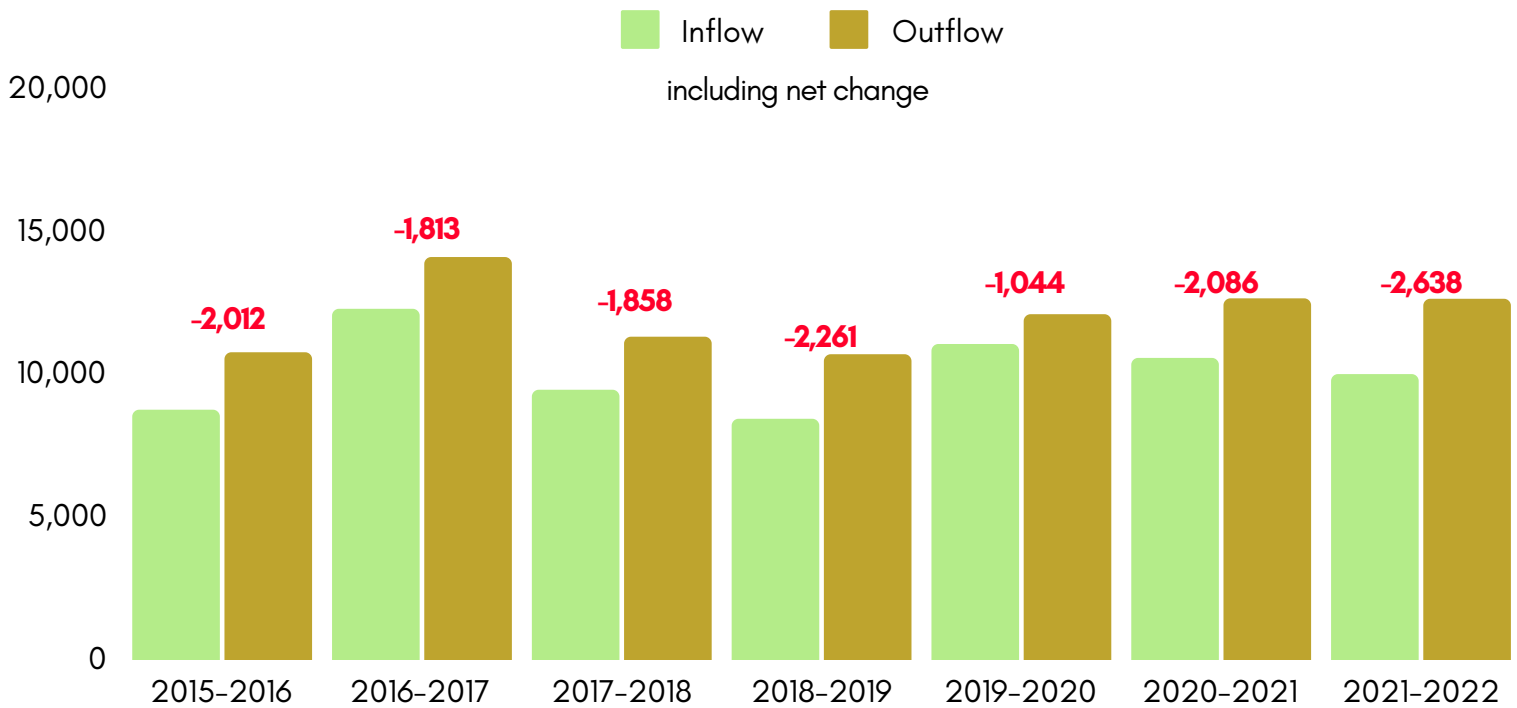
PUTNAM



Putnam County Outflow		
County	State	Number of People
NYC Counties	NY	4,128
Western Connecticut Planning Region	CT	593
Long Island Counties	NY	68
Palm Beach County	FL	85
Naugatuck Valley Planning Region	CT	68
Horry County	SC	50
Broward County	FL	41
Los Angeles County	CA	33

Putnam County Inflow		
County	State	Number of People
NYC Counties	NY	1,247
Western Connecticut Planning Region	CT	229
Long Island Counties	NY	116

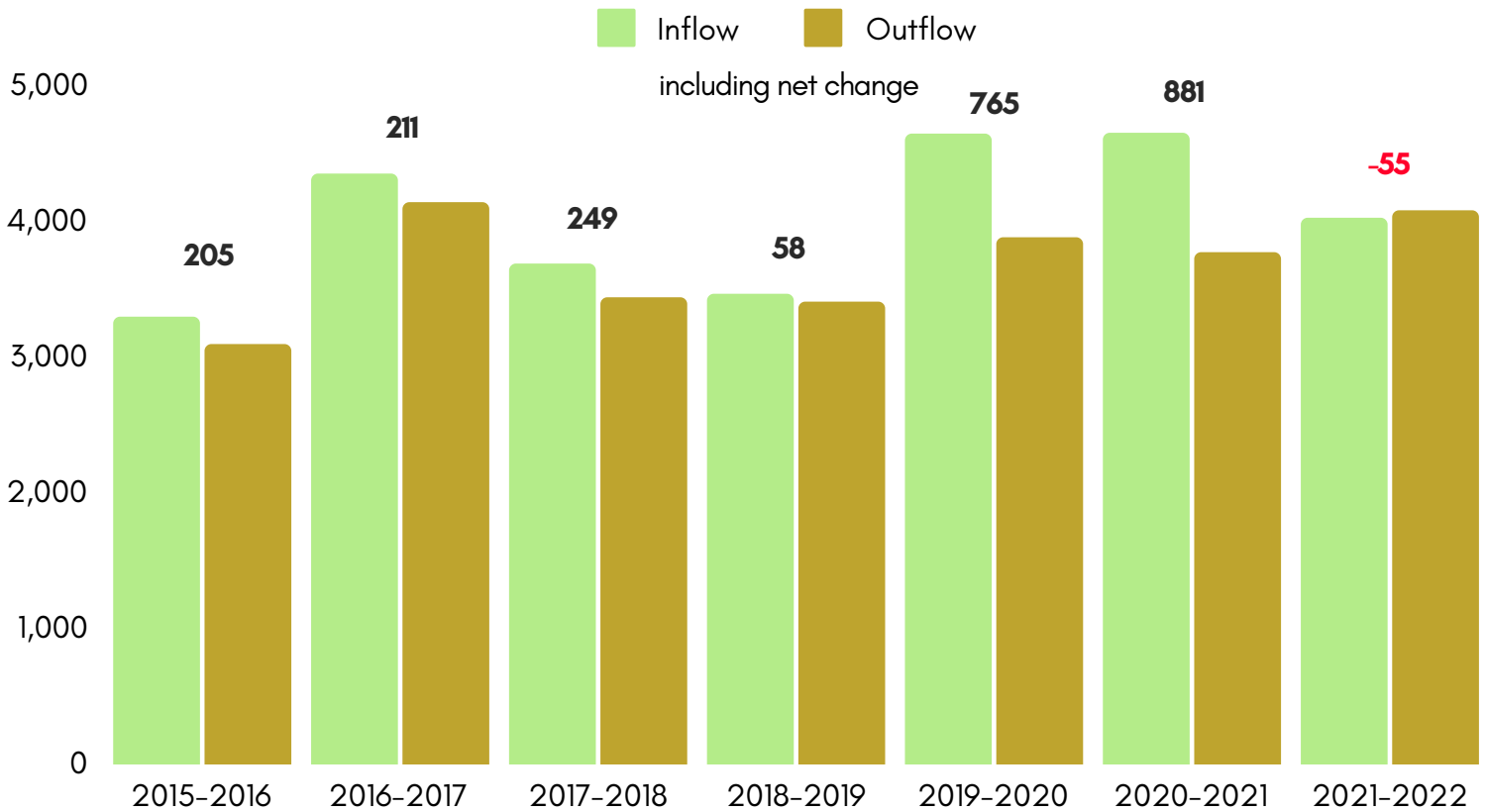
ROCKLAND



Rockland County Outflow		
County	State	Number of People
Bergen County	NY	1,309
NYC Counties	NY	1,239
Palm Beach County	FL	347
Ocean County	NJ	318
Hudson County	NJ	212
Passaic County	NJ	213
Western Connecticut Planning Region	CT	181
Broward County	FL	181
Essex County	NJ	152

Rockland County Inflow		
County	State	Number of People
NYC Counties	NY	4,320
Bergen County	NJ	637
Long Island Counties	NY	267
Ocean County	NJ	200
Hudson County	NJ	133
Passaic County	NJ	127
Essex County	NJ	86
Palm Beach County	FL	78
Western Connecticut Planning Region	CT	70
Los Angeles County	CA	59
Middlesex County	NJ	52

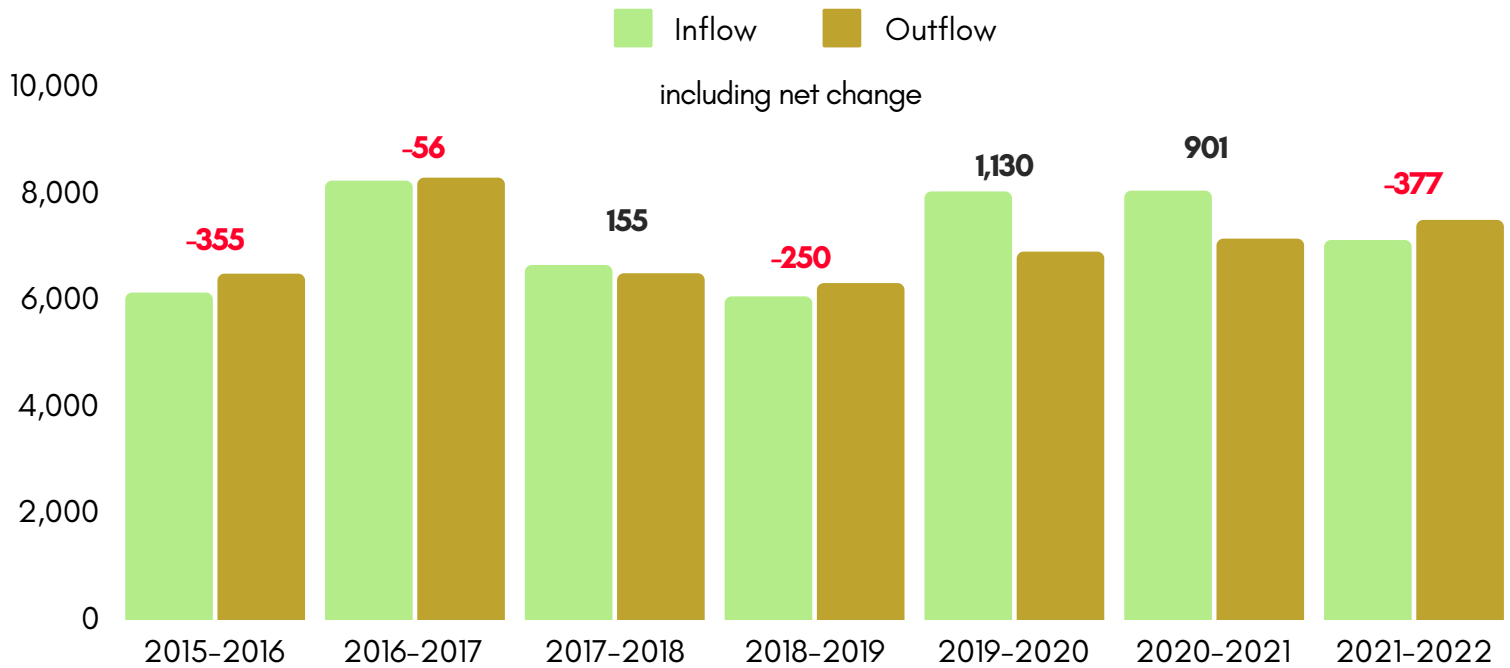
SULLIVAN



Sullivan County Outflow		
County	State	Number of People
NYC Counties	NY	637
Pike County	PA	103
Horry County	SC	53
Delaware County	NY	46
Wayne County	PA	46
Puerto Rico	US Territory	34

Sullivan County Inflow		
County	State	Number of People
NYC Counties	NY	1,233
Long Island Counties	NY	146
Hudson County	NJ	47
Pike County	PA	39
Bergen County	NJ	36
Delaware County	NY	30
Wayne County	PA	33

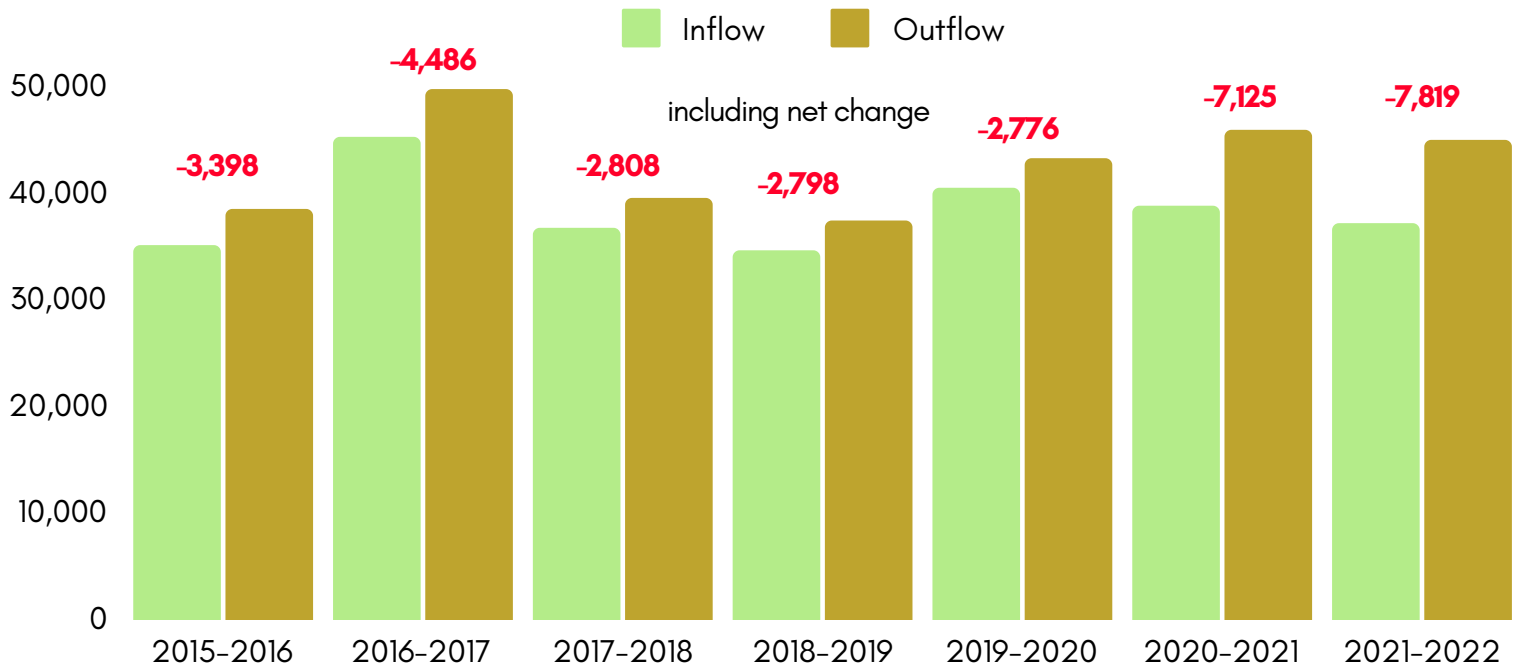
ULSTER



Ulster County Outflow		
County	State	Number of People
NYC Counties	NY	732
Albany County	NY	214
Long Island Counties	NY	118
Rensselaer County	NY	82
Horry County	SC	81
Palm Beach County	FL	63
Saratoga County	NY	61
Schenectady County	NY	59
Los Angeles County	CA	48

Ulster County Inflow		
County	State	Number of People
NYC Counties	NY	1,674
Long Island Counties	NY	251
Albany County	NY	89
Los Angeles County	CA	76
Bergen County	NJ	65
Hudson County	NJ	64
Delaware County	NY	50
Western Connecticut Planning Region	CT	36
Philadelphia County	PA	33
Saratoga County	NY	27
Rensselaer County	NY	24
Onondaga County	NY	23

WESTCHESTER



Westchester County Outflow		
County	State	Number of People
NYC Counties	NY	9,475
Western Connecticut Planning Region	CT	4,364
Long Island Counties	NY	1,105
Greater Bridgeport Planning Region	CT	930
Palm Beach County	FL	885
Bergen County	NJ	787
Naugatuck Valley Planning Region	CT	722
Broward County	FL	497
Hudson County	NJ	464
Los Angeles County	CA	397

Westchester County Inflow		
County	State	Number of People
NYC Counties	NY	20,598
Western Connecticut Planning Region	CT	1,502
Long Island Counties	NY	1,436
Hudson County	NJ	553
Bergen County	NJ	456
Los Angeles County	CA	377
Palm Beach County	FL	268
Greater Bridgeport Planning Region	CT	240
Cook County	IL	185
Middlesex County	NJ	180
South Central Connecticut Planning Region	CT	149

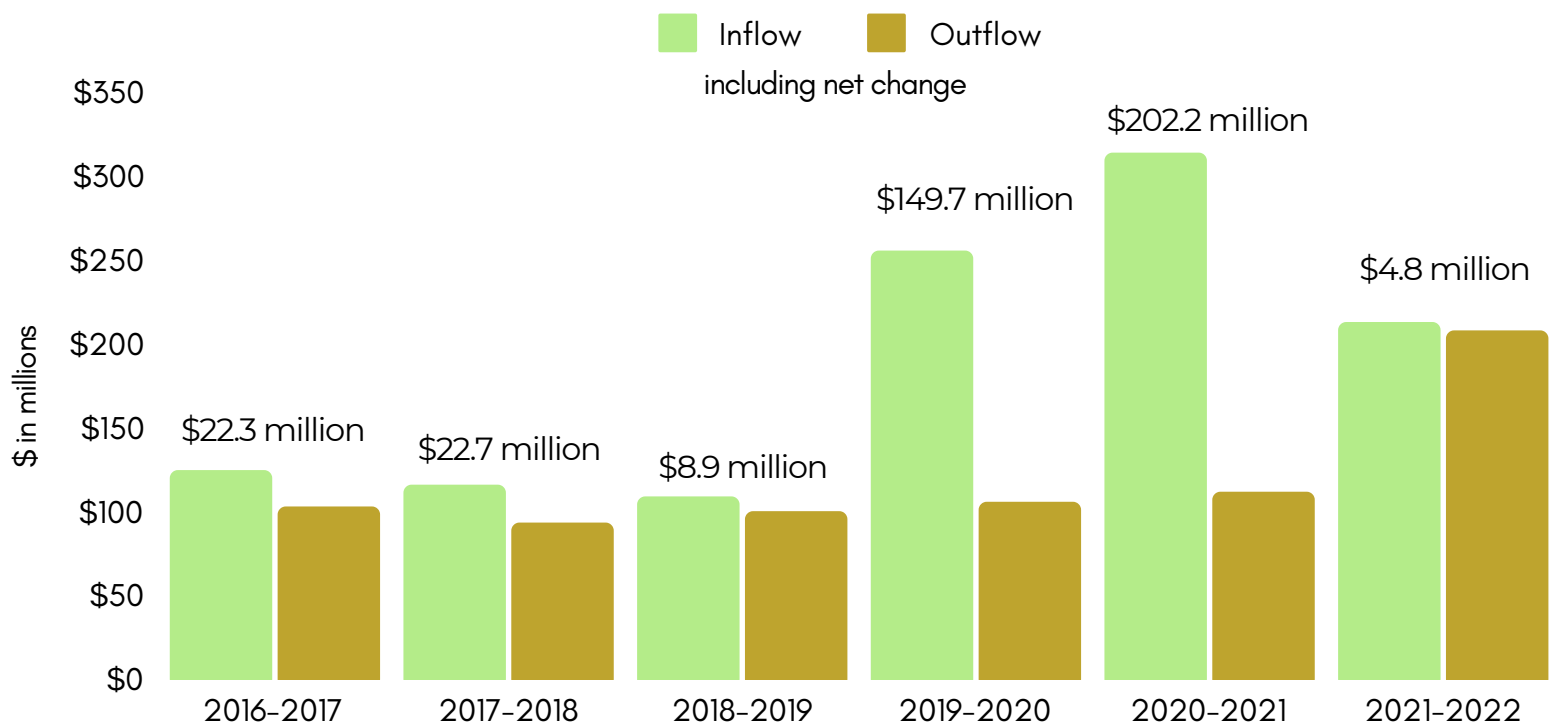
INCOME MIGRATION

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.

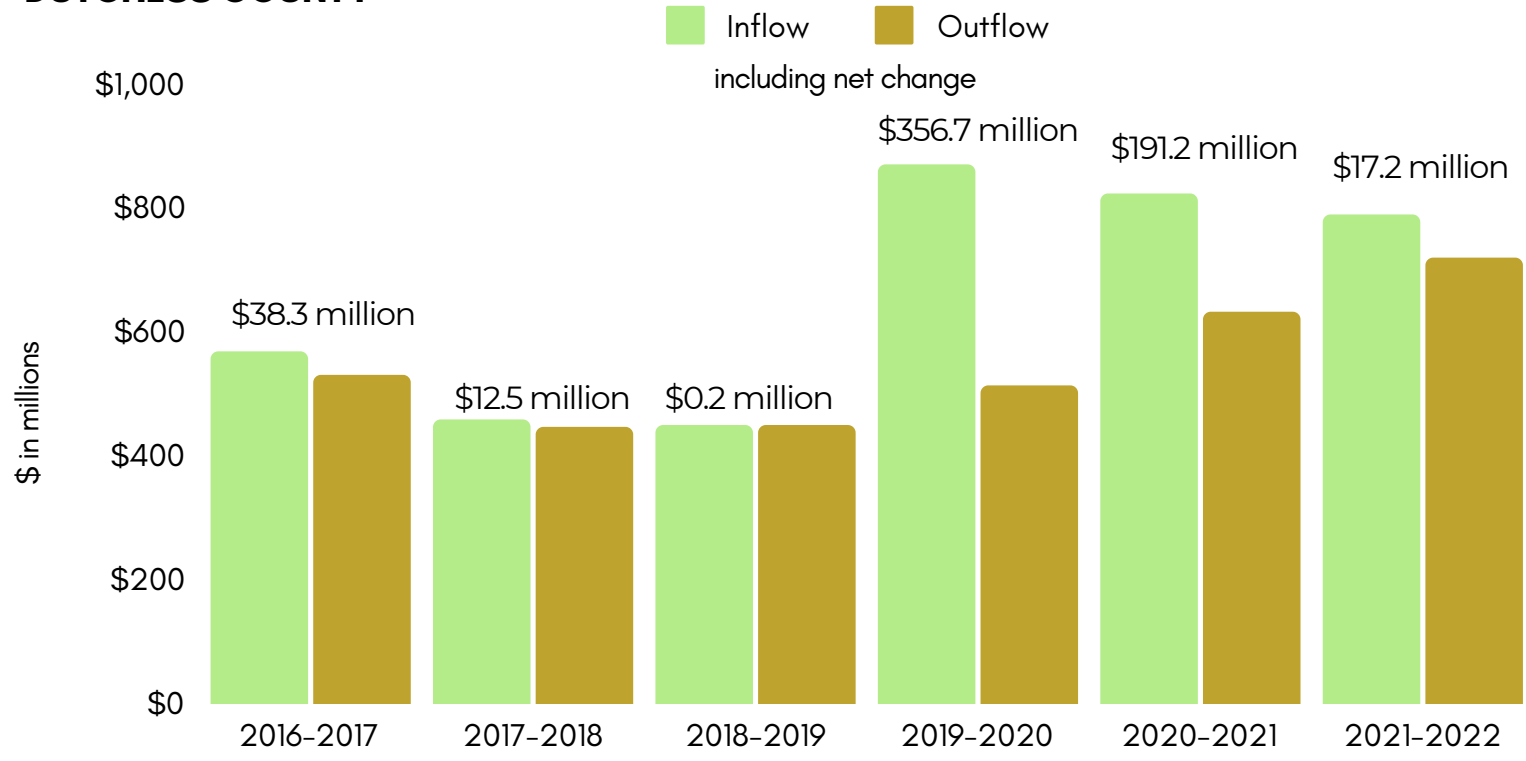
Examining the aggregate change in AGI due to migration can help the region understand changes in the geographic distribution of wealth over time and people – and their incomes – move around.

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 help us understand the income differences between in-migration and out-migration households.

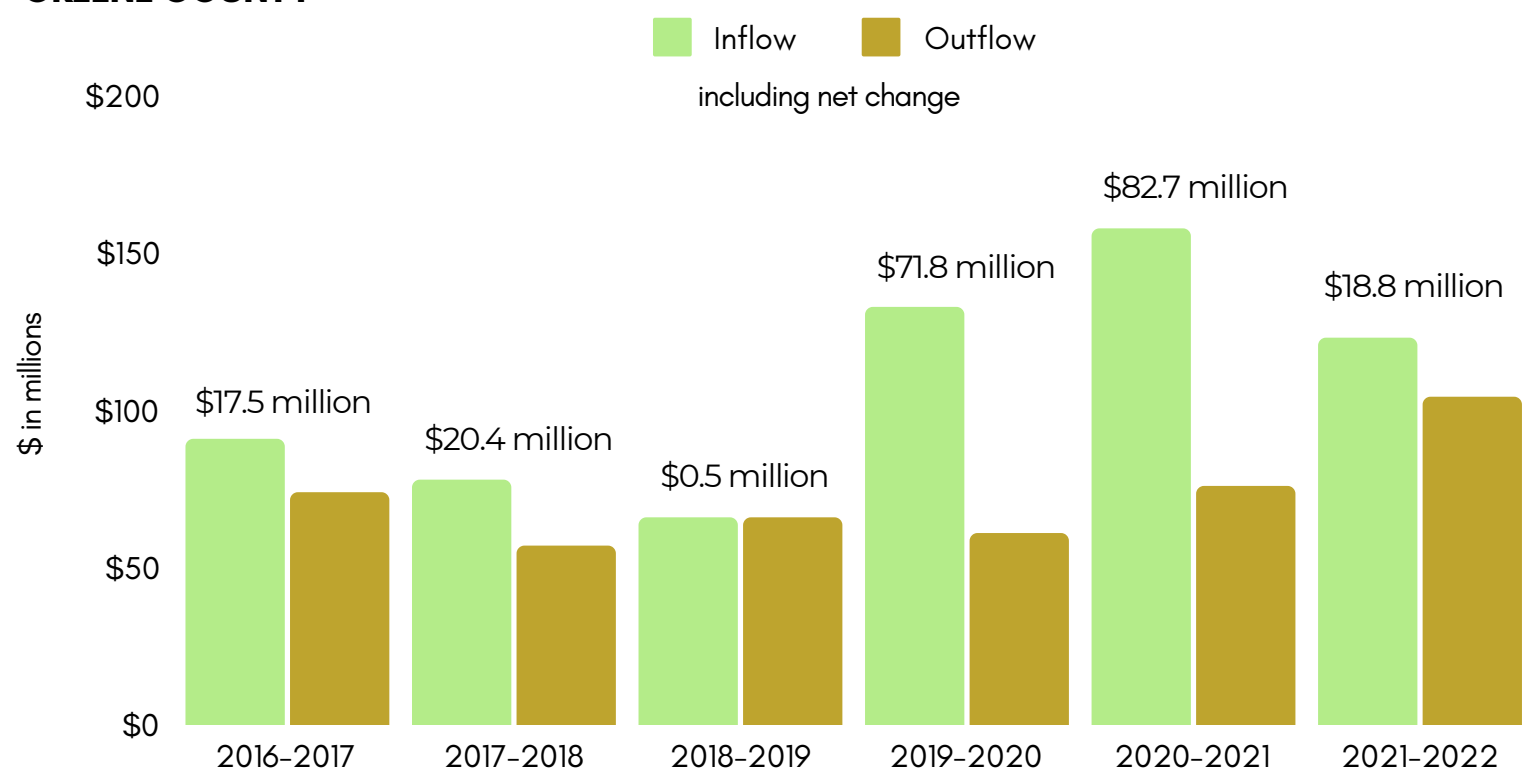
COLUMBIA COUNTY



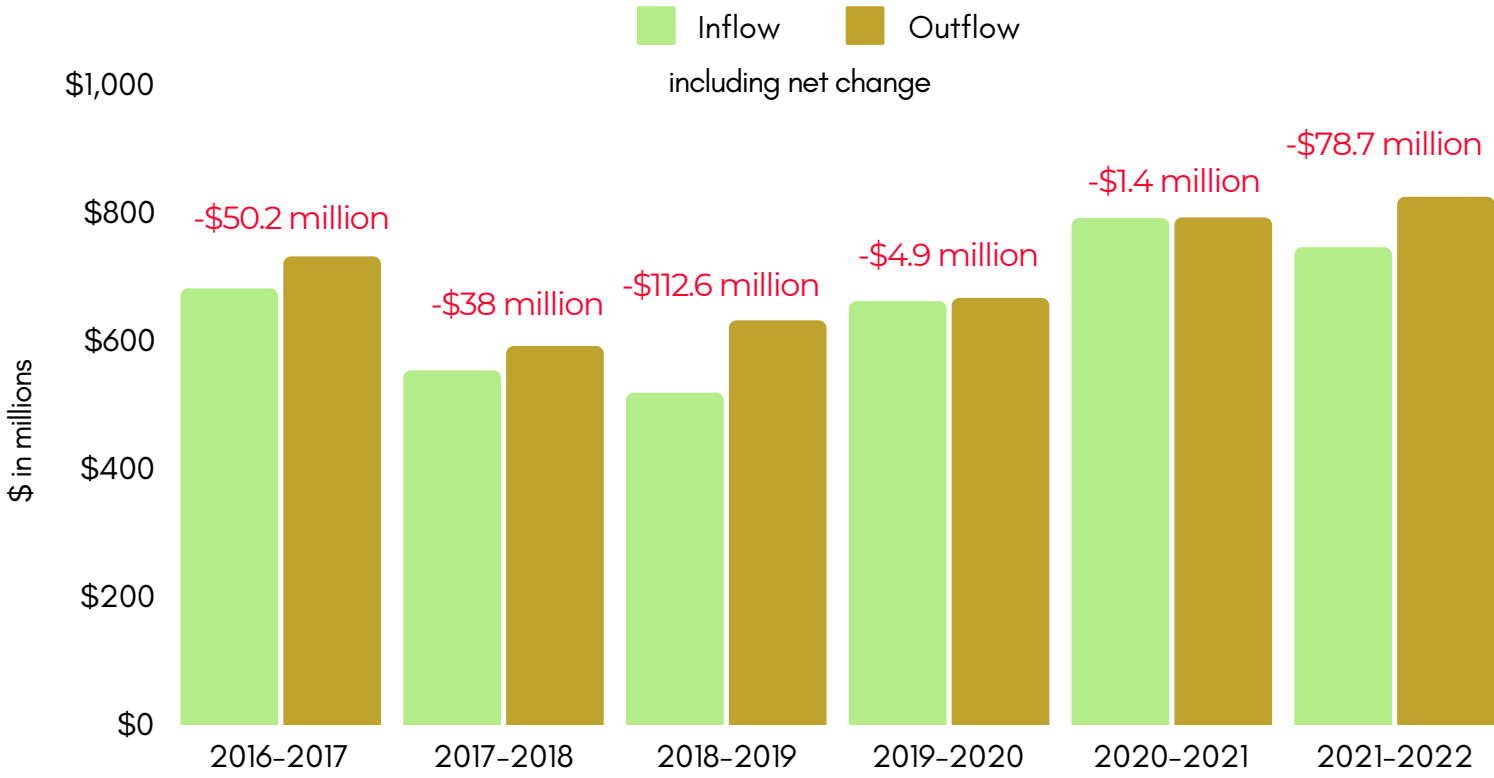
DUTCHESS COUNTY



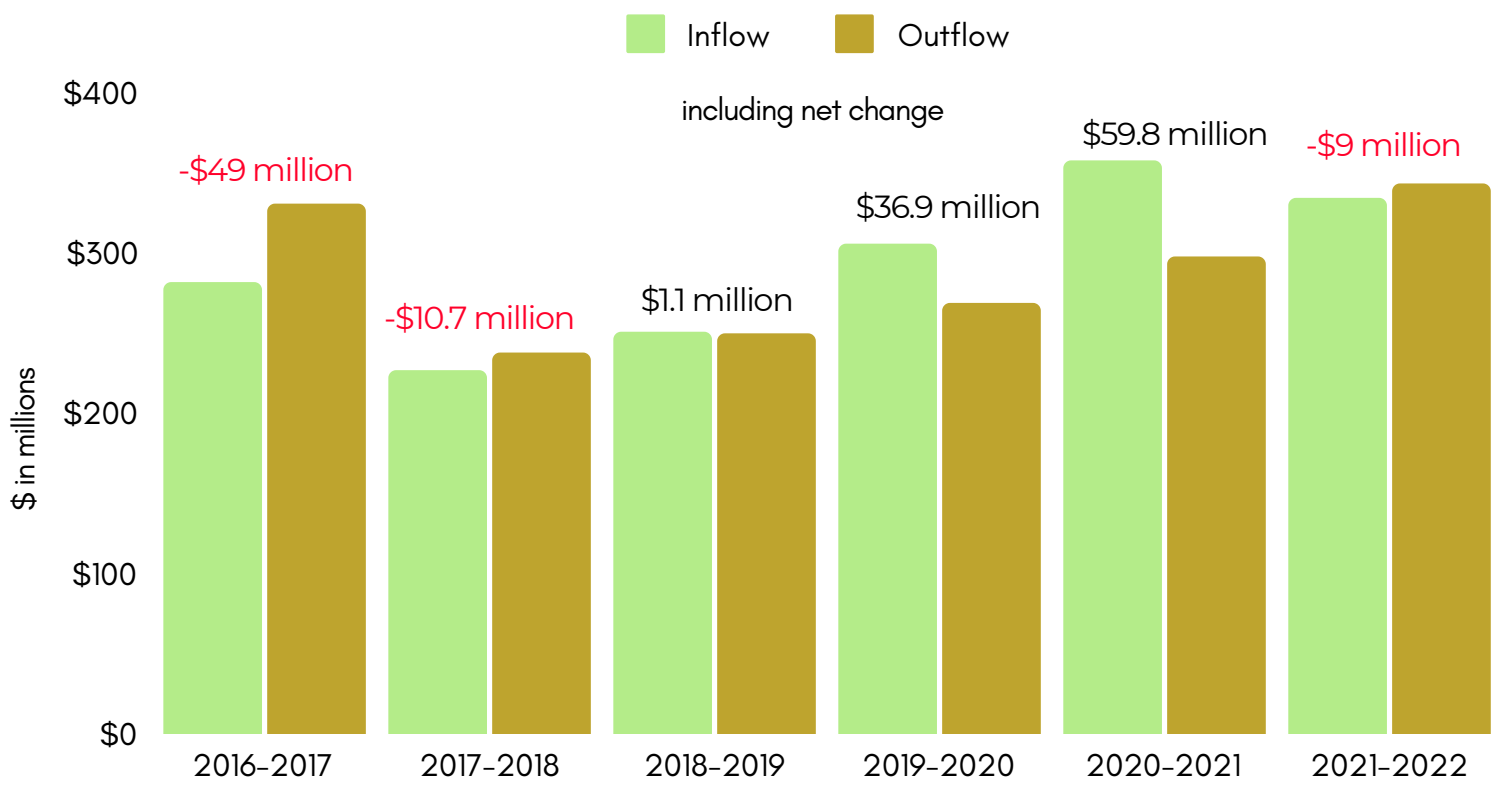
GREENE COUNTY



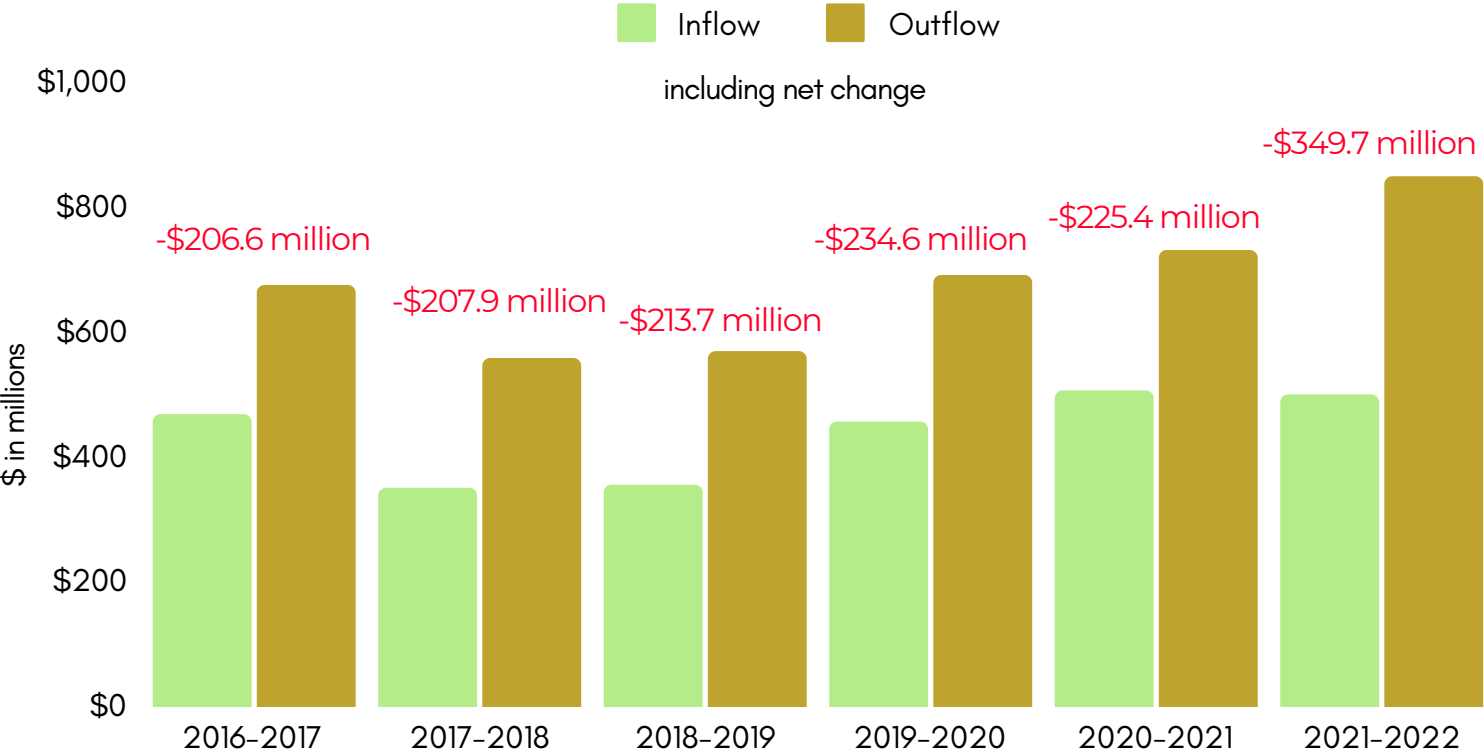
ORANGE COUNTY



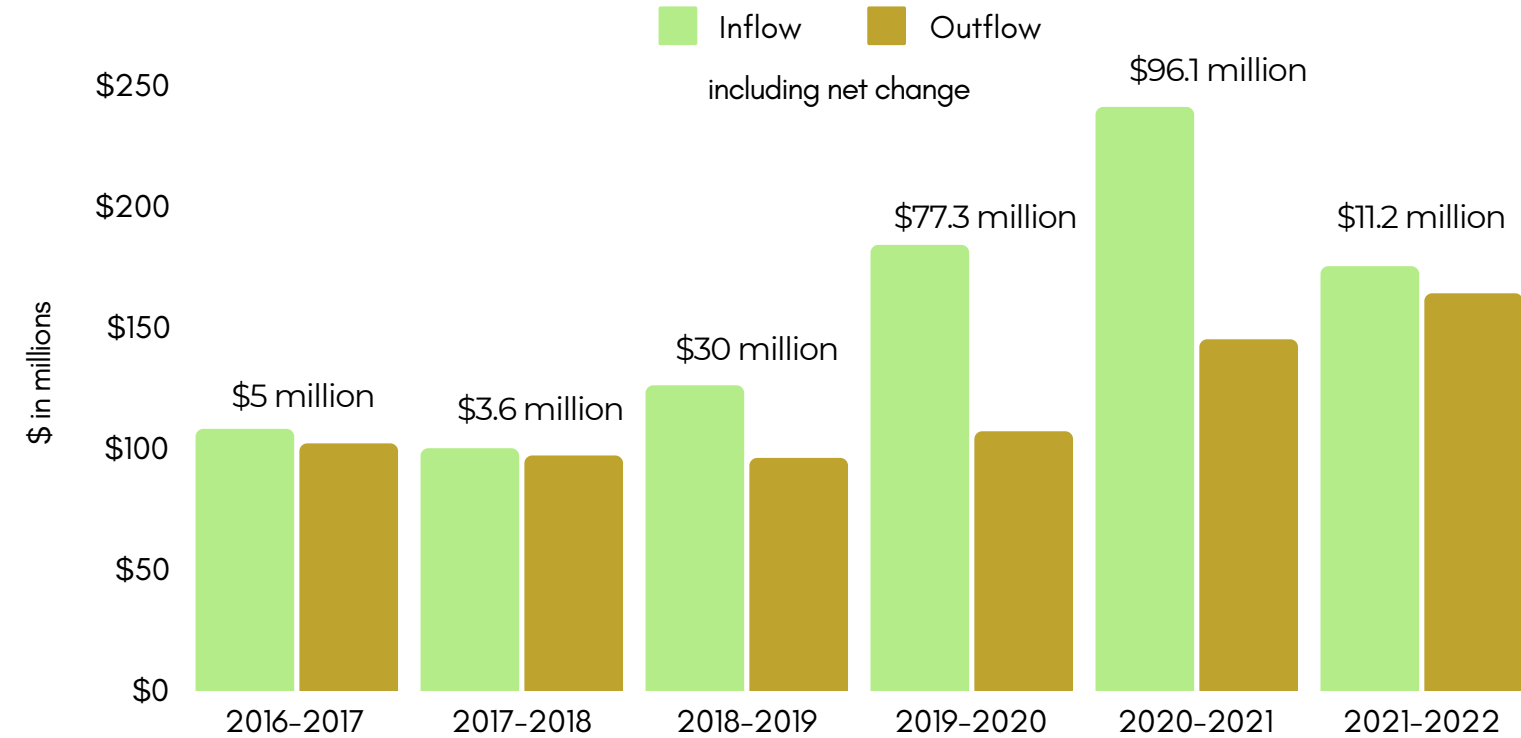
PUTNAM COUNTY



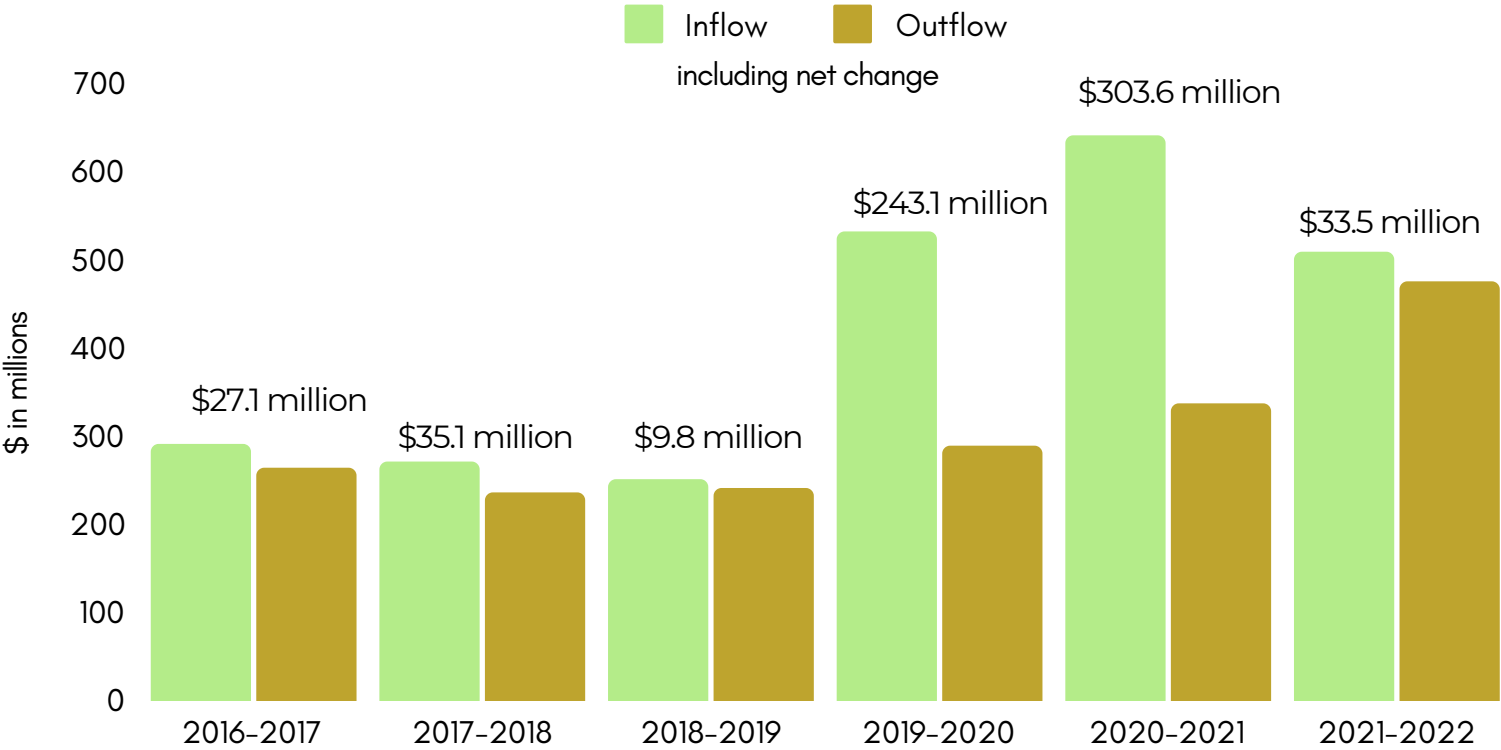
ROCKLAND COUNTY



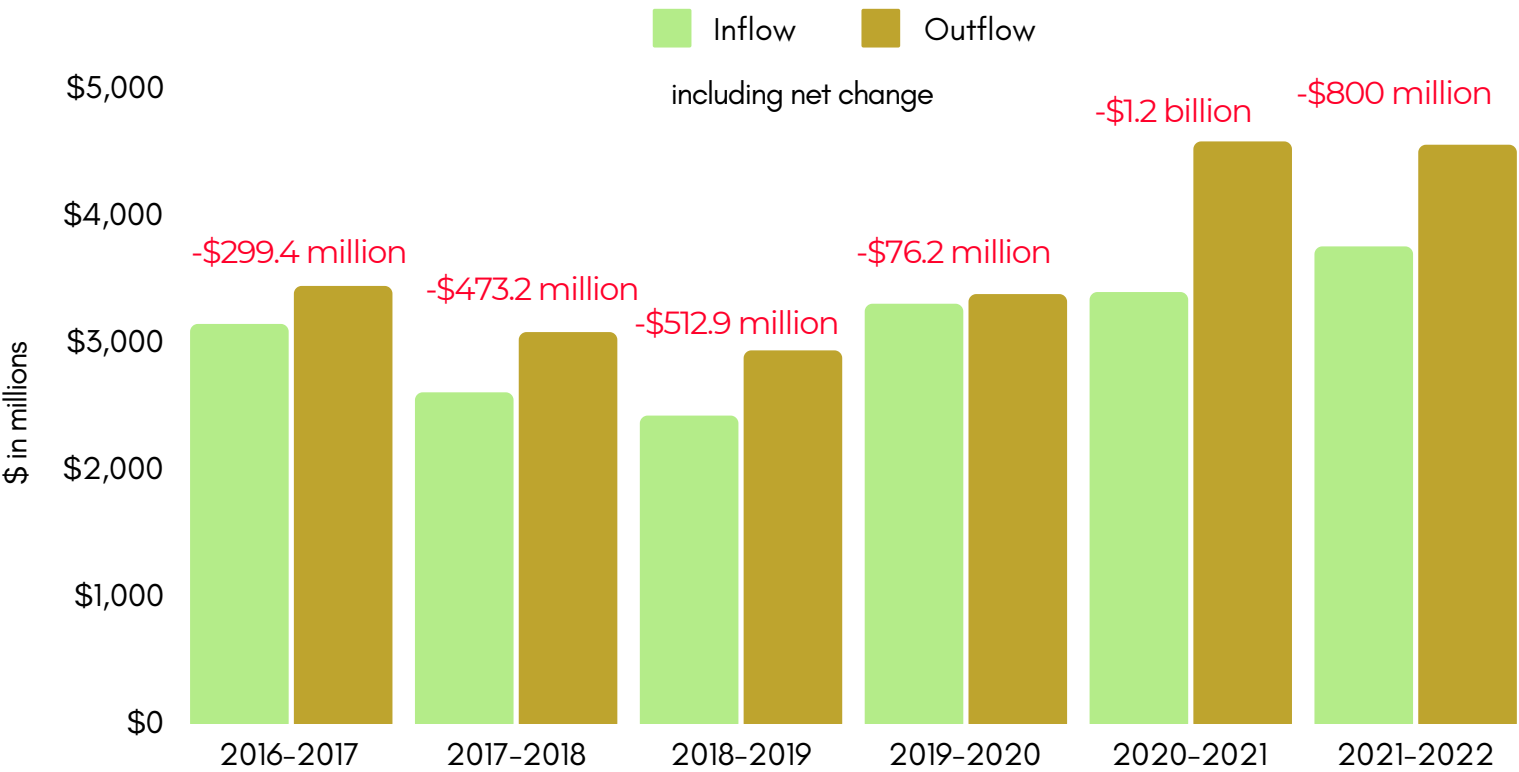
SULLIVAN COUNTY



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

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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