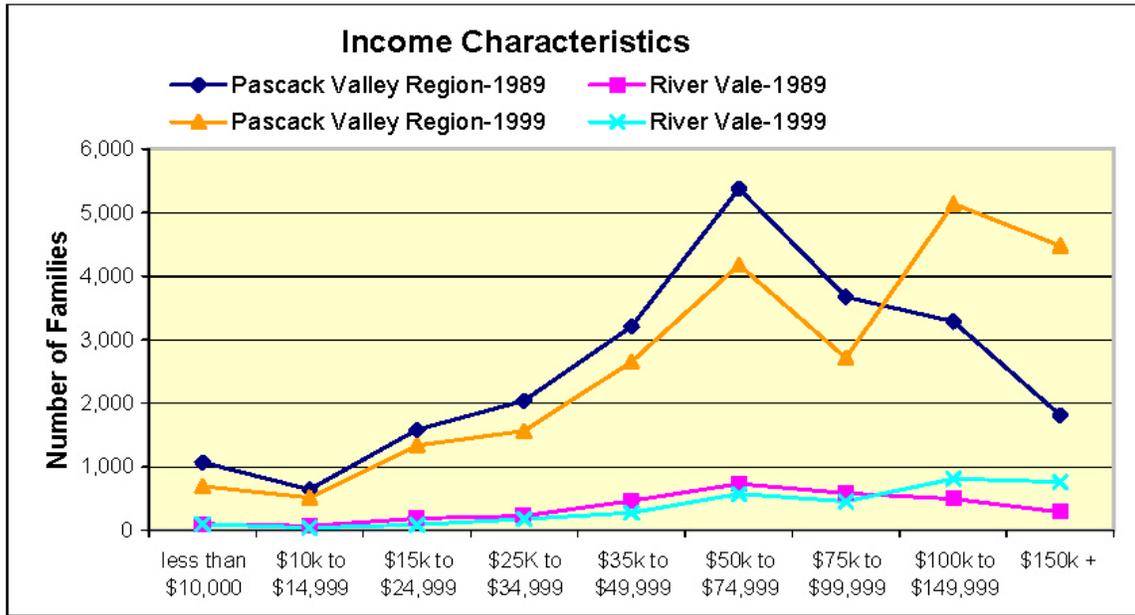


- c. provide affordable housing for young families; and
- d. consider a need for smaller housing units as household sizes decrease.

**4.4 EMPLOYMENT AND FAMILY INCOME**

The 2000 Census data provides the family income base for 1999, and the following chart illustrates the family income (by income range). The median family income in 1999 was \$105,919. The data also indicates that 66 families are below the poverty level, and of those families 39 receive supplemental security income and/or public assistance. The chart below shows the comparison between the Region and the Township’s income levels.

**Chart 2**



Source: US. Census

For the Township, the range of residents with incomes from \$10,000 to \$99,999 has decreased from 1989 to 1999, whereas the last two highest income ranges of \$100,000 and more have increased. This suggests that there is an increase in higher income households in the Township. The Region and County also seem to be following the same trend of having fewer residents earning between \$10,000 to \$74,999, and more residents earning in the three highest income ranges of \$75,999 and more. The \$105,919 median family income of River Vale is high compared to that of Bergen County, which is \$78,079.

**4.5 UNEMPLOYMENT**

The employment data obtained from the New Jersey Department of Labor indicates a steady decrease in unemployment since 1992, with a recent increase from 2000 to 2002; however, unemployment from 2002 to 2003 slowly decreased. The following chart shows the statistics of both employment and unemployment in the Township.