## Population Basics

- **Population (2016)**: 4,193
- **Population Change since 2000**: 5.5%
- **Households (2016)**: 1,584
- **Households Change since 2000**: -3.8%
- **Square Miles**: 2.6
- **Population Density (people per sq. mile)**: 1,613

## Population by Race and Ethnicity

- **White**: 69% (2000) → 61% (2016)
- **Black**: 13% (2000) → 6% (2016)
- **Hispanic or Latino**: 14% (2000) → 30% (2016)
- **Asian**: 2% (2000) → 1% (2016)
- **Other**: 2% (2000) → 2% (2016)

## Population Stats

- **Population under age 20**: 25%
- **Population ages 20-64**: 58%
- **Population 65 and older**: 17%
- **Median Age**: 41

## Population & Demographics Analysis

The Village of Liberty has seen modest growth in recent years, growing from a population of 3,975 in 2000 to a population of 4,193 in 2016, a 5.5% increase.

Almost all of the population growth in Liberty can be attributed to the significant growth of the Hispanic population. The Hispanic population in the Village has increased by 122% since 2000. Hispanic residents now represent 30% of total village population, up from 14% in 2000. The substantial growth of the Hispanic population is echoed in the nearby Village of Monticello, as well as several other UAA communities. While the Hispanic population has increased dramatically since 2000, both the Black population and the White population have decreased. The Black population fell from 13% to 6%, while the White population fell from 69% to 61% of the village total.

With a median age of 41, Liberty is one of the oldest communities in the UAA.

## Data Notes

- **Population by Race & Ethnicity** – The “Other” category includes Native Americans, Pacific Islanders, those who checked “Other” on the Census, and individuals with two or more races.

## Share of Population by Age and Sex

Source: 2016 American Community Survey; 2000 Decennial Census

Source: 2016 American Community Survey
Analysis
The housing stock in Liberty is approximately half single family housing and half multifamily housing. Almost half of the rental housing units (48%) are subsidized affordable housing (all for seniors only) which is the highest of any UAA community. 55% of housing units in Liberty are occupied by renters. This is nearly double the rate of Sullivan County where 27% of housing units are renter occupied.

Data Notes
Housing Statistics – Figures on public and subsidized housing come from local, state, and federal housing databases. Detailed data on these categories is on page 11 of this profile.
Housing Occupancy – Vacant units do not include seasonally occupied units but do include both vacant homes and unrented apartments.

Housing Statistics
49% Single Family Housing
51% Multifamily Housing
59% Housing built before 1970
0% Public Housing
48% Other subsidized affordable housing
52% Market-rate housing

Units in Structure
1 Unit, Detached: 46%
1 Unit, Attached: 3%
2 Units: 6%
3 to 4 Units: 11%
5 to 9 Units: 18%
10 to 19 Units: 5%
20+ Units: 11%

Age of Housing Stock
Built 2010 or Later: <1%
Built 2000 to 2009: 14%
Built 1990 to 1999: 8%
Built 1980 to 1989: 10%
Built 1970 to 1979: 8%
Built 1960 to 1969: 7%
Built 1950 to 1959: 17%
Built 1940 to 1949: 10%
Built 1939 or Earlier: 25%

Housing Bedroom Count
<table>
<thead>
<tr>
<th># of Units</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Bedroom</td>
<td>69</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>588</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>379</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>637</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>198</td>
</tr>
<tr>
<td>5+ Bedrooms</td>
<td>63</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey
**village of LIBERTY**

**Occupant Characteristics**

### Year Moved to Current Home

<table>
<thead>
<tr>
<th>Year Moved to Current Home</th>
<th>Sullivan County</th>
<th>Liberty</th>
</tr>
</thead>
<tbody>
<tr>
<td>1979 or Earlier</td>
<td>11%</td>
<td>9%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>8%</td>
<td>17%</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>35%</td>
<td>31%</td>
</tr>
<tr>
<td>Since 2010</td>
<td>27%</td>
<td>43%</td>
</tr>
</tbody>
</table>

Source: 2016 American Community Survey

### Average Household Size

**Owners:** 2.8

**Renters:** 2.4

Source: 2016 American Community Survey

### Median Income by Tenure

**Liberty**

- **Owners with a mortgage:** $66,875
- **Owners without a mortgage:** $48,491
- **Renters:** $19,943

**Sullivan County**

- **Owners with a mortgage:** $76,673
- **Owners without a mortgage:** $49,209
- **Renters:** $31,557

Sources: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

**Analysis**

Median income in Liberty has decreased from $39,163 in 2000 (adjusted for inflation) to $30,800 in 2016. This represents a 21% decrease in median household income. In contrast, the median household income in Sullivan County ($52,027) is essentially the same as it was in 2000 ($51,928, adjusted for inflation). The median household income in Sullivan County is now 69% higher than the median household income in Liberty.

There is a dramatic difference in the median household income of home owners and renters. Homeowners with a mortgage in Liberty earn a median income of $66,875 while renters earn a median income of just $19,943, approximately a third of what homeowners with a mortgage earn.

**Data Notes**

Analysis
Since 2000, the median rent in Liberty has increased by 20% (adjusted for inflation). Unfortunately, this increase in median rent coincides with a 21% decrease in median income in the village.

Given these two trends, it is unsurprising that many renters in Liberty are cost-burdened. 54% of renters spend at least 30% of their income towards housing costs, and 31% of renters spend over half of their income towards housing costs.

The value of homes in Liberty is low. The median home value is $104,700, and 94% of homes have a value less than $100,000. The village is one of just two UAA communities where inflation-adjusted median home values decreased from 2000 to 2016.

Data Notes
Rental Statistics – Cost-burdened renter households do not include the category of severely cost-burdened households. Median Rent – 2000 figures are adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics. Housing Affordability – HAMFI stands for HUD Area Median Family Income, which is the median family income calculated by HUD for each jurisdiction. Median Home Value – 2000 figures adjusted for inflation using CPI inflation tables from the U.S. Bureau of Labor Statistics.

Rental Housing Affordability

<table>
<thead>
<tr>
<th>Number of Households</th>
<th>Affordable (&lt;30%)</th>
<th>Unaffordable (30-50%)</th>
<th>Severely Unaffordable (&gt;50%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;=30% HAMFI</td>
<td>21%</td>
<td>12%</td>
<td>67%</td>
</tr>
<tr>
<td>31% to 50%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>51% to 80%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>81% to 100%</td>
<td>92%</td>
<td></td>
<td>8%</td>
</tr>
<tr>
<td>&gt;100% HAMFI</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


Median Rent

<table>
<thead>
<tr>
<th>Year</th>
<th>Liberty</th>
<th>Sullivan</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$643</td>
<td>$771</td>
</tr>
<tr>
<td>2016</td>
<td>$765</td>
<td>$862</td>
</tr>
</tbody>
</table>

Sources: 2000 Census (Inflation Adj.); 2016 ACS
City of BEACON

ECONOMY

OWNER OCCUPIED HOUSING

Distribution of Owner Costs

**With Mortgage**

- **$3000 or more**
  - Liberty: 5%
  - Sullivan: 6%
- **$2500 to $2999**
  - Liberty: 9%
  - Sullivan: 7%
- **$2000 to $2499**
  - Liberty: 4%
  - Sullivan: 16%
- **$1500 to $1999**
  - Liberty: 17%
  - Sullivan: 25%
- **$1000 to $1499**
  - Liberty: 30%
  - Sullivan: 47%
- **Less Than $1,000**
  - Liberty: 19%
  - Sullivan: 15%

**Without Mortgage**

- **$1000 or more**
  - Liberty: 8%
  - Sullivan: 15%
- **$800 to $999**
  - Liberty: 16%
  - Sullivan: 26%
- **$600 to $799**
  - Liberty: 18%
  - Sullivan: 24%
- **$400 to $599**
  - Liberty: 4%
  - Sullivan: 28%
- **$250 to $399**
  - Liberty: 14%
  - Sullivan: 33%
- **Less than $250**
  - Liberty: 3%
  - Sullivan: 11%

Source: 2016 American Community Survey

Housing Affordability

- <=30% HAMFI: 33%
- 31% to 50%: 67%
- 51% to 80%: 100%
- 81% to 100%: 73%


Median Monthly Owner Costs

- **Sullivan County (Mortgage)**: $1,586
- **Sullivan County (No Mortgage)**: $638
- **Liberty (Mortgage)**: $1,342
- **Liberty (No Mortgage)**: $625

Source: 2016 American Community Survey

Median Home Value

- **2000**
  - Liberty: $113K
  - Sullivan County: $105K
- **2016**
  - Liberty: $131K
  - Sullivan County: $166K

Source: 2016 American Community Survey; 2000 Decennial Census (Inflation Adjusted)

Home Values

- **$1,000,000 or More**: 1%
- **$500,000 to $999,999**: 3%
- **$300,000 to $499,999**: 0%
- **$200,000 to $299,999**: 2%
- **$100,000 to $199,999**: 48%
- **$0 to $99,999**: 46%

Source: 2016 American Community Survey
The Village of Liberty is located in the Town of Liberty in northern Sullivan County. The village is located along NY State Route 17, a major thoroughfare in Sullivan County. The Catskill Mountains are just north of Liberty, making the village a gateway to the many recreational opportunities provided by the Catskills such as hiking, climbing, and camping.

Like many communities in Sullivan County, tourism is a historically important industry in Liberty. In the early to mid 20th century, Sullivan County was home to numerous summer resorts popular among Jewish people living in New York City. These summer resorts scattered around the Catskill Mountains came to be known colloquially as the “Borscht Belt,” named after a popular soup associated with Eastern European immigrants. The population of the Village of Liberty likely peaked around the late 1950s or early 1960s, and the largest recorded population of the village is from the 1960 census with a population of 4,704.

There has been a recent uptick in tourism in Sullivan County with the construction of Resorts World Catskills and other attractions. Despite optimism about a growing tourism industry, the most common jobs for Liberty residents are in manufacturing and healthcare. The median value of a home in the village dropped from $113,000 in 2000 (adjusted for inflation) to $105,000 in 2016. Over this same time period, the median value of a home in Sullivan County increased significantly from $131,000 in 2000 to $166,000 in 2016.

Property owners in the Village of Liberty are saddled with a substantial tax burden. According to an analysis by the Albany-based Empire Center for Public Policy, in 2017 the village had the highest effective tax rate in the mid-Hudson region, paying $62.95 per $1,000 of home value. The share of adults with a bachelor’s degree or higher has plummeted since 2000 and there is currently no concern about gentrification in the village.

Sources: 2000 Census, 2009 and 2016 American Community Survey
A Toolkit for Housing Policy
Top 10 “Best Practices”

A healthy community needs an array of housing options that are affordable to individuals at all income levels. Currently, the growing demand for housing is apparent across all 25 of the UAA communities. Establishing a comprehensive housing strategy is the first step for communities to understand the local needs and state of the housing market and to proactively facilitate the development of housing. The recommendations that follow are offered as strategies to equip local communities with tools to create local policy to help meet the demand for housing.

1. Provide zoning incentives such as a density bonus for developments that set aside a percentage of units as affordable housing.
2. Streamline the permit process to reduce fees for developers of affordable housing and establish a single point of contact to facilitate the approvals.
3. Establish a local Housing Trust Fund for the creation or preservation of affordable housing.
4. Update local comprehensive plans to prioritize affordable housing and establish a framework to support new construction and adaptive reuse of vacant and blighted buildings for housing.
5. Establish strong support from elected officials, school, planning and other local boards, community organizations and economic development agencies.
6. Consider using publically owned buildings and property to develop affordable housing.
7. Establish tax incentives, phase-ins and PILOTS for developers of affordable housing.
8. Conduct vigorous code enforcement to improve poorly maintained housing.
9. Support workforce training and education to facilitate employment and higher wages.
10. Support and require energy efficiency and green building techniques to reduce housing costs for owners and renters.

Some of the strategies in this toolkit may not apply to every community.
ABOUT THIS PROJECT

The Urban Action Agenda (UAA) is a major initiative led by Hudson Valley Pattern for Progress to promote growth and revitalization in urban centers throughout the Hudson Valley. The Valley contains a wide variety of urban centers located along the Hudson River and other historic transportation corridors. With their existing infrastructure, access to transit, and traditions of denser development, these communities are well positioned to accommodate the region’s growth in the 21st Century. To keep the project’s scale manageable, the UAA focuses on a group of 25 higher-need urban areas selected for reasons including changing demographics and poverty.

In addition to the creation of an expanded set of Community Profiles issued in March, 2018, Pattern has developed new Housing Profiles for all 25 UAA communities. The Housing Profiles take a deep dive into rental and owner-occupied housing by providing analysis of affordability, existing conditions, and demographic changes. Shining a spotlight on housing in these 25 communities represent the next step in the UAA’s efforts to provide useful data to policymakers, residents, and business and community groups. Funding for the housing profiles comes from Empire State Development and the NYS Department of State through the Mid-Hudson Regional Economic Development Council.

About Hudson Valley Pattern for Progress
Pattern is a half-century old not-for-profit policy, planning, advocacy, and research organization whose mission is to promote regional, balanced, and sustainable solutions that enhance the growth and vitality of the Hudson Valley. To learn more about Pattern and the UAA, visit our website: www.patternforprogress.com.