
Sullivan County

Affirmatively Furthering Fair Housing Plan

2025

Table of Contents

| | |
|--|----|
| Introduction..... | 2 |
| Background and Regulatory Context | 3 |
| Sullivan County Plans and Programs Related to Fair Housing | 4 |
| Fair Housing Complaints | 7 |
| Protected Classes in Sullivan County..... | 9 |
| Addressing Impediments to Fair Housing | 12 |
| Appendix – County and Municipal Metrics..... | 13 |
| Population | 14 |
| Race & Ethnicity | 15 |
| Foreign-Born | 22 |
| Households & Families | 23 |
| Disabilities | 25 |
| Housing | 27 |
| Income & Poverty..... | 30 |
| Housing Costs..... | 32 |

This plan was prepared for Sullivan County, NY by

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Introduction

This Affirmatively Furthering Fair Housing Plan was prepared to satisfy Sullivan County's obligation to affirmatively further fair housing as a recipient of funding from the U.S. Department of Housing and Urban Development (HUD). The Fair Housing Act (Title VIII of the Civil Rights Act of 1968) requires HUD and all recipients of HUD funding to take meaningful actions in the pursuit of removing barriers that restrict access to housing based on the protected characteristics of:

- Race
- Color
- National origin
- Religion
- Sex (including gender identity and sexual orientation)
- Familial status
- Disability

In recent years, Sullivan County has received Community Development Block Grant (CDBG) and HOME funds from HUD to help finance local housing programs. Sullivan County regularly applies for additional HUD funding. This plan represents a continued commitment by Sullivan County to facilitate nondiscriminatory housing practices and affirmatively further fair housing choice in the County.

Background and Regulatory Context

In 2015, HUD substantially increased AFFH reporting requirements. These rule changes required program participants to engage in a more rigorous analysis of fair housing issues through a mandated process called an “Assessment of Fair Housing” (AFH). In 2020, HUD implemented a new AFFH rule called “Preserving Neighborhood and Community Choice.” This new rule superseded previous rules and narrowed the definition of “fair housing” and “affirmatively furthering fair housing.” Overall, the Preserving Neighborhood and Community Choice rule significantly decreased the responsibility of HUD program participants to address fair housing and affirmatively further fair housing.

In 2021, HUD rescinded the Preserving Neighborhood and Community Choice Rule and implemented the Interim Final Rule (IFR). In doing so, the IFR restored the definition of fair housing and once again required HUD grantees to certify that they are taking meaningful action to affirmatively further fair housing. At the time of this plan, the IFR is the latest regulatory framework that governs the AFFH responsibilities and reporting requirements for HUD grantees. However, unlike the 2015 rule, the IFR does not require a specific fair housing planning process. Instead, HUD provides guidance, technical assistance, and recommended approaches to certify AFFH compliance. The IFR describes affirmatively furthering fair housing as:

“Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing law. The duty to affirmatively further fair housing extends to all HUD program participants’ activities and programs relating to housing and urban development.”¹

¹ Affirmatively Furthering Fair Housing, 88 Fed. Reg. 8529, 8557 (proposed Feb. 9, 2023)

Sullivan County Plans and Programs Related to Fair Housing

Recent HUD-Funded County Housing Activity:

- 2021 – CDBG grant in the amount of \$1,475,000 for home ownership, mobile home replacement, and housing rehab programs.
- 2019 – CDBG grant in the amount of \$442,500 for a home ownership program.
- 2009 HOME Grant in the amount of \$400,000 for an affordable rental program.

Sullivan County Housing Trust Fund (In progress)

Sullivan County is developing a countywide housing trust fund. The housing trust fund will provide grant funding for the creation of new affordable housing units, and the rehabilitation of existing housing units. The final details of the housing trust fund are not yet established, but this program is expected to create new housing and improve the quality of existing housing units for low- and moderate-income county residents.

Sullivan County Comprehensive Housing Strategy (2022)

In 2022, a housing needs assessment was developed for the county by the planning firm CZB. The study provided a detailed analysis of the housing market and a series of recommendations to address local housing issues.

Major findings:

- There is a low supply of rental housing countywide.
- Households spending a significant amount of their total income on housing costs is common, especially among low-income renters.
- Only about 15% of Sullivan County households can afford the cost of a typical starter home in the county.

Recommendations:

- New housing should be subsidized to be affordable for households earning no more than \$75,000.
- Target the creation of an additional 40 units of new rental housing priced for households making \$20,000 to \$35,000, and 40 units of new rental housing priced for households making \$35,000 to \$50,000.
- Partner with landlords to improve 240 existing rental units and preserve the affordability of 80 of those units for households making \$20,000 or less.

Sullivan County Comprehensive Plan (2006)

Comprehensive plans are official policy documents adopted by municipal and county governments. Comprehensive plans establish a vision and provide goals and recommendations to achieve the vision. The 2020 comprehensive plan for Sullivan County contains a chapter on community development and housing. This chapter provides a summary of local housing conditions, housing goals, and housing strategies.

Excerpt from Sullivan County Comprehensive Plan (2006)

Policy Area IV – Community Development and Housing

Sullivan County is in the middle of a housing crisis resulting from strong population growth that has significantly altered the housing market;

1. Many of the Sullivan County residents, especially very low and low-income families, are burdened daily by the lack of affordable housing;
2. Lack of infrastructure improvements, especially municipal wastewater treatment capacity and water supply capacity, is restricting housing development in many Towns and Villages;
3. In areas like the Town and Village of Liberty and the hamlet of Ferndale where a huge influx of industry has located processing and production agri-businesses, the housing dynamics are altered from the proliferation of low paying jobs and families that rely on them; and
4. A successful strategy to remedy the housing crisis will need to be the focus of private and public partnership.

The Following Housing Goal and accompanying strategies were established in the Sullivan County Comprehensive Plan:

Goal: Improve the availability, affordability, and quality of housing through creation, preservation and code development and enforcement.

- **STRATEGY 4.2:** Promote the provision of an adequate supply of housing through inter-municipal and inter-governmental cooperation with public-private cooperative efforts.
- **STRATEGY 4.3:** Encourage a County-wide fair share housing allocation process that establishes affordable and special needs housing targets for the Post Hotel Industrial Zone (PHIZ) areas and hamlets.
- **STRATEGY 4.4:** Promote incentives for large employers to create workforce housing for their employees.
- **STRATEGY 4.5:** Provide for the development of a balanced variety of dwelling unit types and densities within the County with maximum choices of living environment, considering the needs of the public at all economic levels to enhance the overall quality of life.
- **STRATEGY 4.6:** Provide areas for the location of a variety of residential uses while minimizing the impact on surrounding areas.
- **STRATEGY 4.7:** Encourage builders and developers to adopt innovative technology such as alternative energy, green building and gray water systems that minimize environmental impacts.
- **STRATEGY 4.8:** Preserve the existing housing stock through collaboration of the appropriate housing agencies to create programs aimed at the rehabilitation of the County's existing housing.
- **STRATEGY 4.9:** Provide a range of housing alternatives which take into account price, tenure type and density which meets the metropolitan area and regional housing needs.
- **STRATEGY 4.10:** Establish consistent development regulations and procedures that protect environmental quality, such as public health and safety standards, while minimizing the economic impact on the development of housing.
- **STRATEGY 4.11:** Sullivan County and the municipalities should strategically mix commercial, institutional, and recreational uses within and near residential developments to ensure residents have the option to walk these services and facilities.
- **STRATEGY 4.12:** Sullivan County and the municipalities should ensure the population has access to resources on home buying, home ownership, and renting.

Fair Housing Complaints

Fair Housing Complaints

Fair housing complaints arise when someone feels that they have been unlawfully discriminated against during a housing related activity such as renting or buying a home, applying for a mortgage, or seeking housing assistance. It is important to note that a fair housing complaint do not a legal determination. Rather, a fair housing complaint is an allegation that housing discrimination has occurred.

There are several avenues for filing a fair housing complaint in Sullivan County. The three primary entities available to Sullivan County residents to file a housing complaint are:

- The Sullivan County Human Rights Commission
- The New York State Division of Human Rights
- The HUD Office of Fair Housing and Equal Opportunity

Fair Housing Complaints: New York State Division of Human Rights

In New York, any person over the age of 18 is eligible to file a fair housing complaint with the New York State Department of Human Resource (DHR). The complaint must be filed within a year of the alleged discriminatory action. Upon receipt of the complaint, DHR will investigate the allegations through interviews and evaluation of other available evidence. Sometimes the case is dismissed, or there will be a finding of “no probable cause” or “probable cause.” A finding of probable cause means there was enough preliminary evidence to suggest that housing discrimination occurred, and a public hearing is warranted. A finding of no probable cause means there was not enough evidence to warrant a public hearing, and the case is closed. Often when a case has a probable cause finding, DHR will attempt to work out a settlement between both parties and avoid the need for a public hearing.

Publicly available DHR complaint data shows that during the recent 3-year period of 2018 to 2020, there were only 2 housing complaints filed in Sullivan County. One case was dismissed, and the other case resulted in a finding of no probable cause.

Housing Complaints Filed with the New York Division of Humans Rights In Sullivan County, NY

| Year | Number of Complaints | Description | Outcome |
|------|----------------------|---|---------------------------------|
| 2018 | 1 | Refusal to rent based on religion (Protestant) | No Probable Cause Determination |
| 2019 | 1 | Refusal to rent based on physical disability & source of income | Dismissed |
| 2020 | 0 | N/A | N/A |

Fair Housing Complaints: HUD Office of Fair Housing and Equal Opportunity (FHEO)

The process of filing a fair housing complaint with HUD's office of Fair Housing and Equal Opportunity (FHEO) is similar to the DHR process. Upon receiving a complaint, FHEO will either investigate the matter directly or refer the investigation to an authorized state or local agency through HUD's Fair Housing Assistance Program (FHAP).

Public records dating back to 2011 indicate that HUD has not brought any enforcement action in Sullivan County.

Protected Classes in Sullivan County

The charts below identify areas where there are concentrations of people that fall under one of the protected classes in the Fair Housing Act. It also shows the poverty rate and prevalence of housing units built before 1940, both of which may increase the likelihood of fair housing issues. The charts do not represent all the different types of protected classes, but they do provide useful insight into the areas of concentrated protected classes and potential fair housing issues in the County.

The first chart shows each metric as a percentage of the municipal total (e.g. 7% of the households in the Town of Bethel are a single parent household with one or more children). This provides insight into the composition of each municipality regardless of total population size. The orange cells in the chart indicate a number that is five percentage points or more than the countywide number for the same metric. This highlights municipalities in County with a metric that varies significantly from the countywide norm.

Protected Classes – Percent Within Municipality

| Municipality | | Households with a Single Parent and One or More Children | Households with One or more People 65 Years Old or Older | Nonwhite Population | Foreign-Born Population | Population with a Disability | Population Below Federal Poverty Threshold | Housing Unit in a Building Built before 1940 |
|-----------------|----------------|--|--|---------------------|-------------------------|------------------------------|--|--|
| Sullivan | County | 9% | 37% | 32% | 11% | 16% | 15% | 21% |
| Town of | Bethel | 7% | 53% | 12% | 9% | 16% | 16% | 23% |
| Town of | Callicoon | 4% | 40% | 6% | 5% | 15% | 6% | 24% |
| Town of | Cochecton | 5% | 45% | 12% | 6% | 14% | 8% | 28% |
| Town of | Delaware | 2% | 42% | 23% | 7% | 13% | 11% | 34% |
| Town of | Fallsburg | 12% | 37% | 48% | 12% | 16% | 22% | 16% |
| Town of | Forestburgh | 1% | 51% | 12% | 11% | 13% | 5% | 22% |
| Town of | Fremont | 7% | 46% | 19% | 5% | 19% | 7% | 24% |
| Town of | Highland | 1% | 45% | 13% | 15% | 28% | 9% | 24% |
| Town of | Liberty | 5% | 32% | 26% | 8% | 19% | 8% | 20% |
| Town of | Lumberland | 5% | 23% | 17% | 6% | 8% | 10% | 11% |
| Town of | Mamakating | 8% | 32% | 21% | 5% | 14% | 9% | 20% |
| Town of | Neversink | 6% | 34% | 20% | 9% | 20% | 7% | 14% |
| Town of | Rockland | 1% | 43% | 22% | 10% | 20% | 16% | 33% |
| Town of | Thompson | 8% | 44% | 33% | 11% | 16% | 13% | 11% |
| Town of | Tusten | 11% | 34% | 25% | 5% | 15% | 9% | 22% |
| Village of | Bloomingburg | 1% | 20% | 4% | 4% | 8% | 58% | 18% |
| Village of | Jeffersonville | 5% | 30% | 24% | 7% | 20% | 21% | 52% |
| Village of | Liberty | 20% | 25% | 58% | 34% | 19% | 18% | 38% |
| Village of | Monticello | 19% | 30% | 71% | 17% | 15% | 30% | 25% |
| Village of | Woodridge | 6% | 42% | 44% | 16% | 20% | 19% | 11% |
| Village of | Wurtsboro | 9% | 39% | 17% | 5% | 13% | 11% | 22% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

The second chart below shows the same metrics as the previous chart, but each metric is represented as a percentage of the entire County (e.g. 4% of single parent households are located in the Town of Bethel). This representation is useful for understanding where there are concentrations of certain protected classes within the County.

The orange cells in this chart are metrics where the number is five percentage points or more than the municipality's total population share in the County (e.g. The Village of Liberty represents 6% of the County's total population, but 19% of the County's foreign-born population). This highlights municipalities that have a higher-than-expected concentration of a given metric.

Protected Classes – Percent Within the County

| Municipality | Total Population | Household with a Single Parent and One or More Children | Household with One or more People 65 Years Old or Older | Nonwhite Population | Foreign-Born Population | Population with a Disability | Population Below Federal Poverty Threshold | Housing Unit in a Building Built before 1940 |
|---------------------------|------------------|---|---|---------------------|-------------------------|------------------------------|--|--|
| Sullivan County | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Town of Bethel | 5% | 4% | 8% | 2% | 4% | 5% | 5% | 9% |
| Town of Callicoon | 3% | 2% | 4% | 1% | 1% | 3% | 1% | 4% |
| Town of Cochection | 2% | 1% | 3% | 1% | 1% | 2% | 1% | 3% |
| Town of Delaware | 3% | 1% | 4% | 2% | 2% | 2% | 2% | 5% |
| Town of Fallsburg | 17% | 19% | 13% | 25% | 18% | 15% | 22% | 13% |
| Town of Forestburgh | 1% | 0.2% | 2% | 0.4% | 1% | 1% | 0.3% | 1% |
| Town of Fremont | 2% | 1% | 2% | 1% | 1% | 2% | 1% | 3% |
| Town of Highland | 3% | 0.4% | 4% | 1% | 3% | 5% | 1% | 4% |
| Town of Liberty | 7% | 4% | 6% | 5% | 5% | 8% | 4% | 7% |
| Town of Lumberland | 3% | 2% | 2% | 2% | 2% | 1% | 2% | 2% |
| Town of Mamakating | 13% | 12% | 11% | 9% | 6% | 12% | 8% | 10% |
| Town of Neversink | 4% | 3% | 5% | 3% | 3% | 5% | 2% | 3% |
| Town of Rockland | 4% | 1% | 6% | 3% | 4% | 5% | 5% | 8% |
| Town of Thompson | 12% | 11% | 14% | 12% | 12% | 12% | 11% | 7% |
| Town of Tusten | 2% | 3% | 2% | 1% | 1% | 2% | 1% | 3% |
| Village of Bloomingburg | 1% | 0.1% | 0.4% | 0.2% | 1% | 1% | 5% | 0.5% |
| Village of Jeffersonville | 1% | 0.3% | 0.5% | 0.4% | 0.3% | 1% | 1% | 1% |
| Village of Liberty | 6% | 13% | 4% | 11% | 19% | 8% | 8% | 8% |
| Village of Monticello | 9% | 20% | 8% | 20% | 14% | 9% | 18% | 8% |
| Village of Woodridge | 1% | 1% | 1% | 2% | 2% | 2% | 2% | 1% |
| Village of Wurtsboro | 1% | 2% | 2% | 1% | 1% | 1% | 1% | 1% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

The above charts reveal three municipalities that stand out among the rest with a significant concentration of protected classes and a high poverty rate: the Town of Fallsburg, the Village of Liberty, and the Village of Monticello. Together, these three municipalities account for 56% of Sullivan County's nonwhite population, 52% of the foreign-born population, and 47% of the population that is living in poverty.

Town of Fallsburg

- 48% of Fallsburg's population is nonwhite, and 25% of Sullivan County's nonwhite population is in Fallsburg.
- 22% of Fallsburg's population is below the federal poverty threshold, and 22% of people below the poverty threshold in Sullivan County are in Fallsburg.

Village of Liberty

- 20% of Liberty's households are single parents with one or more children, and 13% of Sullivan County's single parent households are in Liberty.
- 58% of Liberty's population is nonwhite, and 11% of Sullivan County's nonwhite population is in Liberty.
- 34% of Liberty's population is foreign-born (the highest of any municipality in the County), and 19% of Sullivan County's foreign-born population is in Liberty.
- 38% of Liberty's housing units are in buildings built before 1940.

Village of Monticello

- 19% of Monticello's households are single parents with one or more child, and 20% of Sullivan County's single parent households are in Monticello.
- 71% of Monticello's population is nonwhite (the highest of any municipality in the County), and 20% of Sullivan County's nonwhite population is in Monticello.
- 17% of Monticello's population is foreign-born, and 14% of Sullivan County's foreign-born population is in Monticello.
- 30% of Monticello's population is below the federal poverty threshold, and 18% of people below the poverty threshold in Sullivan County are in Monticello.

Other Municipalities of Note

- Village of Bloomingburg - Bloomingburg has a small population of approximately 1,000 residents, but a poverty rate of 58%, by far the highest in the County.
- Town of Highland – Highland has the highest percentage of individuals with a disability in Sullivan County (28%), as well as a relatively high percentage of households with someone aged 65 or older (45%).

Addressing Impediments to Fair Housing

Planning, policy, and development decisions made at the local municipal level are the primary determinants of local housing conditions. Due to New York's status as a "home rule" state, county governments in New York have limited authority over these types of land use decisions. Despite this, Sullivan County still has an important role to play and an obligation to affirmatively further fair housing. There are three overarching ways the County should proactively integrate fair housing principles into its planning and policy decisions:

Education & Trainings

The County periodically provides training to its municipalities on a variety of topics. Often these trainings satisfy local board training requirements for elected officials or members of planning and zoning boards. The County should include a segment on the topic of fair housing to improve local knowledge of fair housing laws and responsibilities. The county can use the data and findings in this plan to tailor the messaging and topic areas to their audience.

County Housing Programs

As described above, the County has successfully administered a variety of housing programs including housing rehabilitation, mobile home replacement, and affordable rental programs. The County is currently developing a new housing trust fund that is slated to provide funding for affordable housing development and rehabilitation. The County should proactively integrate fair housing considerations into these and future county housing programs. For example, the forthcoming county housing trust fund could use the data and findings in this plan as one of the criteria on which applications to the program are judged. In other words, the County could give some priority or bonus points to applicants from municipalities like Liberty, Monticello, and Fallsburg that were identified as having high concentrations of both poverty and members of protected classes.

Ongoing Planning Work

Fair housing and overall housing conditions are influenced by several different factors such as transportation infrastructure, sewer and water infrastructure, local geography, economic conditions, and much more. Accordingly, the County should proactively consider fair housing outcomes in all of its planning decisions and processes. While fair housing cannot and should not be the primary driver in every instance, the impact that planning and policy choices have on fair housing should at least be considered. In certain instances, fair housing outcomes may influence or alter these decisions when appropriate.

Appendix – County and Municipal Metrics

This appendix contains several additional tables and maps that may be useful for Sullivan County and local municipal governments in the pursuit of affirmatively furthering fair housing. The information in this appendix provides additional detail on the concentration and distribution of protected classes as well as local demographic, housing, and socio-economic conditions.

Population

Total Population Change 2010 to 2023

| Municipality | 2010 Population | 2023 Population | Change | Change (%) |
|---------------------------|--------------------|--------------------|--------|------------|
| Sullivan County | 77,625 | 79,147 | 1,522 | 2% |
| Town of Bethel | 4,311 | 3,997 | -314 | -7% |
| Town of Callicoon | 2,766 | 2,594 | -172 | -6% |
| Town of Cochection | 1,362 | 1,392 | 30 | 2% |
| Town of Delaware | 2,709 | 2,301 | -408 | -15% |
| Town of Fallsburg | 12,003 | 13,392 | 1,389 | 12% |
| Town of Forestburgh | 850 | 829 | -21 | -2% |
| Town of Fremont | 1,238 | 1,204 | -34 | -3% |
| Town of Highland | 2,531 | 2,007 | -524 | -21% |
| Town of Liberty | 5,561 | 5,196 | -365 | -7% |
| Town of Lumberland | 2,529 | 2,276 | -253 | -10% |
| Town of Mamakating | 10,647 | 10,456 | -191 | -2% |
| Town of Neversink | 3,583 | 3,381 | -202 | -6% |
| Town of Rockland | 3,849 | 3,323 | -526 | -14% |
| Town of Thompson | 8,477 | 9,362 | 885 | 10% |
| Town of Tusten | 1,531 | 1,528 | -3 | 0% |
| Village of Bloomingburg | 312 | 1,022 | 710 | 228% |
| Village of Jeffersonville | 322 | 417 | 95 | 30% |
| Village of Liberty | 4,372 | 5,083 | 711 | 16% |
| Village of Monticello | 6,753 | 7,252 | 499 | 7% |
| Village of Woodridge | 897 | 954 | 57 | 6% |
| Village of Wurtsboro | 1,022 | 1,181 | 159 | 16% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2010 and 2023.

Race & Ethnicity

Race & Ethnicity (2023)

| Municipality | | Total | Hispanic Or Latino | White Alone | Black or African American Alone | Asian Alone | Other | Two or More Races |
|--------------|----------------|--------|--------------------|-------------|---------------------------------|-------------|-------|-------------------|
| Sullivan | County | 79,147 | 14,544 | 53,145 | 6,263 | 1,584 | 664 | 2,947 |
| Town of | Bethel | 3,997 | 195 | 3,498 | 77 | 10 | 95 | 122 |
| Town of | Callicoon | 2,594 | 82 | 2,445 | 0 | 36 | 7 | 24 |
| Town of | Cochecton | 1,392 | 66 | 1,227 | 56 | 3 | 30 | 10 |
| Town of | Delaware | 2,301 | 122 | 1,765 | 300 | 10 | 30 | 74 |
| Town of | Fallsburg | 13,392 | 3,360 | 6,995 | 2,190 | 100 | 93 | 654 |
| Town of | Forestburgh | 829 | 21 | 733 | 2 | 26 | 2 | 45 |
| Town of | Fremont | 1,204 | 188 | 973 | 14 | 12 | 0 | 17 |
| Town of | Highland | 2,007 | 161 | 1,752 | 9 | 3 | 19 | 63 |
| Town of | Liberty | 5,196 | 935 | 3,861 | 129 | 90 | 3 | 178 |
| Town of | Lumberland | 2,276 | 289 | 1,881 | 0 | 20 | 0 | 86 |
| Town of | Mamakating | 10,456 | 1,014 | 8,232 | 539 | 109 | 54 | 508 |
| Town of | Neversink | 3,381 | 261 | 2,688 | 199 | 6 | 130 | 97 |
| Town of | Rockland | 3,323 | 464 | 2,605 | 9 | 59 | 15 | 171 |
| Town of | Thompson | 9,362 | 1,567 | 6,265 | 685 | 471 | 3 | 371 |
| Town of | Tusten | 1,528 | 95 | 1,144 | 244 | 8 | 12 | 25 |
| Village of | Bloomingburg | 1,022 | 35 | 977 | 8 | 0 | 1 | 1 |
| Village of | Jeffersonville | 417 | 55 | 316 | 25 | 2 | 10 | 9 |
| Village of | Liberty | 5,083 | 2,414 | 2,159 | 253 | 101 | 58 | 98 |
| Village of | Monticello | 7,252 | 2,940 | 2,108 | 1,424 | 376 | 94 | 310 |
| Village of | Woodridge | 954 | 195 | 537 | 89 | 130 | 0 | 3 |
| Village of | Wurtsboro | 1,181 | 85 | 984 | 11 | 12 | 8 | 81 |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

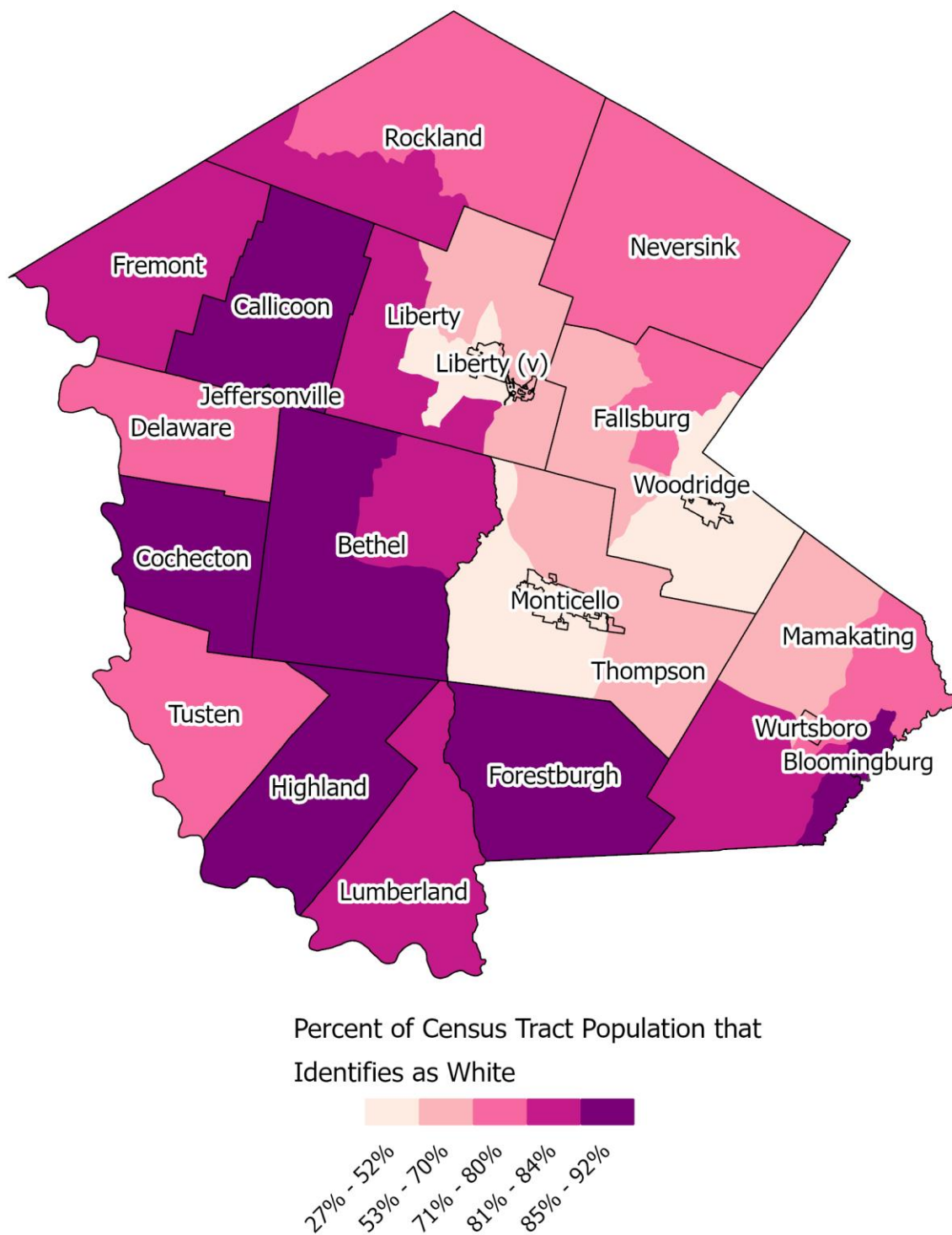
Race & Ethnicity – Percentage by Municipality (2023)

| Municipality | | Total | Hispanic Or Latino | White Alone | Black or African American Alone | Asian Alone | Other | Two or More Races |
|-----------------|----------------|--------|--------------------|-------------|---------------------------------|-------------|-------|-------------------|
| Sullivan County | | 79,147 | 18% | 67% | 8% | 2% | 1% | 4% |
| Town of | Bethel | 3,997 | 5% | 88% | 2% | 0% | 2% | 3% |
| Town of | Callicoon | 2,594 | 3% | 94% | 0% | 1% | 0% | 1% |
| Town of | Cochecton | 1,392 | 5% | 88% | 4% | 0% | 2% | 1% |
| Town of | Delaware | 2,301 | 5% | 77% | 13% | 0% | 1% | 3% |
| Town of | Fallsburg | 13,392 | 25% | 52% | 16% | 1% | 1% | 5% |
| Town of | Forestburgh | 829 | 3% | 88% | 0% | 3% | 0% | 5% |
| Town of | Fremont | 1,204 | 16% | 81% | 1% | 1% | 0% | 1% |
| Town of | Highland | 2,007 | 8% | 87% | 0% | 0% | 1% | 3% |
| Town of | Liberty | 5,196 | 18% | 74% | 2% | 2% | 0% | 3% |
| Town of | Lumberland | 2,276 | 13% | 83% | 0% | 1% | 0% | 4% |
| Town of | Mamakating | 10,456 | 10% | 79% | 5% | 1% | 1% | 5% |
| Town of | Neversink | 3,381 | 8% | 80% | 6% | 0% | 4% | 3% |
| Town of | Rockland | 3,323 | 14% | 78% | 0% | 2% | 0% | 5% |
| Town of | Thompson | 9,362 | 17% | 67% | 7% | 5% | 0% | 4% |
| Town of | Tusten | 1,528 | 6% | 75% | 16% | 1% | 1% | 2% |
| Village of | Bloomingburg | 1,022 | 3% | 96% | 1% | 0% | 0% | 0% |
| Village of | Jeffersonville | 417 | 13% | 76% | 6% | 0% | 2% | 2% |
| Village of | Liberty | 5,083 | 47% | 42% | 5% | 2% | 1% | 2% |
| Village of | Monticello | 7,252 | 41% | 29% | 20% | 5% | 1% | 4% |
| Village of | Woodridge | 954 | 20% | 56% | 9% | 14% | 0% | 0% |
| Village of | Wurtsboro | 1,181 | 7% | 83% | 1% | 1% | 1% | 7% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

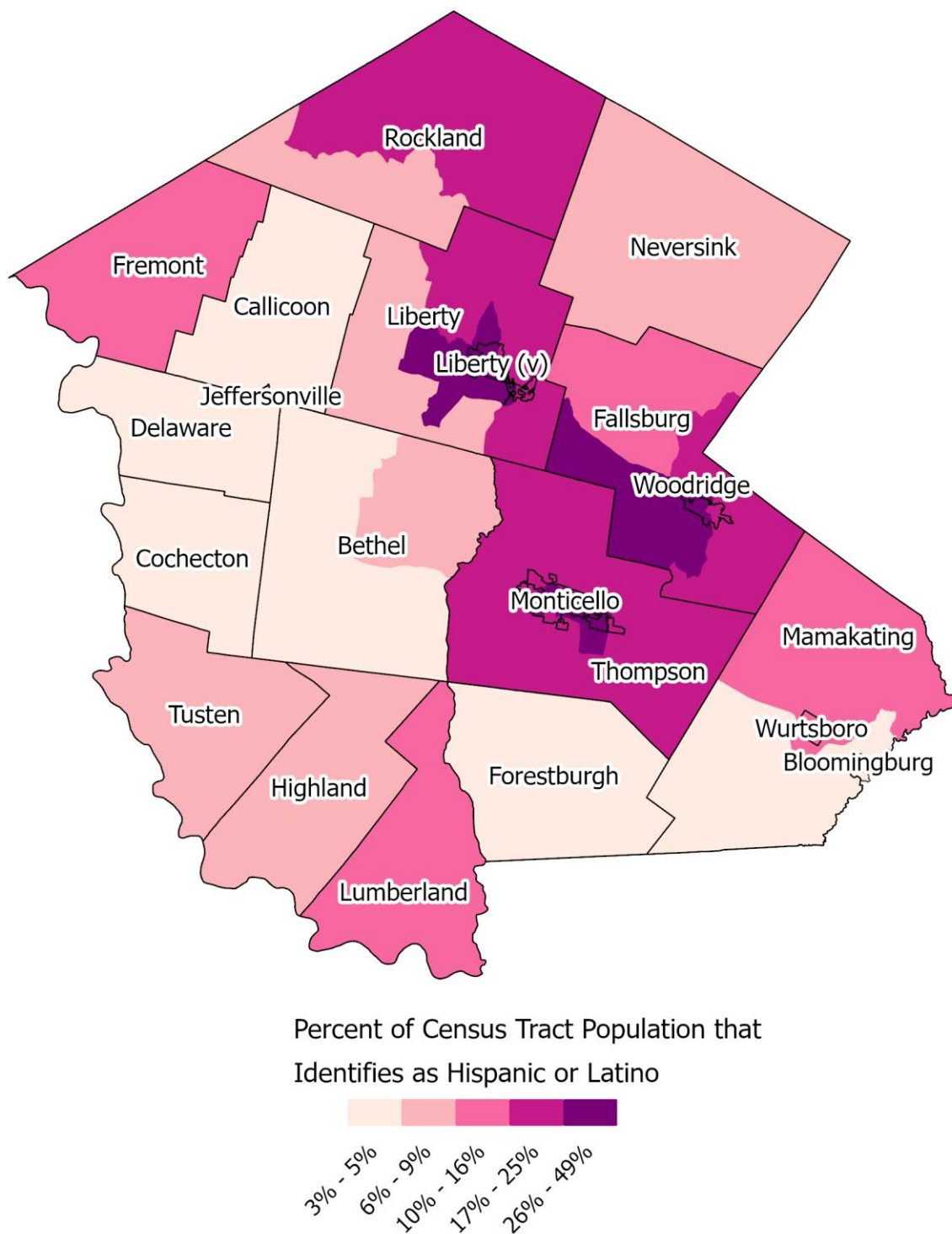
Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

[MAP] Percentage of the Population that is White Alone, by Census Tract (2023)



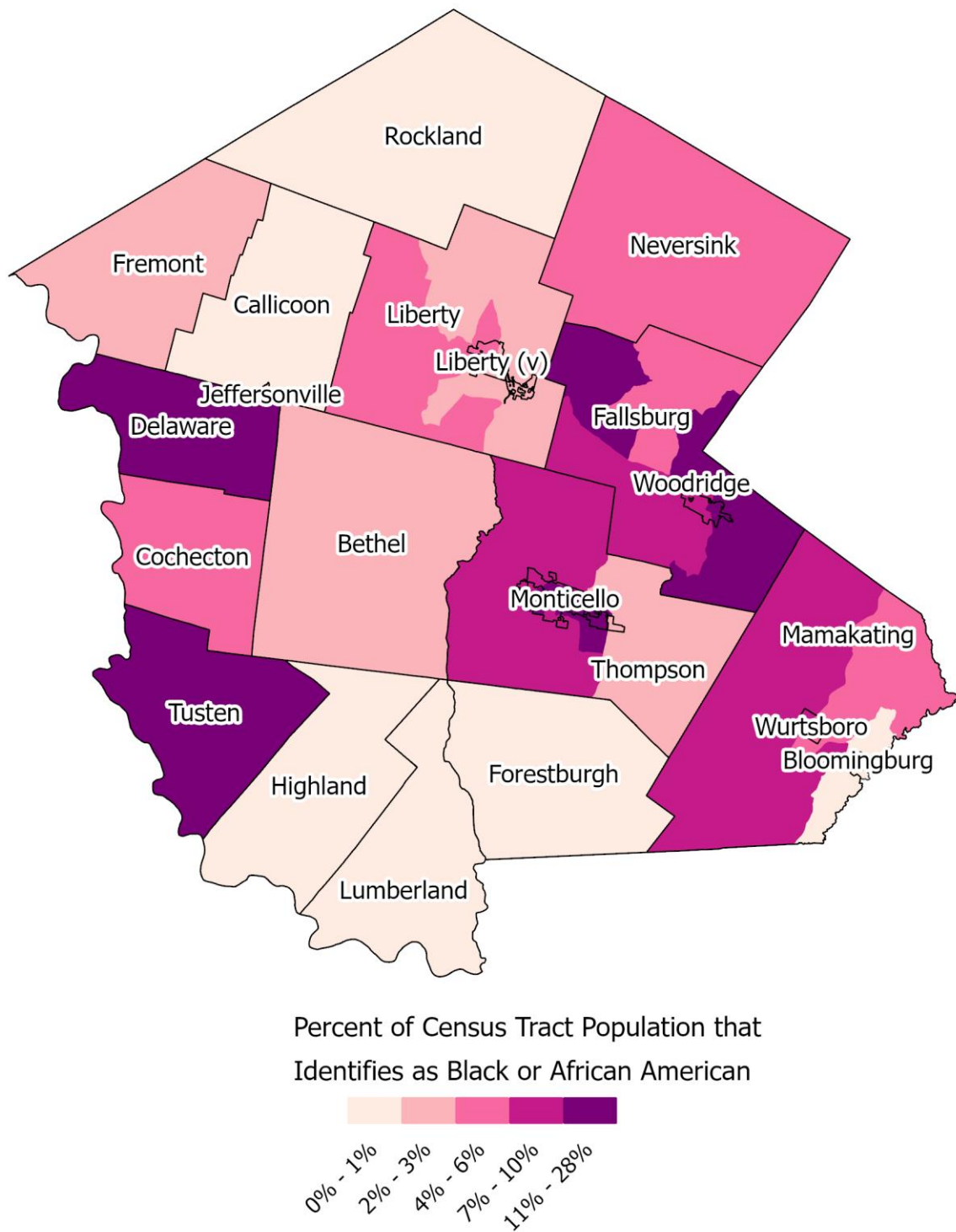
Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

[MAP] Percentage of the Population that is Hispanic or Latino, by Census Tract (2023)



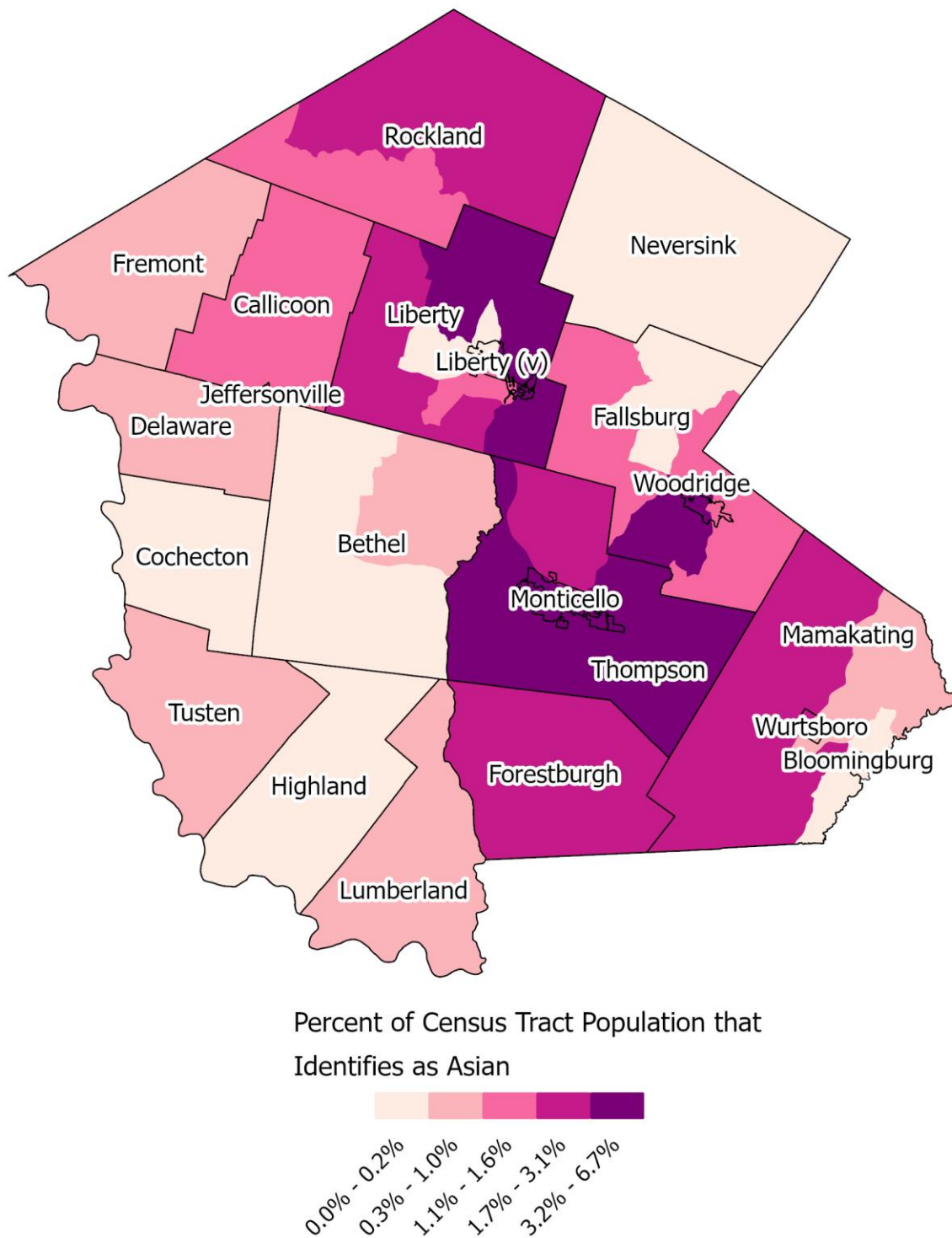
Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

[MAP] Percentage of the Population that is Black or African American Alone, by Census Tract (2023)



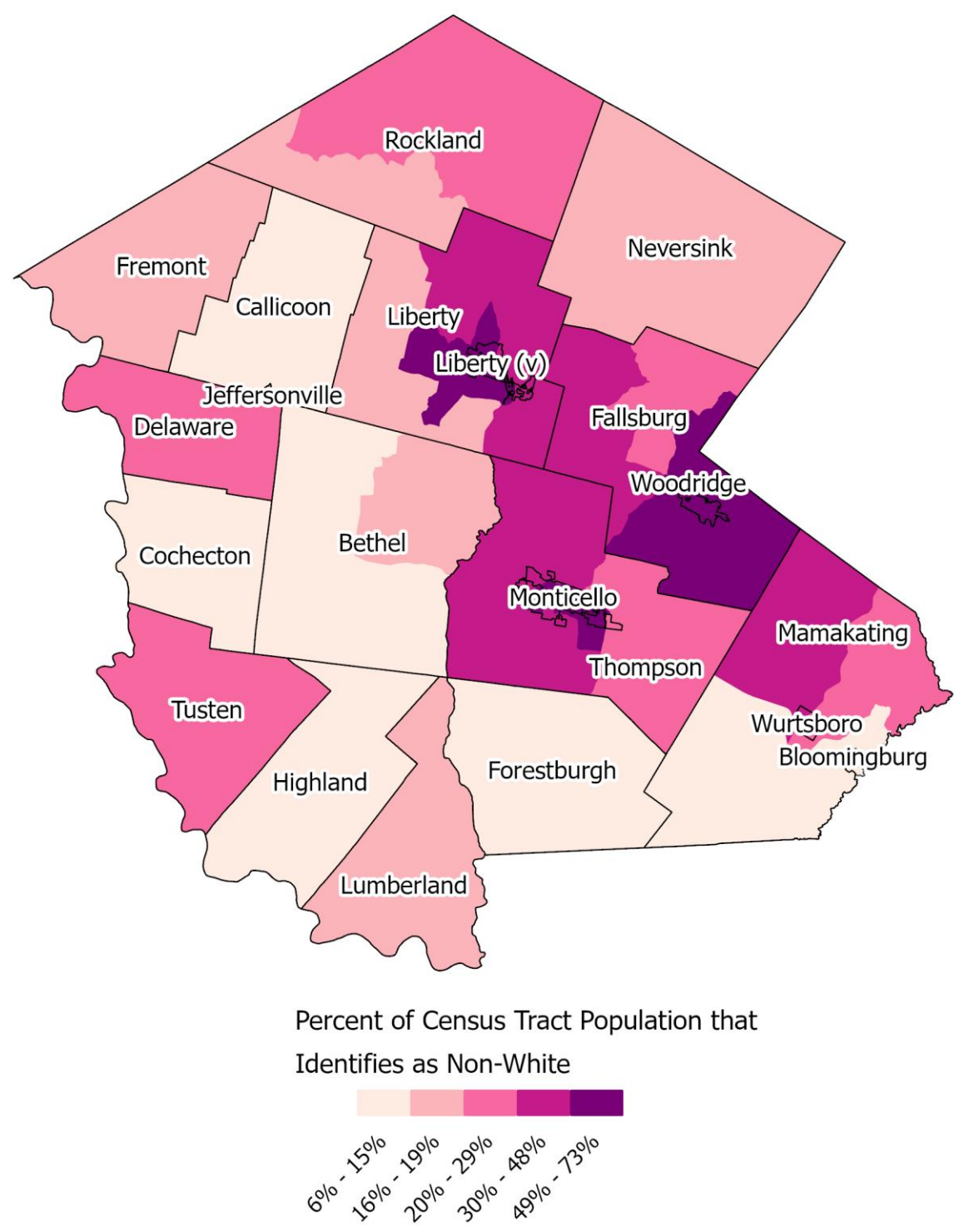
Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

[MAP] Percentage of the Population that is Asian Alone, by Census Tract (2023)



Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

[MAP] Percentage of the Population that is Nonwhite, by Census Tract (2023)



Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Foreign-Born

Foreign-Born Population (2023)

| Municipality | | Total Population | Foreign-Born Population | Foreign-Born Population (%) |
|--------------|----------------|------------------|-------------------------|-----------------------------|
| Sullivan | County | 79,147 | 8,885 | 11% |
| Town of | Bethel | 3,997 | 371 | 9% |
| Town of | Callicoon | 2,594 | 117 | 5% |
| Town of | Cochecton | 1,392 | 77 | 6% |
| Town of | Delaware | 2,301 | 161 | 7% |
| Town of | Fallsburg | 13,392 | 1,642 | 12% |
| Town of | Forestburgh | 829 | 88 | 11% |
| Town of | Fremont | 1,204 | 55 | 5% |
| Town of | Highland | 2,007 | 293 | 15% |
| Town of | Liberty | 5,196 | 408 | 8% |
| Town of | Lumberland | 2,276 | 138 | 6% |
| Town of | Mamakating | 10,456 | 549 | 5% |
| Town of | Neversink | 3,381 | 296 | 9% |
| Town of | Rockland | 3,323 | 345 | 10% |
| Town of | Thompson | 9,362 | 1,044 | 11% |
| Town of | Tusten | 1,528 | 72 | 5% |
| Village of | Bloomingburg | 1,022 | 45 | 4% |
| Village of | Jeffersonville | 417 | 30 | 7% |
| Village of | Liberty | 5,083 | 1,723 | 34% |
| Village of | Monticello | 7,252 | 1,215 | 17% |
| Village of | Woodridge | 954 | 154 | 16% |
| Village of | Wurtsboro | 1,181 | 62 | 5% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Households & Families

Household Types (2023)

| Municipality | | Total Households | Family Households (%) | Married Couple Family Household (%) | Single Householder Family Household (%) | Non-Family Households (%) |
|-----------------|----------------|------------------|-----------------------|-------------------------------------|---|---------------------------|
| Sullivan County | | 30,215 | 59% | 42% | 17% | 41% |
| Town of | Bethel | 1,592 | 59% | 45% | 13% | 41% |
| Town of | Callicoon | 1,125 | 55% | 45% | 9% | 45% |
| Town of | Cochecton | 647 | 55% | 45% | 11% | 45% |
| Town of | Delaware | 993 | 59% | 39% | 20% | 41% |
| Town of | Fallsburg | 4,068 | 62% | 36% | 26% | 38% |
| Town of | Forestburgh | 348 | 73% | 57% | 16% | 27% |
| Town of | Fremont | 483 | 67% | 52% | 14% | 33% |
| Town of | Highland | 1,089 | 52% | 45% | 6% | 48% |
| Town of | Liberty | 2,003 | 50% | 44% | 7% | 50% |
| Town of | Lumberland | 868 | 66% | 51% | 15% | 34% |
| Town of | Mamakating | 3,848 | 71% | 55% | 16% | 29% |
| Town of | Neversink | 1,530 | 53% | 41% | 12% | 47% |
| Town of | Rockland | 1,577 | 53% | 46% | 7% | 47% |
| Town of | Thompson | 3,582 | 61% | 46% | 15% | 39% |
| Town of | Tusten | 702 | 59% | 44% | 16% | 41% |
| Village of | Bloomingburg | 211 | 76% | 75% | 1% | 24% |
| Village of | Jeffersonville | 169 | 60% | 48% | 12% | 40% |
| Village of | Liberty | 1,741 | 59% | 37% | 22% | 41% |
| Village of | Monticello | 2,840 | 52% | 18% | 33% | 48% |
| Village of | Woodridge | 289 | 58% | 24% | 35% | 42% |
| Village of | Wurtsboro | 510 | 60% | 44% | 17% | 40% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s). The Census definition of a family household is a household with two people or more related by birth, marriage, or adoption.

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Household Occupant Characteristics (2023)

| Municipality | | Total Households | Single Father Households (%) | Single Mother Households (%) | Households with One or more People Under 18 Years Old (%) | Households with One or more People 65 Years Old or Older (%) | Households of One Person Living alone (%) |
|-----------------|----------------|------------------|------------------------------|------------------------------|---|--|---|
| Sullivan County | | 30,215 | 2% | 6% | 28% | 37% | 33% |
| Town of | Bethel | 1,592 | 1% | 5% | 25% | 53% | 35% |
| Town of | Callicoon | 1,125 | 4% | 0% | 25% | 40% | 37% |
| Town of | Cochecton | 647 | 4% | 2% | 19% | 45% | 38% |
| Town of | Delaware | 993 | 1% | 1% | 16% | 42% | 37% |
| Town of | Fallsburg | 4,068 | 2% | 10% | 36% | 37% | 30% |
| Town of | Forestburgh | 348 | 1% | 1% | 13% | 51% | 20% |
| Town of | Fremont | 483 | 1% | 6% | 22% | 46% | 27% |
| Town of | Highland | 1,089 | 0% | 1% | 9% | 45% | 41% |
| Town of | Liberty | 2,003 | 0% | 5% | 27% | 32% | 38% |
| Town of | Lumberland | 868 | 2% | 3% | 30% | 23% | 29% |
| Town of | Mamakating | 3,848 | 5% | 4% | 33% | 32% | 24% |
| Town of | Neversink | 1,530 | 2% | 3% | 20% | 34% | 38% |
| Town of | Rockland | 1,577 | 1% | 0% | 19% | 43% | 43% |
| Town of | Thompson | 3,582 | 3% | 6% | 24% | 44% | 32% |
| Town of | Tusten | 702 | 0% | 11% | 21% | 34% | 31% |
| Village of | Bloomington | 211 | 0% | 1% | 59% | 20% | 16% |
| Village of | Jeffersonville | 169 | 2% | 2% | 21% | 30% | 33% |
| Village of | Liberty | 1,741 | 3% | 17% | 45% | 25% | 34% |
| Village of | Monticello | 2,840 | 4% | 15% | 29% | 30% | 39% |
| Village of | Woodridge | 289 | 0% | 6% | 30% | 42% | 42% |
| Village of | Wurtsboro | 510 | 2% | 7% | 26% | 39% | 37% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Disabilities

Population with A Disability (2023)

| Municipality | | Total Civilian Noninstitutionalized Population | With a Disability | With a Hearing Difficulty | With a Vision Difficulty | With a Cognitive Difficulty | With an Ambulatory Difficulty | With a Self-Care Difficulty | With An Independent Living Difficulty |
|-----------------|----------------|--|-------------------|---------------------------|--------------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------------------|
| Sullivan County | | 76,720 | 12,459 | 3,387 | 2,014 | 5,602 | 6,644 | 2,390 | 4,249 |
| Town of | Bethel | 3,995 | 633 | 188 | 127 | 328 | 290 | 77 | 253 |
| Town of | Callicoon | 2,996 | 485 | 181 | 76 | 308 | 210 | 181 | 161 |
| Town of | Cochecton | 1,392 | 192 | 70 | 24 | 62 | 85 | 15 | 36 |
| Town of | Delaware | 2,298 | 296 | 95 | 14 | 123 | 114 | 47 | 95 |
| Town of | Fallsburg | 12,526 | 2002 | 512 | 369 | 873 | 884 | 300 | 540 |
| Town of | Forestburgh | 822 | 106 | 55 | 17 | 35 | 41 | 20 | 40 |
| Town of | Fremont | 1,204 | 226 | 36 | 21 | 61 | 147 | 33 | 59 |
| Town of | Highland | 2,007 | 565 | 193 | 30 | 256 | 379 | 172 | 336 |
| Town of | Liberty | 10,058 | 1917 | 391 | 203 | 972 | 1058 | 443 | 681 |
| Town of | Lumberland | 2,276 | 173 | 42 | 40 | 67 | 121 | 65 | 72 |
| Town of | Mamakating | 12,630 | 1724 | 638 | 464 | 685 | 889 | 212 | 657 |
| Town of | Neversink | 3,373 | 662 | 190 | 137 | 228 | 418 | 227 | 222 |
| Town of | Rockland | 3,323 | 655 | 197 | 74 | 31 | 451 | 38 | 129 |
| Town of | Thompson | 16,292 | 2592 | 562 | 395 | 1454 | 1472 | 538 | 915 |
| Town of | Tusten | 1,528 | 231 | 37 | 23 | 119 | 85 | 22 | 53 |
| Village of | Bloomington | 1,022 | 83 | 27 | 0 | 22 | 39 | 2 | 0 |
| Village of | Jeffersonville | 415 | 85 | 9 | 15 | 53 | 48 | 43 | 59 |
| Village of | Liberty | 4,964 | 967 | 184 | 135 | 386 | 515 | 164 | 368 |
| Village of | Monticello | 7,150 | 1100 | 129 | 255 | 837 | 521 | 181 | 422 |
| Village of | Woodridge | 950 | 190 | 32 | 48 | 53 | 134 | 31 | 83 |
| Village of | Wurtsboro | 1,177 | 148 | 65 | 34 | 63 | 99 | 44 | 71 |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Percentage of Population with A Disability (2023)

| Municipality | | Total Civilian Noninstitutionalized Population | With a Disability | With a Hearing Difficulty | With a Vision Difficulty | With a Cognitive Difficulty | With an Ambulatory Difficulty | With a Self-Care Difficulty | With An Independent Living Difficulty |
|-----------------|----------------|--|-------------------|---------------------------|--------------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------------------|
| Sullivan County | | 76,720 | 16% | 4% | 3% | 7% | 9% | 3% | 6% |
| Town of | Bethel | 3,995 | 16% | 5% | 3% | 8% | 7% | 2% | 6% |
| Town of | Callicoon | 2,581 | 15% | 7% | 2% | 10% | 6% | 5% | 4% |
| Town of | Cochecton | 1,392 | 14% | 5% | 2% | 4% | 6% | 1% | 3% |
| Town of | Delaware | 2,298 | 13% | 4% | 1% | 5% | 5% | 2% | 4% |
| Town of | Fallsburg | 11,576 | 16% | 4% | 3% | 7% | 6% | 2% | 4% |
| Town of | Forestburgh | 822 | 13% | 7% | 2% | 4% | 5% | 2% | 5% |
| Town of | Fremont | 1,204 | 19% | 3% | 2% | 5% | 12% | 3% | 5% |
| Town of | Highland | 2,007 | 28% | 10% | 1% | 13% | 19% | 9% | 17% |
| Town of | Liberty | 5,094 | 19% | 4% | 1% | 12% | 11% | 5% | 6% |
| Town of | Lumberland | 2,276 | 8% | 2% | 2% | 3% | 5% | 3% | 3% |
| Town of | Mamakating | 10,431 | 14% | 5% | 4% | 6% | 7% | 2% | 6% |
| Town of | Neversink | 3,373 | 20% | 6% | 4% | 7% | 12% | 7% | 7% |
| Town of | Rockland | 3,323 | 20% | 6% | 2% | 1% | 14% | 1% | 4% |
| Town of | Thompson | 9,142 | 16% | 5% | 2% | 7% | 10% | 4% | 5% |
| Town of | Tusten | 1,528 | 15% | 2% | 2% | 8% | 6% | 1% | 3% |
| Village of | Bloomingburg | 1,022 | 8% | 3% | 0% | 2% | 4% | 0% | 0% |
| Village of | Jeffersonville | 415 | 20% | 2% | 4% | 13% | 12% | 10% | 14% |
| Village of | Liberty | 4,964 | 19% | 4% | 3% | 8% | 10% | 3% | 7% |
| Village of | Monticello | 7,150 | 15% | 2% | 4% | 12% | 7% | 3% | 6% |
| Village of | Woodridge | 950 | 20% | 3% | 5% | 6% | 14% | 3% | 9% |
| Village of | Wurtsboro | 1,177 | 13% | 6% | 3% | 5% | 8% | 4% | 6% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Housing

Housing Units & Tenure (2023)

| Municipality | | Total housing units | Occupied housing units | Owner-occupied | Renter-occupied | Owner-occupied (%) | % Renter-occupied (%) |
|--------------|----------------|---------------------|------------------------|----------------|-----------------|--------------------|-----------------------|
| Sullivan | County | 49,667 | 30,215 | 20,934 | 9,281 | 69% | 31% |
| Town of | Bethel | 3,822 | 1,592 | 1,313 | 279 | 82% | 18% |
| Town of | Callicoon | 1,818 | 1,125 | 1,019 | 106 | 91% | 9% |
| Town of | Cochecton | 1,057 | 647 | 526 | 121 | 81% | 19% |
| Town of | Delaware | 1,518 | 993 | 829 | 164 | 83% | 17% |
| Town of | Fallsburg | 8,159 | 4,068 | 2,368 | 1,700 | 58% | 42% |
| Town of | Forestburgh | 531 | 348 | 334 | 14 | 96% | 4% |
| Town of | Fremont | 1,246 | 483 | 368 | 115 | 76% | 24% |
| Town of | Highland | 1,894 | 1,089 | 1,006 | 83 | 92% | 8% |
| Town of | Liberty | 3,483 | 2,003 | 1,540 | 463 | 77% | 23% |
| Town of | Lumberland | 1,517 | 868 | 816 | 52 | 94% | 6% |
| Town of | Mamakating | 5,151 | 3,848 | 3,146 | 702 | 82% | 18% |
| Town of | Neversink | 1,953 | 1,530 | 1,316 | 214 | 86% | 14% |
| Town of | Rockland | 2,615 | 1,577 | 1,325 | 252 | 84% | 16% |
| Town of | Thompson | 6,296 | 3,582 | 2,418 | 1,164 | 68% | 32% |
| Town of | Tusten | 1,187 | 702 | 590 | 112 | 84% | 16% |
| Village of | Bloomingburg | 279 | 211 | 40 | 171 | 19% | 81% |
| Village of | Jeffersonville | 211 | 169 | 99 | 70 | 59% | 41% |
| Village of | Liberty | 2,207 | 1,741 | 597 | 1,144 | 34% | 66% |
| Village of | Monticello | 3,375 | 2,840 | 789 | 2,051 | 28% | 72% |
| Village of | Woodridge | 776 | 289 | 140 | 149 | 48% | 52% |
| Village of | Wurtsboro | 572 | 510 | 355 | 155 | 70% | 30% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Age of Housing Stock (2023)

| Municipality | | Total housing units | Housing Unit in a Building Built after 1980 | Housing Unit in a Building Built 1980 or Earlier | Housing Unit in a Building Built Before 1940 | Housing Unit in a Building Built after 1980 (%) | Housing Unit in a Building Built 1980 or Earlier (%) | Housing Unit in a Building Built Before 1940 (%) |
|-----------------|----------------|---------------------|---|--|--|---|--|--|
| Sullivan County | | 49,667 | 12,489 | 37,178 | 10,256 | 25% | 75% | 21% |
| Town of | Bethel | 3,822 | 796 | 3,026 | 896 | 21% | 79% | 23% |
| Town of | Callicoon | 1,818 | 463 | 1,355 | 436 | 25% | 75% | 24% |
| Town of | Cochecton | 1,057 | 252 | 805 | 296 | 24% | 76% | 28% |
| Town of | Delaware | 1,518 | 412 | 1,106 | 513 | 27% | 73% | 34% |
| Town of | Fallsburg | 8,159 | 2,516 | 5,643 | 1,305 | 31% | 69% | 16% |
| Town of | Forestburgh | 531 | 114 | 417 | 118 | 21% | 79% | 22% |
| Town of | Fremont | 1,246 | 332 | 914 | 296 | 27% | 73% | 24% |
| Town of | Highland | 1,894 | 422 | 1,472 | 450 | 22% | 78% | 24% |
| Town of | Liberty | 3,483 | 999 | 2,484 | 689 | 29% | 71% | 20% |
| Town of | Lumberland | 1,517 | 600 | 917 | 167 | 40% | 60% | 11% |
| Town of | Mamakating | 5,151 | 1,433 | 3,718 | 1,007 | 28% | 72% | 20% |
| Town of | Neversink | 1,953 | 427 | 1,526 | 270 | 22% | 78% | 14% |
| Town of | Rockland | 2,615 | 361 | 2,254 | 850 | 14% | 86% | 33% |
| Town of | Thompson | 6,296 | 1,475 | 4,821 | 680 | 23% | 77% | 11% |
| Town of | Tusten | 1,187 | 331 | 856 | 259 | 28% | 72% | 22% |
| Village of | Bloomingburg | 279 | 143 | 136 | 50 | 51% | 49% | 18% |
| Village of | Jeffersonville | 211 | 17 | 194 | 109 | 8% | 92% | 52% |
| Village of | Liberty | 2,207 | 311 | 1,896 | 832 | 14% | 86% | 38% |
| Village of | Monticello | 3,375 | 607 | 2,768 | 827 | 18% | 82% | 25% |
| Village of | Woodridge | 776 | 359 | 417 | 83 | 46% | 54% | 11% |
| Village of | Wurtsboro | 572 | 119 | 453 | 123 | 21% | 79% | 22% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Housing Problems & Access to Vehicle (2023)

| Municipality | | Occupied housing units | Household Lacks complete plumbing facilities | Household Lacks complete kitchen facilities | Household Occupants have no Access to a Personal Vehicle | Household Lacks complete plumbing facilities (%) | Household Lacks complete kitchen facilities (%) | Household Occupants have no Access to a Personal Vehicle (%) |
|--------------|----------------|------------------------|--|---|--|--|---|--|
| Sullivan | County | 30,215 | 212 | 240 | 2,646 | 0.7% | 0.8% | 9% |
| Town of | Bethel | 1,592 | 41 | 41 | 154 | 2.6% | 2.6% | 10% |
| Town of | Callicoon | 1,125 | 0 | 17 | 32 | 0.0% | 1.5% | 3% |
| Town of | Cochecton | 647 | 0 | 0 | 16 | 0.0% | 0.0% | 2% |
| Town of | Delaware | 993 | 0 | 0 | 31 | 0.0% | 0.0% | 3% |
| Town of | Fallsburg | 4,068 | 0 | 16 | 175 | 0.0% | 0.4% | 4% |
| Town of | Forestburgh | 348 | 0 | 0 | 21 | 0.0% | 0.0% | 6% |
| Town of | Fremont | 483 | 0 | 4 | 12 | 0.0% | 0.8% | 2% |
| Town of | Highland | 1,089 | 0 | 14 | 30 | 0.0% | 1.3% | 3% |
| Town of | Liberty | 2,003 | 0 | 12 | 87 | 0.0% | 0.6% | 4% |
| Town of | Lumberland | 868 | 0 | 0 | 20 | 0.0% | 0.0% | 2% |
| Town of | Mamakating | 3,848 | 38 | 0 | 213 | 1.0% | 0.0% | 6% |
| Town of | Neversink | 1,530 | 11 | 11 | 74 | 0.7% | 0.7% | 5% |
| Town of | Rockland | 1,577 | 0 | 0 | 43 | 0.0% | 0.0% | 3% |
| Town of | Thompson | 3,582 | 36 | 56 | 235 | 1.0% | 1.6% | 7% |
| Town of | Tusten | 702 | 0 | 0 | 7 | 0.0% | 0.0% | 1% |
| Village of | Bloomingburg | 211 | 0 | 0 | 94 | 0.0% | 0.0% | 45% |
| Village of | Jeffersonville | 169 | 0 | 0 | 15 | 0.0% | 0.0% | 9% |
| Village of | Liberty | 1,741 | 0 | 0 | 435 | 0.0% | 0.0% | 25% |
| Village of | Monticello | 2,840 | 86 | 69 | 809 | 3.0% | 2.4% | 28% |
| Village of | Woodridge | 289 | 0 | 0 | 109 | 0.0% | 0.0% | 38% |
| Village of | Wurtsboro | 510 | 0 | 0 | 34 | 0.0% | 0.0% | 7% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Income & Poverty

Median Annual Household Income - Change 2010 to 2023

| Municipality | 2010 Household Income | 2023 Household Income | 2010 to 2023 Change | 2010 to 2023 Percent Change | 2023 Household Income (adjusted for inflation) | 2010 to 2023 Change (adjusted for inflation) | 2010 to 2023 Percent Change (adjusted for inflation) |
|---------------------------|-----------------------|-----------------------|---------------------|-----------------------------|--|--|--|
| Sullivan County | \$48,103 | \$69,826 | \$21,723 | 45% | \$49,883 | \$1,780 | 4% |
| Town of Bethel | \$49,508 | \$72,813 | \$23,305 | 47% | \$52,016 | \$2,508 | 5% |
| Town of Callicoon | \$52,182 | \$92,926 | \$40,744 | 78% | \$66,385 | \$14,203 | 27% |
| Town of Cohecton | \$57,917 | \$63,125 | \$5,208 | 9% | \$45,095 | -\$12,822 | -22% |
| Town of Delaware | \$53,598 | \$94,821 | \$41,223 | 77% | \$67,739 | \$14,141 | 26% |
| Town of Fallsburg | \$43,009 | \$67,993 | \$24,984 | 58% | \$48,573 | \$5,564 | 13% |
| Town of Forestburgh | \$66,042 | \$138,636 | \$72,594 | 110% | \$99,039 | \$32,997 | 50% |
| Town of Fremont | \$59,650 | \$65,542 | \$5,892 | 10% | \$46,822 | -\$12,828 | -22% |
| Town of Highland | \$51,523 | \$61,489 | \$9,966 | 19% | \$43,927 | -\$7,596 | -15% |
| Town of Liberty | \$37,743 | \$56,452 | \$18,709 | 50% | \$40,328 | \$2,585 | 7% |
| Town of Lumberland | \$48,011 | \$105,302 | \$57,291 | 119% | \$75,226 | \$27,215 | 57% |
| Town of Mamakating | \$59,302 | \$80,130 | \$20,828 | 35% | \$57,244 | -\$2,058 | -3% |
| Town of Neversink | \$50,795 | \$86,563 | \$35,768 | 70% | \$61,839 | \$11,044 | 22% |
| Town of Rockland | \$53,171 | \$41,776 | -\$11,395 | -21% | \$29,844 | -\$23,327 | -44% |
| Town of Thompson | \$37,417 | \$62,704 | \$25,287 | 68% | \$44,795 | \$7,378 | 20% |
| Town of Tusten | \$55,952 | \$66,786 | \$10,834 | 19% | \$47,711 | -\$8,241 | -15% |
| Village of Bloomingburg | \$29,063 | \$45,083 | \$16,020 | 55% | \$32,207 | \$3,144 | 11% |
| Village of Jeffersonville | \$57,188 | \$71,250 | \$14,062 | 25% | \$50,900 | -\$6,288 | -11% |
| Village of Liberty | \$23,423 | \$49,125 | \$25,702 | 110% | \$35,094 | \$11,671 | 50% |
| Village of Monticello | \$26,879 | \$47,464 | \$20,585 | 77% | \$33,908 | \$7,029 | 26% |
| Village of Woodridge | \$30,324 | \$58,281 | \$27,957 | 92% | \$41,635 | \$11,311 | 37% |
| Village of Wurtsboro | \$57,098 | \$72,500 | \$15,402 | 27% | \$51,793 | -\$5,305 | -9% |

Data Notes: For towns that contain villages, the data in this chart is representative of the entire town, inclusive of the village(s) in the towns.

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2010 and 2023. Inflation adjustment calculated using U.S. Bureau of Labor Statistics (BLS) Consumer Price Index Inflation Calculator.

Individuals Poverty (2023)

| Municipality | | Population for Whom Poverty is Determined | Population Below Federal Poverty Threshold | Population Below Federal Poverty Threshold (%) |
|-----------------|----------------|---|--|--|
| Sullivan County | | 76,020 | 11,547 | 15% |
| Town of | Bethel | 3,853 | 604 | 16% |
| Town of | Callicoon | 2,581 | 142 | 6% |
| Town of | Cochecton | 1,392 | 117 | 8% |
| Town of | Delaware | 2,298 | 247 | 11% |
| Town of | Fallsburg | 11,243 | 2,511 | 22% |
| Town of | Forestburgh | 820 | 39 | 5% |
| Town of | Fremont | 1,201 | 85 | 7% |
| Town of | Highland | 2,007 | 173 | 9% |
| Town of | Liberty | 5,094 | 416 | 8% |
| Town of | Lumberland | 2,217 | 231 | 10% |
| Town of | Mamakating | 10,410 | 898 | 9% |
| Town of | Neversink | 3,381 | 235 | 7% |
| Town of | Rockland | 3,291 | 535 | 16% |
| Town of | Thompson | 9,105 | 1,221 | 13% |
| Town of | Tusten | 1,528 | 134 | 9% |
| Village of | Bloomingburg | 1,022 | 596 | 58% |
| Village of | Jeffersonville | 415 | 88 | 21% |
| Village of | Liberty | 4,964 | 880 | 18% |
| Village of | Monticello | 7,067 | 2,088 | 30% |
| Village of | Woodridge | 950 | 182 | 19% |
| Village of | Wurtsboro | 1,181 | 125 | 11% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s).

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2023.

Housing Costs

Median Monthly Gross Rent - Change 2010 to 2023

| Municipality | | 2010 Gross Rent | 2023 Gross Rent | Gross Rent 2010 to 2023 Change | Gross Rent 2010 to 2023 Change (%) | Gross Rent 2010 to 2023 Change (annualized) |
|-----------------|----------------|-----------------|-----------------|--------------------------------|------------------------------------|---|
| Sullivan County | | \$795 | \$999 | \$204 | 26% | \$2,448 |
| Town of | Bethel | \$1,039 | \$1,265 | \$226 | 22% | \$2,712 |
| Town of | Callicoon | \$708 | \$1,041 | \$333 | 47% | \$3,996 |
| Town of | Cochecton | \$823 | \$1,013 | \$190 | 23% | \$2,280 |
| Town of | Delaware | \$685 | no data | no data | no data | no data |
| Town of | Fallsburg | \$814 | \$985 | \$171 | 21% | \$2,052 |
| Town of | Forestburgh | \$969 | \$1,625 | \$656 | 68% | \$7,872 |
| Town of | Fremont | \$667 | \$1,136 | \$469 | 70% | \$5,628 |
| Town of | Highland | \$855 | \$970 | \$115 | 13% | \$1,380 |
| Town of | Liberty | \$724 | \$907 | \$183 | 25% | \$2,196 |
| Town of | Lumberland | \$944 | \$894 | -\$50 | -5% | -\$600 |
| Town of | Mamakating | \$927 | \$1,405 | \$478 | 52% | \$5,736 |
| Town of | Neversink | \$876 | \$888 | \$12 | 1% | \$144 |
| Town of | Rockland | \$716 | \$972 | \$256 | 36% | \$3,072 |
| Town of | Thompson | \$769 | \$1,012 | \$243 | 32% | \$2,916 |
| Town of | Tusten | \$1,020 | \$832 | -\$188 | -18% | -\$2,256 |
| Village of | Bloomingburg | \$775 | \$1,285 | \$510 | 66% | \$6,120 |
| Village of | Jeffersonville | \$665 | \$1,037 | \$372 | 56% | \$4,464 |
| Village of | Liberty | \$677 | \$882 | \$205 | 30% | \$2,460 |
| Village of | Monticello | \$760 | \$977 | \$217 | 29% | \$2,604 |
| Village of | Woodridge | \$677 | \$966 | \$289 | 43% | \$3,468 |
| Village of | Wurtsboro | \$1,039 | \$1,266 | \$227 | 22% | \$2,724 |

Data Notes: For towns that contain villages, the data in this chart is representative of the entire town, inclusive of the village(s) in the towns. “Gross Rent” means the cost of rent and utilities.

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2010 and 2023.

Median Monthly Housing Costs of Homeowners with a Mortgage - Change 2010 to 2023

| Municipality | | 2010 Monthly Costs | 2023 Monthly Costs | Monthly Costs 2010 to 2023 Change | Monthly Costs 2010 to 2023 Change (%) | Costs 2010 to 2023 Change (annualized) |
|-----------------|----------------|--------------------|--------------------|-----------------------------------|---------------------------------------|--|
| Sullivan County | | \$1,524 | \$1,865 | \$341 | 22% | \$4,092 |
| Town of | Bethel | \$1,301 | \$1,771 | \$470 | 36% | \$5,640 |
| Town of | Callicoon | \$1,486 | \$1,670 | \$184 | 12% | \$2,208 |
| Town of | Cochecton | \$1,653 | \$1,714 | \$61 | 4% | \$732 |
| Town of | Delaware | \$1,356 | \$1,801 | \$445 | 33% | \$5,340 |
| Town of | Fallsburg | \$1,444 | \$1,930 | \$486 | 34% | \$5,832 |
| Town of | Forestburgh | \$1,527 | \$1,825 | \$298 | 20% | \$3,576 |
| Town of | Fremont | \$1,280 | \$1,307 | \$27 | 2% | \$324 |
| Town of | Highland | \$1,479 | \$1,713 | \$234 | 16% | \$2,808 |
| Town of | Liberty | \$1,452 | \$1,830 | \$378 | 26% | \$4,536 |
| Town of | Lumberland | \$1,621 | \$1,927 | \$306 | 19% | \$3,672 |
| Town of | Mamakating | \$1,829 | \$2,280 | \$451 | 25% | \$5,412 |
| Town of | Neversink | \$1,294 | \$1,836 | \$542 | 42% | \$6,504 |
| Town of | Rockland | \$1,234 | \$1,464 | \$230 | 19% | \$2,760 |
| Town of | Thompson | \$1,575 | \$1,896 | \$321 | 20% | \$3,852 |
| Town of | Tusten | \$1,428 | \$1,499 | \$71 | 5% | \$852 |
| Village of | Bloomingburg | \$1,413 | \$2,639 | \$1,226 | 87% | \$14,712 |
| Village of | Jeffersonville | \$1,736 | \$1,704 | -\$32 | -2% | -\$384 |
| Village of | Liberty | \$1,366 | \$1,761 | \$395 | 29% | \$4,740 |
| Village of | Monticello | \$1,573 | \$1,741 | \$168 | 11% | \$2,016 |
| Village of | Woodridge | \$1,448 | \$1,875 | \$427 | 29% | \$5,124 |
| Village of | Wurtsboro | \$1,429 | \$1,662 | \$233 | 16% | \$2,796 |

Data Notes: For towns that contain villages, the data in this chart is representative of the entire town, inclusive of the village(s) in the towns. "Housing Costs of Homeowners" means the cost of mortgage payments, utilities, property taxes, and homeowner's insurance.

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2010 and 2023.

Median Housing Costs of Homeowners without a Mortgage – Change 2010 to 2023

| Municipality | | 2010 Monthly Costs | 2023 Monthly Costs | Monthly Costs 2010 to 2023 Change | Monthly Costs 2010 to 2023 Change (%) | Costs 2010 to 2023 Change (annualized) |
|-----------------|----------------|--------------------|--------------------|-----------------------------------|---------------------------------------|--|
| Sullivan County | | \$795 | \$999 | \$204 | 26% | \$2,448 |
| Town of | Bethel | \$1,039 | \$1,265 | \$226 | 22% | \$2,712 |
| Town of | Callicoon | \$708 | \$1,041 | \$333 | 47% | \$3,996 |
| Town of | Cochecton | \$823 | \$1,013 | \$190 | 23% | \$2,280 |
| Town of | Delaware | \$685 | no data | no data | no data | no data |
| Town of | Fallsburg | \$814 | \$985 | \$171 | 21% | \$2,052 |
| Town of | Forestburgh | \$969 | \$1,625 | \$656 | 68% | \$7,872 |
| Town of | Fremont | \$667 | \$1,136 | \$469 | 70% | \$5,628 |
| Town of | Highland | \$855 | \$970 | \$115 | 13% | \$1,380 |
| Town of | Liberty | \$724 | \$907 | \$183 | 25% | \$2,196 |
| Town of | Lumberland | \$944 | \$894 | -\$50 | -5% | -\$600 |
| Town of | Mamakating | \$927 | \$1,405 | \$478 | 52% | \$5,736 |
| Town of | Neversink | \$876 | \$888 | \$12 | 1% | \$144 |
| Town of | Rockland | \$716 | \$972 | \$256 | 36% | \$3,072 |
| Town of | Thompson | \$769 | \$1,012 | \$243 | 32% | \$2,916 |
| Town of | Tusten | \$1,020 | \$832 | -\$188 | -18% | -\$2,256 |
| Village of | Bloomingburg | \$775 | \$1,285 | \$510 | 66% | \$6,120 |
| Village of | Jeffersonville | \$665 | \$1,037 | \$372 | 56% | \$4,464 |
| Village of | Liberty | \$677 | \$882 | \$205 | 30% | \$2,460 |
| Village of | Monticello | \$760 | \$977 | \$217 | 29% | \$2,604 |
| Village of | Woodridge | \$677 | \$966 | \$289 | 43% | \$3,468 |
| Village of | Wurtsboro | \$1,039 | \$1,266 | \$227 | 22% | \$2,724 |

Data Notes: For towns that contain villages, the data in this chart is representative of the entire town, inclusive of the village(s) in the towns. “Housing Costs of Homeowners” means the cost of property taxes, utilities, and homeowner's insurance.

Data Source: U.S. Census Bureau American Community Survey 5-Year Estimates, 2010 and 2023.

Housing Cost Burden by Tenure (2021)

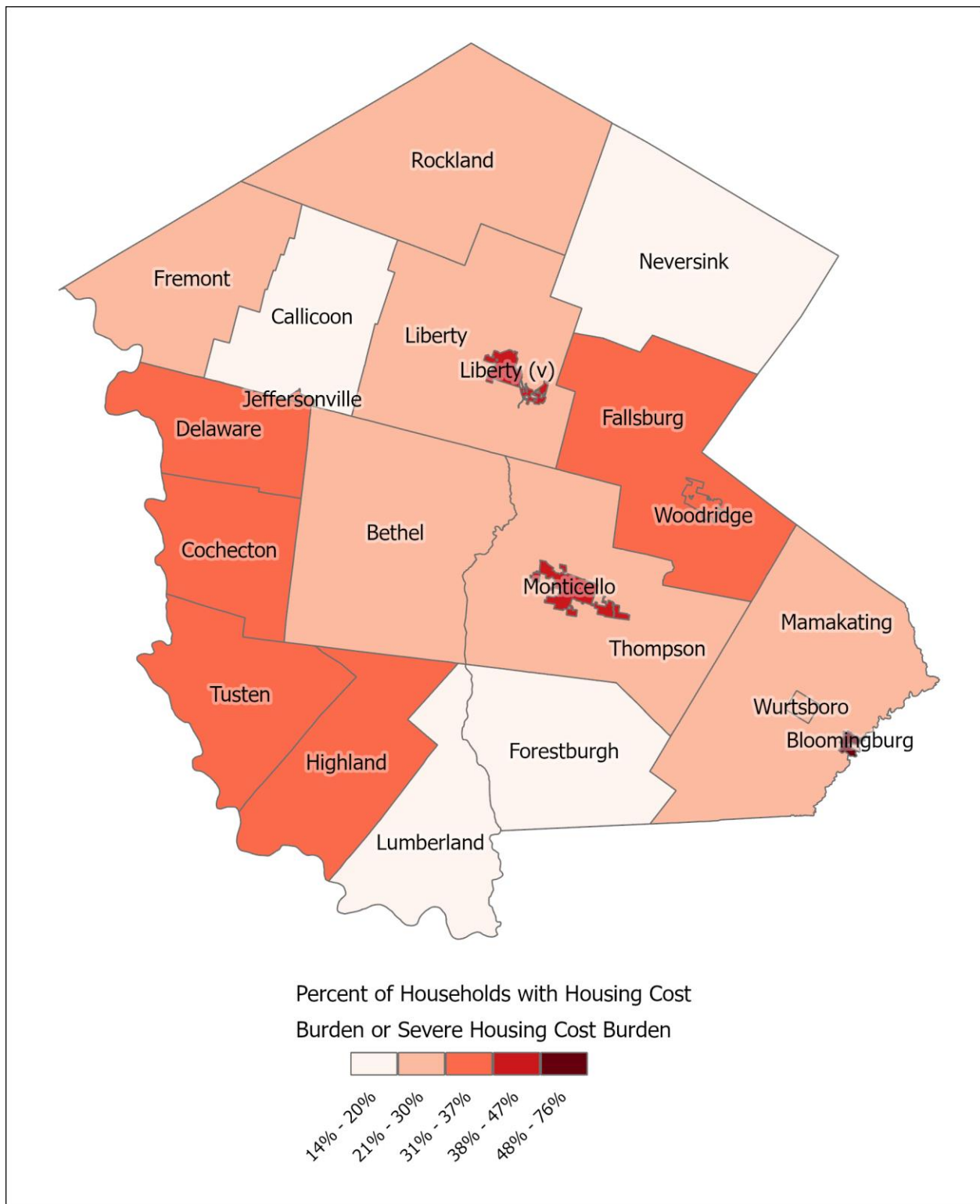
| Municipality | Percent of All Households | | | Percent of Renter Occupied Households | | | Percent of Owner Occupied Households | | |
|---------------------------|---------------------------|-------------|--------------------|---------------------------------------|-------------|--------------------|--------------------------------------|-------------|--------------------|
| | No Cost Burden | Cost Burden | Severe Cost Burden | No Cost Burden | Cost Burden | Severe Cost Burden | No Cost Burden | Cost Burden | Severe Cost Burden |
| Sullivan County | 70% | 16% | 14% | 55% | 21% | 24% | 76% | 14% | 10% |
| Town of Bethel | 73% | 15% | 12% | 68% | 3% | 29% | 74% | 19% | 7% |
| Town of Callicoon | 83% | 13% | 4% | 90% | 8% | 2% | 80% | 15% | 5% |
| Town of Cochection | 65% | 19% | 16% | 55% | 25% | 20% | 67% | 17% | 15% |
| Town of Delaware | 68% | 23% | 9% | 69% | 16% | 14% | 67% | 26% | 7% |
| Town of Fallsburg | 68% | 15% | 17% | 58% | 16% | 25% | 74% | 14% | 13% |
| Town of Forestburgh | 80% | 10% | 10% | 100% | 0% | 0% | 79% | 10% | 10% |
| Town of Fremont | 74% | 17% | 9% | 59% | 7% | 34% | 76% | 19% | 6% |
| Town of Highland | 65% | 23% | 12% | 58% | 12% | 30% | 66% | 24% | 10% |
| Town of Liberty | 73% | 14% | 13% | 69% | 23% | 8% | 75% | 10% | 15% |
| Town of Lumberland | 86% | 7% | 7% | 100% | 0% | 0% | 85% | 8% | 7% |
| Town of Mamakating | 74% | 13% | 13% | 65% | 9% | 27% | 77% | 14% | 10% |
| Town of Neversink | 80% | 13% | 8% | 55% | 20% | 25% | 84% | 11% | 5% |
| Town of Rockland | 75% | 16% | 9% | 62% | 18% | 20% | 77% | 15% | 7% |
| Town of Thompson | 73% | 16% | 11% | 56% | 28% | 16% | 80% | 11% | 8% |
| Town of Tusten | 65% | 15% | 20% | 84% | 0% | 16% | 61% | 18% | 21% |
| Village of Bloomingburg | 24% | 9% | 68% | 13% | 13% | 74% | 45% | 0% | 55% |
| Village of Jeffersonville | 68% | 23% | 10% | 57% | 43% | 0% | 72% | 14% | 14% |
| Village of Liberty | 59% | 23% | 18% | 48% | 31% | 21% | 82% | 5% | 13% |
| Village of Monticello | 53% | 21% | 26% | 38% | 27% | 34% | 83% | 8% | 9% |
| Village of Woodridge | 63% | 24% | 13% | 52% | 34% | 14% | 75% | 13% | 12% |
| Village of Wurtsboro | 70% | 13% | 17% | 44% | 27% | 29% | 79% | 8% | 13% |

Data Notes: For towns that contain villages, the data in this chart is representative of the areas outside of the village(s). “Housing Cost Burden” is a measure of housing costs relative to total household income. This table separates housing costs into three categories: No Cost Burden, Cost Burden, and Severe Cost burden.

- No Cost Burden: Housing Costs are less than or equal to 30% of total household income.
- Cost Burden: Housing costs are greater than 30% of total household income but less than 50%.
- Severe Cost Burden: Housing Costs are 50% or more of household Income

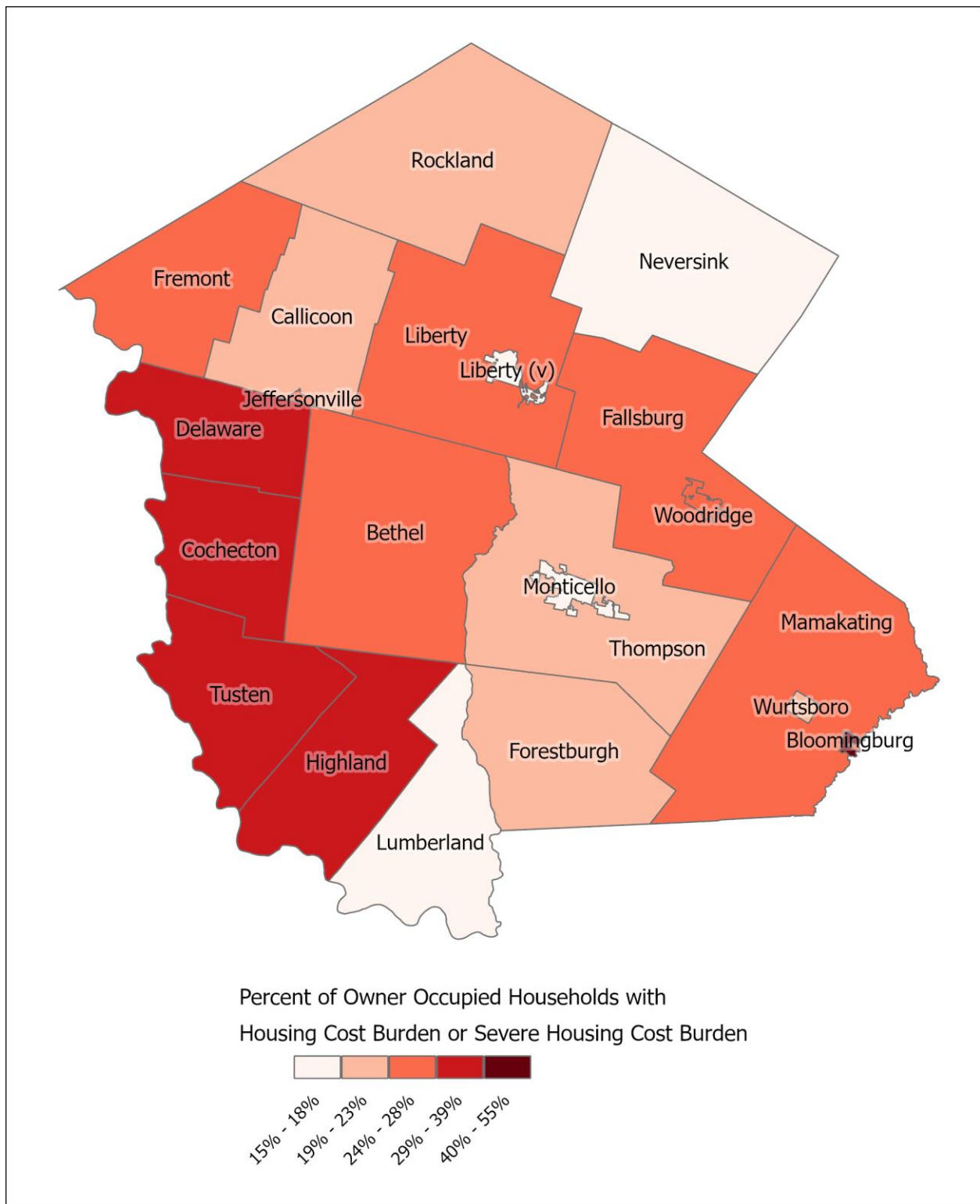
Data Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2017-2021.

[MAP] Housing Cost Buren of All Households by Municipality



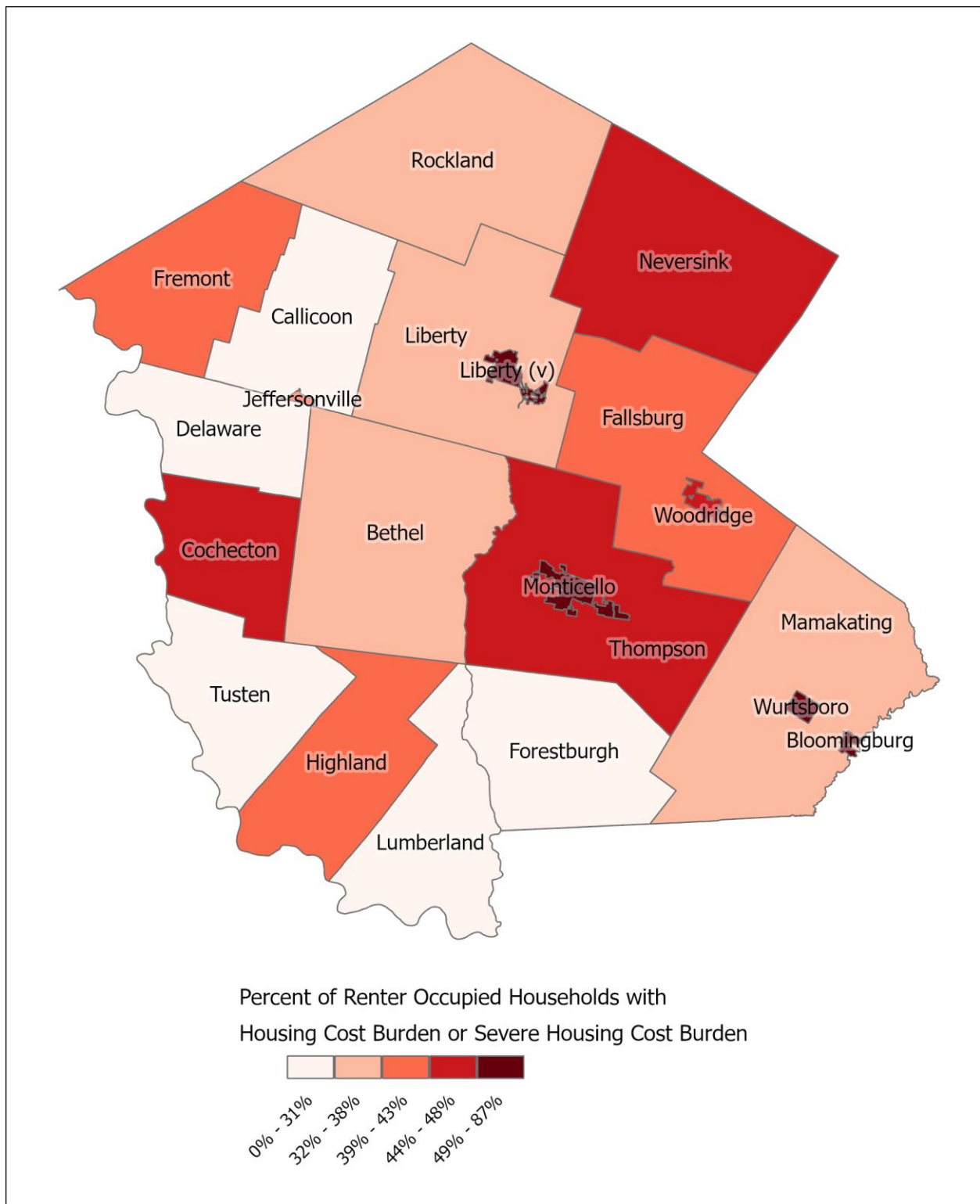
Data Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2017-2021.

[MAP] Housing Cost Buren of Owner-Occupied Households by Municipality



Data Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2017-2021.

[MAP] Housing Cost Buren of Renter-Occupied Households by Municipality



Data Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2017-2021.