



COMMUNITY PROFILE

INTRODUCTION

Tinton Falls is 15.6 square miles in size and had a population in 2000 of 15,053 people. Tinton Falls has a population density of 966 persons per square mile, well below the Monmouth County average of 1,304 persons per square mile.

Highlights of the population include:

- Tinton Falls's population grew significantly between 1990 and 2000 (21.8%). This rate of growth was greater than the population growth experienced by Monmouth County (11.2%) and New Jersey (8.9%) during the same time period.
- Consistent with County, State and national trends, Tinton Falls grew older between 1990 and 2000, with a 1990 median age of 32.1 and a 2000 median age of 36.8 years of age.
- Between 1990 and 2000, the Borough saw its largest population gains in those aged 75 and older (134% change) and those aged 45 to 54 (104.4% change).
- The largest decrease in population between 1990 and 2000 was seen in those between the ages of 25 and 34 (-26.8% change).
- The Borough's racial profile is slightly more diverse than Monmouth County but less diverse than the State as a whole, with White Americans comprising 78.8% of the population, African Americans totaling 13% of the population, and 8.2% of the population reporting as Asian/Other.

- The number of total residents reporting as Hispanic/Latino of any race (4.7%) was somewhat lower than the County total (6.2%) and much lower than the State total (13.3%).
- The Borough's per capita income (\$31,520) is roughly equivalent that of the County (\$31,149) and more than the State (\$27,006).
- The Borough's median household income (\$68,697) was higher than both that of the County (\$64,271) and the State (\$55,146).
- The Borough has a very high rate of home ownership (82.8%), which is higher than the County (74.6%) and much higher than the State (65.6%).

DEMOGRAPHIC CHARACTERISTICS

Population

In 2000, the Borough of Tinton Falls had a total population of 15,053. This number represented a significant increase (2,692 individuals or 21.8%) from 1990 in which the total population was 12,361 individuals. Tinton Falls has experienced sharp increases in population in the past 50 years since its incorporation from Shrewsbury Township in 1950. The Borough's population increased every decade except the 1970's, with particularly sharp increases between 1950 and 1960 and between 1980 and 1990. Although the population of the Borough continues to rise, the 2000 population of 15,053 represented only 2.4% of the total population of Monmouth County. The total population pattern for both the Tinton Falls and Monmouth County are detailed below in Table 1.





**Table 1
Decennial Population Trends Tinton Falls Borough and Monmouth County
1910 -2000**

Year	Tinton Falls	Change	% Change	Monmouth County	% Change	Number
1910	NA	-	-	94,724	-	-
1920	NA	-	-	104,925	10.8%	10,801
1930	NA	-	-	147,209	40.3%	42,284
1940	NA	-	-	161,238	9.5%	14,209
1950	3,783	-	-	225,327	39.7%	64,089
1960	7,313	3,530	93.3%	334,401	48.4%	109,074
1970	8,395	1,082	14.8%	461,849	38.1%	127,448
1980	7,740	-655	-7.8%	503,173	8.9%	41,324
1990	12,361	4,621	59.7%	553,124	9.9%	49,951
2000	15,053	2,692	21.8%	615,301	11.2%	62,177

Source: NJ Department of Labor and Workforce Development

Note: New Shrewsbury Borough name changed to Tinton Falls Borough, November 4, 1975; incorporated from Shrewsbury Township, 1950.

Population Density

Tinton Falls's 2000 population of 15,053 persons is distributed across its 15.6-square mile total area. This calculates to a population density of 965 persons per square mile, among the lowest densities of Monmouth County municipalities. The Borough's population density is also well below the County average of 1,304 persons per square mile.

The Population Distribution and Population Density Maps indicate the population distribution and density throughout the Borough according to Census tracts. As shown on the maps, the Census tract which contains Fort Monmouth is the most densely populated section of Tinton Falls, followed by the Census tract which covers the northeastern quadrant of the Borough. It should be noted that the demographic mapping in this report is based on the 2000 Census, and as such represents a "snapshot" in time of the demographic composition of Tinton Falls. As a result, subsequent changes, such as the closing of Fort Monmouth, are not reflected in the Census data.

Population Composition by Gender

According to the 2000 Census, a somewhat higher proportion of Tinton Falls's population is female (52.5% female compared with 47.5% male). In 2000, the proportion of females to males in Tinton Falls was higher than that of the State (53.1% vs. 51.5%) and the Country (53.1% vs. 50.5%).

The following table compares the percentage of males and females in Tinton Falls and Monmouth County in both 1990 and 2000.

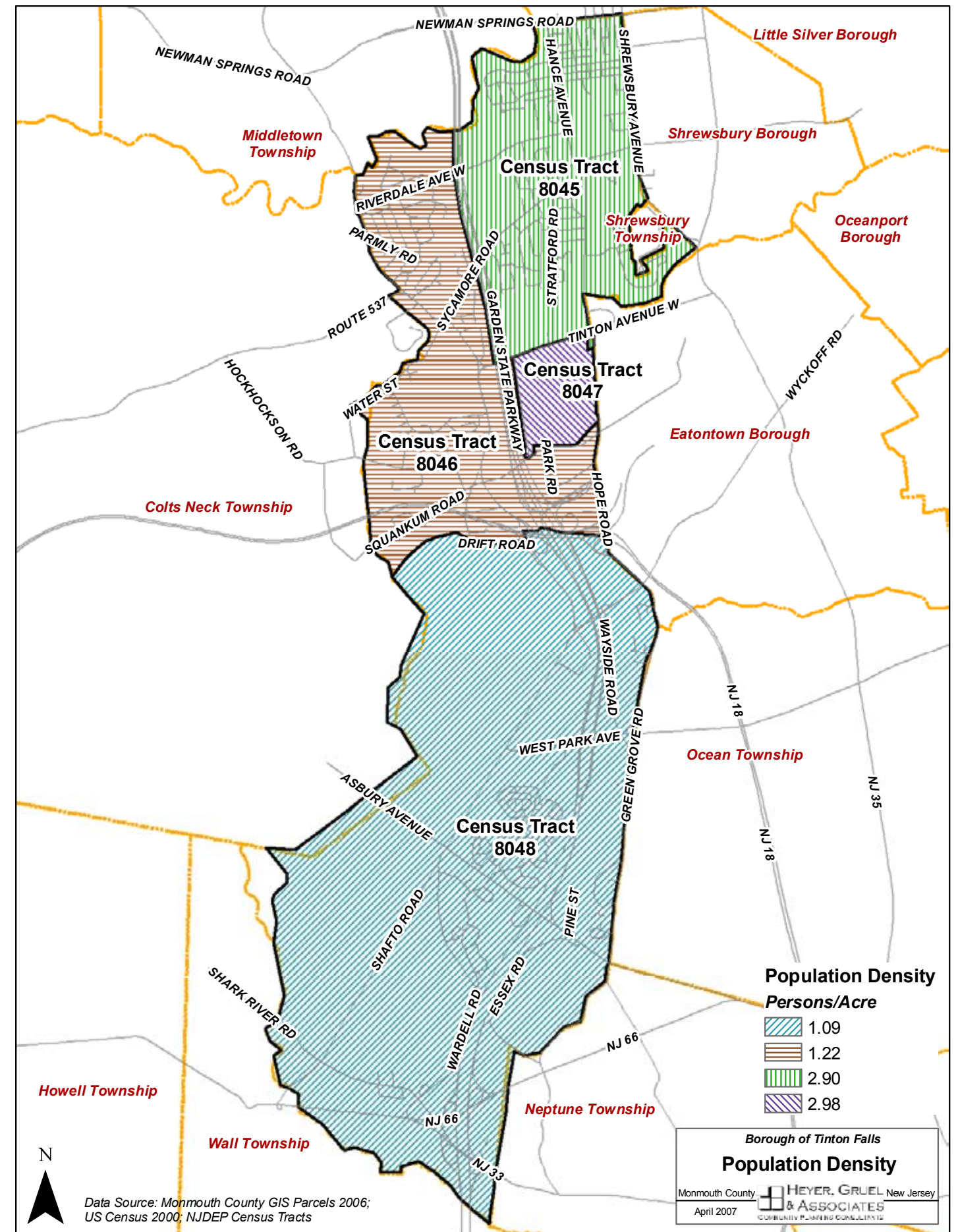
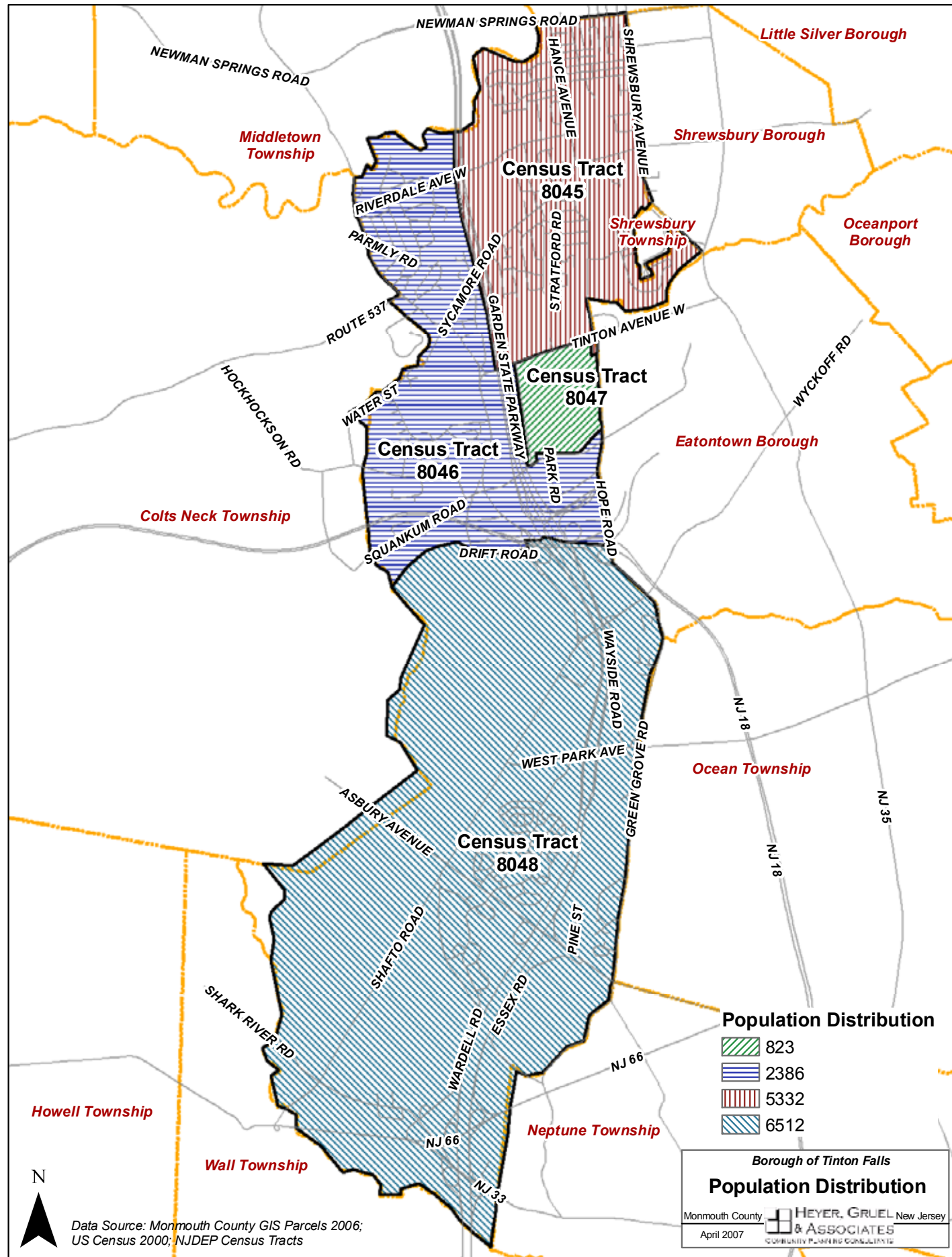




Table 2 Population Composition by Gender Tinton Falls and Monmouth County 1990 & 2000				
Year	Percent Male		Percent Female	
	Tinton Falls	Monmouth County	Tinton Falls	Monmouth County
1990	49.3%	48.5%	50.7%	51.5%
2000	47.5%	48.6%	52.5%	51.4%

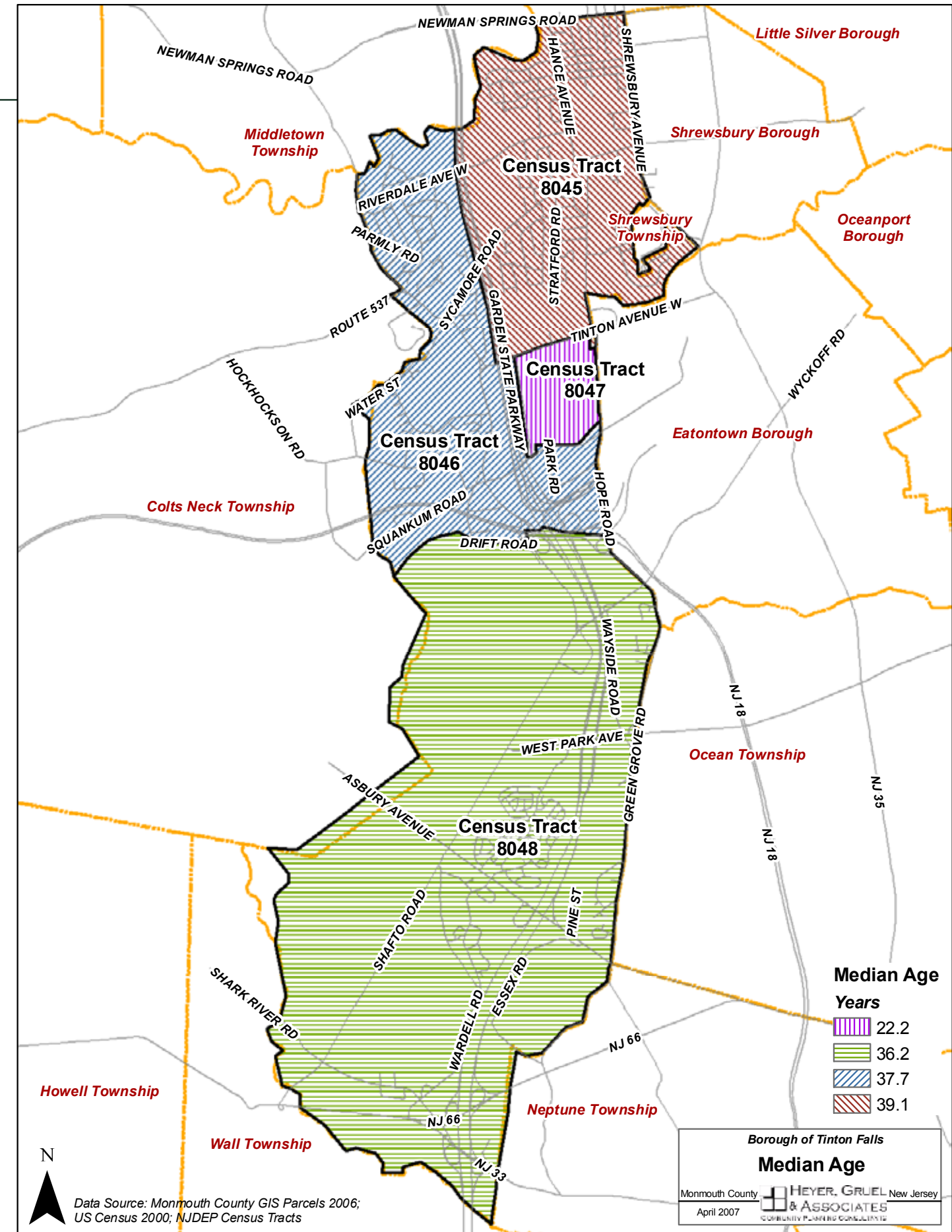
Source: US Census

Population Composition by Age

Between 1990 and 2000 the median age of Tinton Falls residents increased from 32.1 to 36.8 years of age. This trend is consistent with the general graying of America as the 'Baby Boom Generation' population continues to age. Between 1990 and 2000 the median age of Monmouth County increased from 36.8 to 37.7 years of age, which roughly corresponded to the pattern of the State (34.4 to 36.7). The median age of Tinton Falls's 2000 population (36.8) is slightly younger than Monmouth County (37.7) and roughly equivalent to New Jersey (36.7).

The Median Age Map indicates the distribution of the Borough's population according to age at the Census tract level. The map indicates that the northeastern portion of the Borough contains the population with the highest median age. The Census tract which contains Fort Monmouth contains the population with the lowest median age, followed by the Census tract which covers the southern half of the Borough.

The School Aged Children Map reinforces this observation and shows that the highest concentration of school-aged children also resides in the southern half of the Borough. The Senior Citizen Distribution Map shows high concentrations of seniors in the northeastern and southern portions of the Borough.



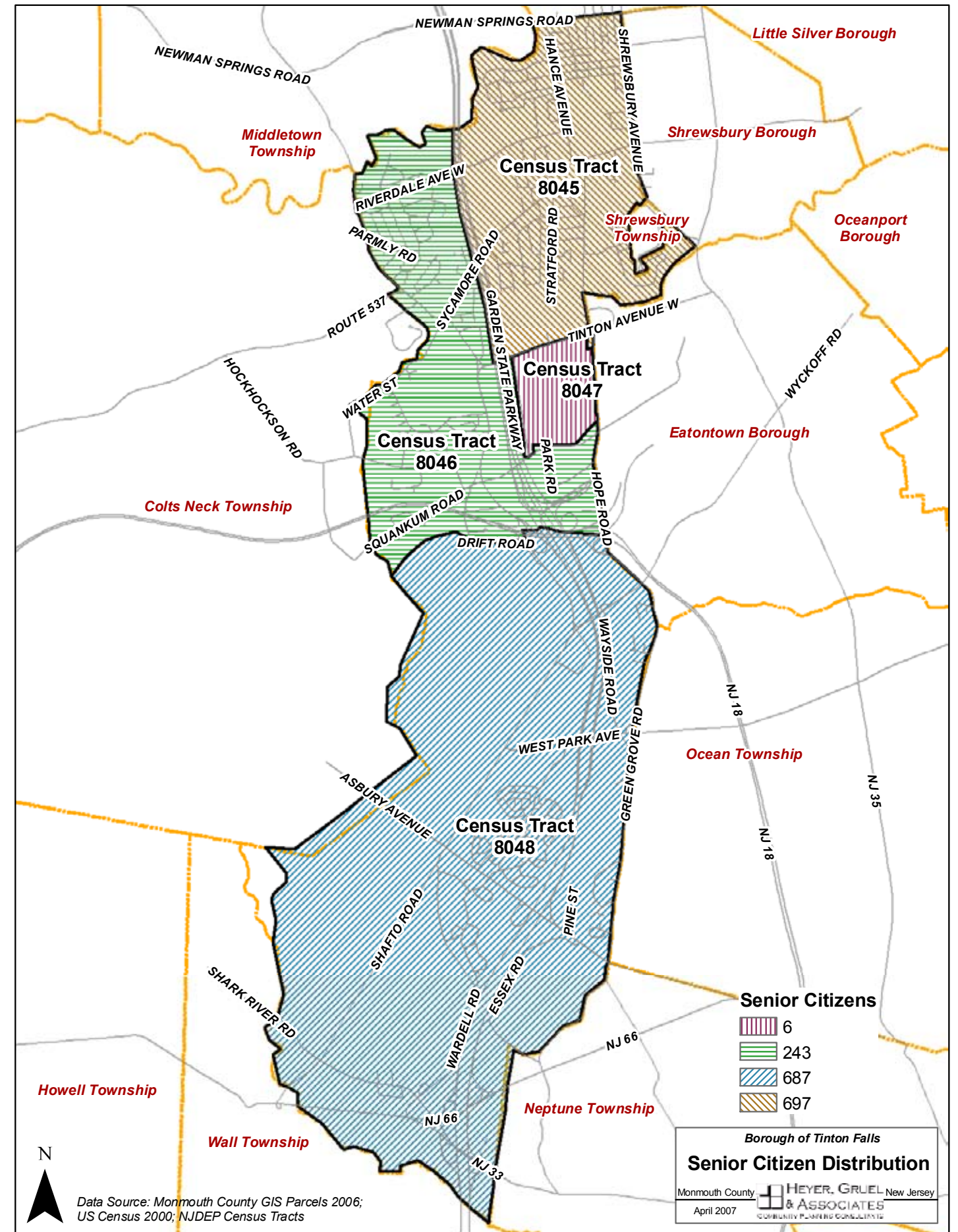
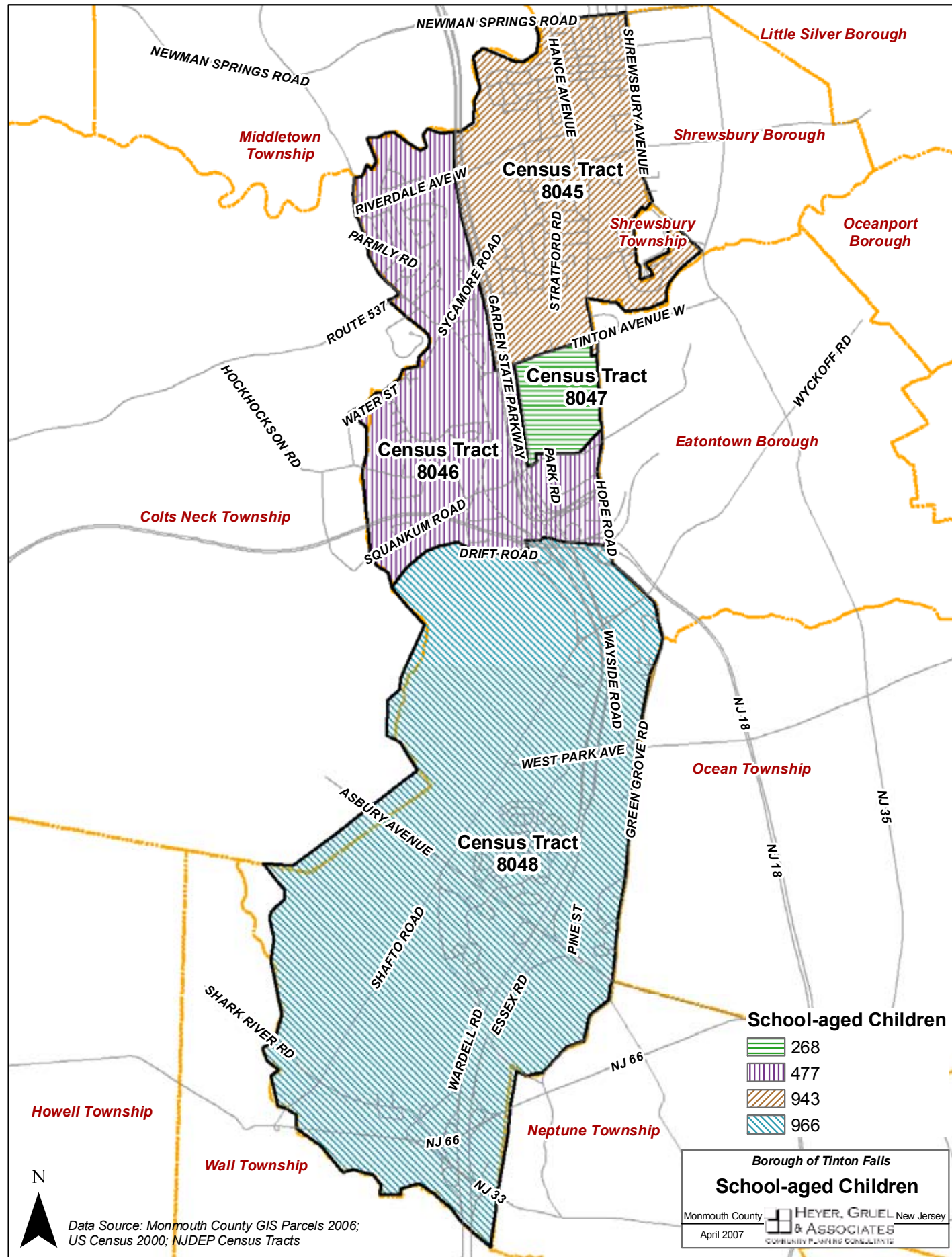




Table 3 compares the median age of Tinton Falls, Monmouth County and New Jersey in 1990 and 2000.

Table 3 Median Age Tinton Falls, Monmouth County and New Jersey 1990 & 2000			
Year	Tinton Falls	Monmouth County	New Jersey
1990	32.1	36.8	34.4
2000	36.8	37.7	36.7

Source: US Census

Table 4 provides a more detailed analysis of the Borough and County's 2000 population by further breaking down the total population according to individual age cohorts. This analysis reveals that:

- 26.8% of the Borough's population is 19 years and younger compared with 28.2% of the County.
- 54.4% of the Borough's population is between 20 and 54 years of age compared with 50.2% of the County.
- 18.8% of the Borough's population is 55 years and older compared with 21.6% of the County.

Table 4 Age Profile Tinton Falls and Monmouth County 2000				
Age Cohort	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Under 5	1,184	7.9%	42,231	6.9%
5 to 9	1,139	7.6%	46,996	7.6%
10 to 14	1,052	7.0%	46,312	7.5%
15 to 19	662	4.4%	38,109	6.2%
20 to 24	578	3.8%	29,297	4.8%
25 to 34	2,324	15.4%	75,308	12.2%
35 to 44	3,151	20.9%	111,681	18.2%
45 to 54	2,134	14.2%	92,239	15.0%
55 to 59	666	4.4%	32,655	5.3%
60 to 64	530	3.5%	23,580	3.8%
65 to 74	846	5.6%	40,084	6.5%
75 to 84	584	3.9%	27,025	4.4%
85 years and older	203	1.3%	9,814	1.6%

Source: US Census



Table 5 indicates the change in age of the Tinton Falls population from 1990 to 2000. As shown below, the largest increases were in those aged 75 and older and those in the 45 to 54 age category. Losses were seen in those aged 20 to 34 and those under 5 years of age.

Table 6 demonstrates the breakdown of age in the community by sex. Females outnumber males in all age groups above the age of 35, with the highest percentage in the 65 and over category. Males outnumber females between the ages of 0 and 14 years. The number of males and females between the ages of 15-24 is equal.

Table 5
Tinton Falls Change in Age 1990 - 2000

	1990		2000		Percent Change
	Number	Percent	Number	Percent	
Total	12,361	100%	15,053	100%	21.8%
Under 5	1,204	9.7%	1,184	7.9%	-1.7%
5 to 9	893	7.2%	1,139	7.6%	27.5%
10 to 14	710	5.7%	1,052	7.0%	48.2%
15 to 19	578	4.7%	662	4.4%	14.5%
20 to 24	620	5.0%	578	3.8%	-6.8%
25 to 34	3,174	25.7%	2,324	15.4%	-26.8%
35 to 44	2,211	17.9%	3,151	20.9%	42.5%
45 to 54	1,044	8.4%	2,134	14.2%	104.4%
55 to 59	452	3.7%	666	4.4%	47.3%
60 to 64	466	3.8%	530	3.5%	13.7%
65 to 74	673	5.4%	846	5.6%	25.7%
75 to 84	251	2.0	584	3.9%	133.0%
85 years and older	85	0.7%	203	1.3%	139.0%

Table 6
Tinton Falls Age Profile by Gender 2000

AGE	Female	Male
Under 5 years	550	634
5-14	1,088	1,103
15-24	620	620
25-34	1,067	1,257
35-44	1,631	1,520
45-54	1,123	1,011
55-64	646	550
65+	981	652
Total Population	7,706	7,347

Source: US Census



Population By Race

The 2000 Census reveals that the majority of the Borough's population is comprised of White Americans (78.8%) with the balance comprised of African Americans (13.0%) and Asian American and 'other' ethnicities (8.2%), of which Asians comprise 5% of the total 8.2%. The Borough also contains a small population of Hispanic origin (4.7%). The 2000 Census did not define Hispanic origin as a separate race and instead includes members from all races. The following tables summarize the Borough's 2000 racial composition.

Table 7 General Summary Racial Composition Tinton Falls 2000		
	Number	Percentage
Population	15,053	100%
African American	1,963	13.0%
White	11,862	78.8%
Asian/other	1,228	8.2%
Hispanic Origin (1)	707	4.7%

Source: 2000 United States Census.

(1) Hispanic origin includes members of all races and not classified as a separate race.

Table 8 Change in Racial Composition Tinton Falls 1990 - 2000					
	1990		2000		Percent Change
	Number	Percent	Number	Percent	
Total	12,361	100%	15,053	100%	21.8%
African American	2,141	17.3%	1,963	13.0%	-8.3%
White	9,431	76.3%	11,862	78.8%	25.8%
Asian/Other	789	6.4%	1,228	8.2%	55.6%
Hispanic Latino (of any race)	429	3.5%	707	4.7%	64.8%

Source: 1990 & 2000 United States Census.

Table 9 Detailed Summary Hispanic or Latino Population Tinton Falls 2000			
	Total Amount	Percentage of Borough Population	Percentage of Hispanic/Latino Population
Total reporting Hispanic or Latino	707	4.7%	100%
Puerto Rican	305	2.0%	43.1%
Mexican	122	0.8%	17.3%
Cuban	49	0.3%	6.9%
Other Hispanic or Latino	231	1.5%	32.7%

Source: 2000 United States Census.



Table 10 Detailed Summary Asian/Other Population Tinton Falls 2000			
	Number	Percentage of Borough Population	Percentage of Asian Other Population
Total reporting Asian/ Other	1,228	8.15%	100%
American Indian and Alaskan Native	36	0.2%	2.9%
Asian	747	5.0%	60.8%
Asian Indian	174	1.2%	14.2%
Chinese	210	1.4%	17.1%
Filipino	113	0.8%	9.2%
Japanese	14	-	-
Korean	150	10.0%	12.2%
Vietnamese	39	0.3%	-
Other Asian (1)	47	0.3%	3.8%
Native Hawaiian or other Pacific Islander	2	-	0.2%
Native Hawaiian	2	-	-
Guamanian or Chamorro	0	-	-
Samoan	0	-	-
Other Pacific Islander (2)	0	-	-
Some other race	157	1.0%	%
Two or more races	286	1.9%	%

Source: 2000 United States Census.

(1) Other Asian alone or two or more Asian categories.

(2) Other Pacific Islander alone, or two or more Native Hawaiian and other Pacific Islander categories.

- Denotes less than .1%

The Borough's racial composition has changed somewhat since 1990. The percentage of the African American population decreased from 17.3% in 1990 to 13.0% in 2000. The percentage of the White population increased from 76.3% in 1990 to 78.8% in 2000. There was a small increase in the Borough's Asian/Other population, which increased from 6.4% in 1990 to 8.2% in 2000. There was also a small increase in the number of Borough residents reporting as Hispanic or Latino, from 3.5% to 4.7%.

Tinton Falls is slightly more racially diverse than Monmouth County and somewhat less diverse than New Jersey as a whole. The Borough's percentage of African Americans (13.0%) is higher than the County (8.0%) and almost equal to the State (13.6%). The percentage of white residents in the Borough (78.8%) was less than the County (84.3%) but more than the State (72.6%).

The Borough's percentage of those reporting as Asian/Other (8.2%) was slightly more than that of the County (7.5%), but well under the State percentage (13.8%).

The Borough also had a lower percentage of individuals of Hispanic/Latino origin (4.7%) compared with Monmouth County (6.2%). The Borough's Hispanic/Latino composition was much lower than that of the State (13.3%).



Table 11 Ethnic Composition 2000 Tinton Falls, Monmouth County and New Jersey						
	Tinton Falls		Monmouth County		New Jersey	
	Number	Percentage	Number	Percentage	Number	Percentage
Population	15,053	100%	615,301	100%	8,638,396	100%
White	11,862	78.8%	519,261	84.3%	6,271,475	72.6%
African American	1,963	13.0%	49,609	8.0%	1,174,821	13.6%
Asian/other	1,228	8.2%	46,431	7.5%	1,192,098	13.8%
Hispanic Origin (of any race)	707	4.7%	38,175	6.2%	1,148,906	13.3%

Source: 2000 United States Census.

Table 12 Ethnic Composition 1990 Tinton Falls, Monmouth County and New Jersey						
	Tinton Falls		Monmouth County		New Jersey	
	Number	Percentage	Number	Percentage	Number	Percentage
Population	12,361	100%	553,124	100%	7,730,188	100%
White	9,431	76.3%	483,277	87.3%	6,130,465	79.3%
African American	2,141	17.3%	47,229	8.5%	1,036,825	13.4%
Asian/other	789	6.4%	22,618	4.1%	562,898	7.3%
Hispanic Origin (of any race)	429	3.5%	22,407	4.0%	739,861	9.6%

Source: 1990 Census. Note. Total = White + African American + Asian Other. Hispanic origin included in total.

HOUSEHOLD CHARACTERISTICS

Household Size

A household is defined as one or more persons, whether related or not, living together in a dwelling unit. The Census classifies households as “family households” and “non-family households”.

A “family household” consists of a householder and one or more people living together in the same household who are related to the householder by birth, marriage, or adoption. Family households may also include people unrelated to the householder. If the householder is married and living with his/her spouse, then the household is designated a “married-couple household.” The remaining types of family households not maintained by a married couple are designated by the sex of the householder. A “nonfamily household” consists of a person living alone or a householder who shares the home with nonrelatives only; for example, with roommates or an unmarried partner.

In 2000, Tinton Falls contained a total of 5,883 households. A total of 67.7% of all households (3,977) were family households and significantly less (1,906 – 32.4%) were non-family households. The family/non-family household mix within Tinton Falls is similar to that of Monmouth County, were nearly three quarters

of all households (71.5%) are family households and only (28.5%) of all households are classified as non-family.

Type of Household	Tinton Falls		Monmouth County	
	Number	Percentage	Number	Percentage
Family Households	3,977	67.6%	160,233	71.5%
Non-family Households	1,906	32.4%	64,003	28.5%
Total Households	5,883	100%	224,236	100%

Source: 2000 United States Census.

The composition of family households in Tinton Falls is roughly equivalent to that of Monmouth County. Married couple families make up 82.9% of all family households compared with 81.4% for the County. The percentage of female householders with no husband present is almost the same in Tinton Falls (13.5%) as it is in Monmouth County (14.0%).

Type of Household	Tinton Falls		Monmouth County	
	Number	Percentage	Number	Percentage
Family Households	3,977	100%	160,233	100%
Married Couple Family	3,296	82.9%	130,550	81.4%
Female householder - no husband present	539	13.5%	22,456	14.0%
Other	142	3.6%	7,227	4.5%

Source: 2000 United States Census.

The average household size in Tinton Falls decreased in the last decade from 2.76 to 2.51. Over the same period the average household size of Monmouth County decreased slightly from 2.74 to 2.70.

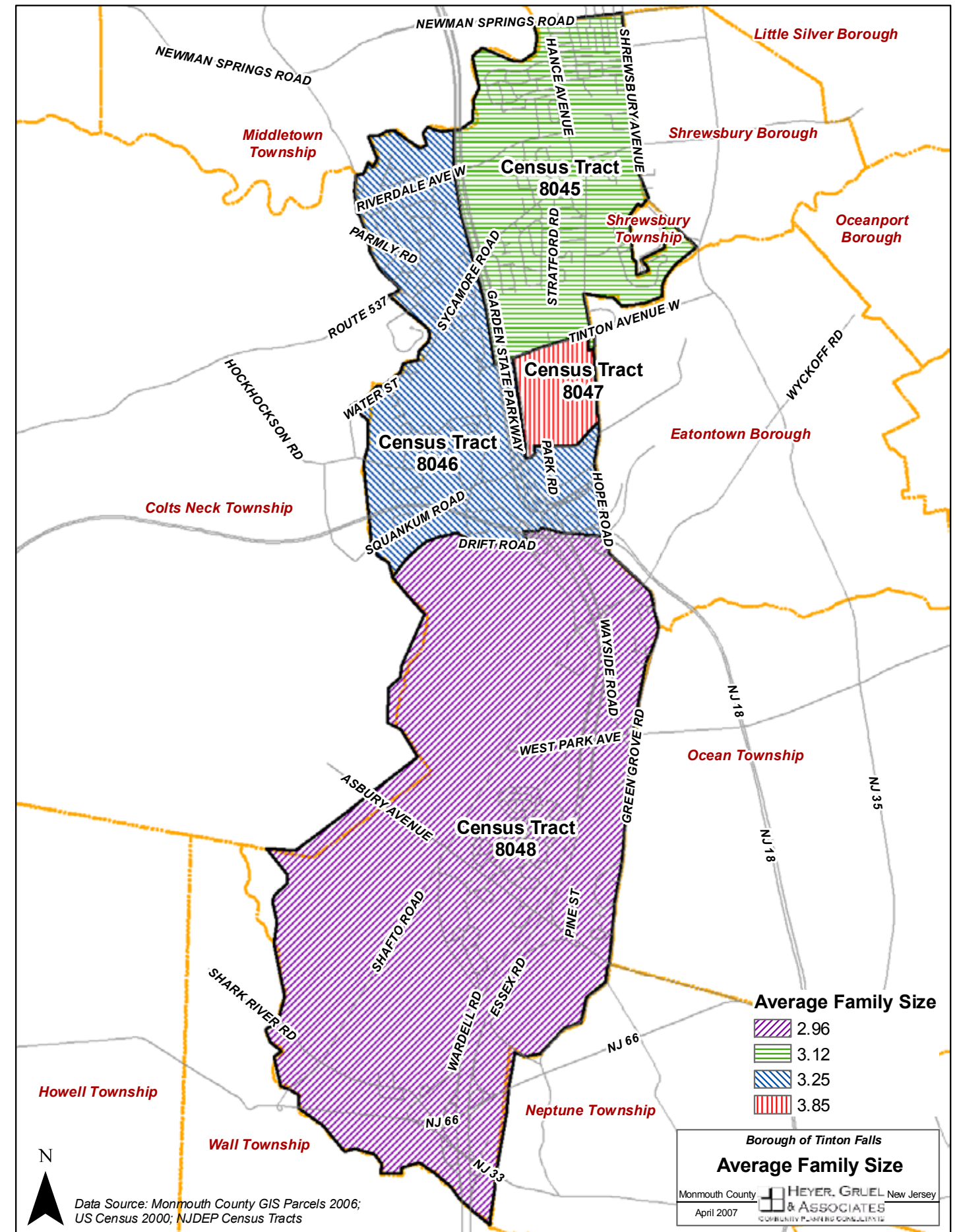
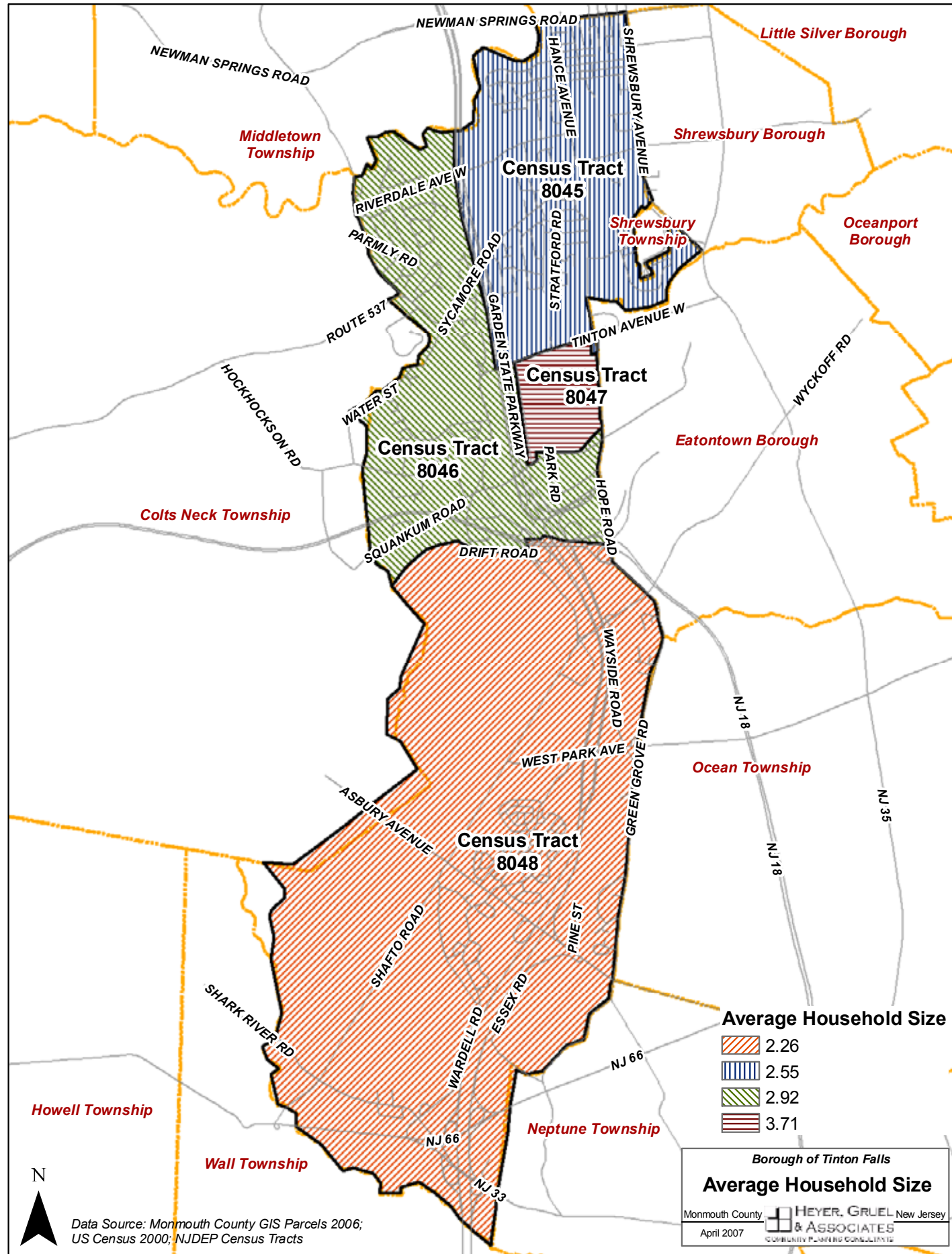
The average family size in Tinton Falls slightly decreased between 1990 and 2000, from 3.15 to 3.11. Average family size remained constant throughout the County (3.24) over the same time period.



Table 15 Household Characteristics Tinton Falls & Monmouth County 2000				
Household Size	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
1 person	1,602	27.2%	53,456	23.8%
2 person	1,865	31.7%	67,002	29.9%
3 person	990	17.0%	38,119	17.0%
4 person	904	15.4%	38,946	17.4%
5 person	361	6.1%	17,941	8.0%
6 or more persons	161	2.7%	8,772	3.9%
Total	5,883	100%	224,236	100%
Average Household Size				
1990	2.76	-	2.74	-
2000	2.51	-	2.70	-
Average Family Size				
1990	3.15	-	3.24	-
2000	3.11	-	3.24	-

Source: 2000 United States Census.

The Average Household Size and Average Family Size Maps display the average household and family size distributed across the Borough at the Census Tract level. The Average Household Size Map indicates that the largest sized households and largest families are within the Census tract which contains Fort Monmouth. The smallest sized households and smallest family sizes are within the southern half of the Borough.





Income

Tinton Falls experienced an increase in per capita income (53%) between 1990 and 2000, greater than that experienced by Monmouth County (51.5%) or the State (44.3%) over the same period. In 2000, the per capita income in Tinton Falls was \$31,520, which is roughly equivalent to the County per capita income of \$31,149 and more than the State per capita income of \$27,006.

In 2000, the average median household income in Tinton Falls was \$68,697. This average was more than both the County average of \$64,271 and the State average of \$55,146.

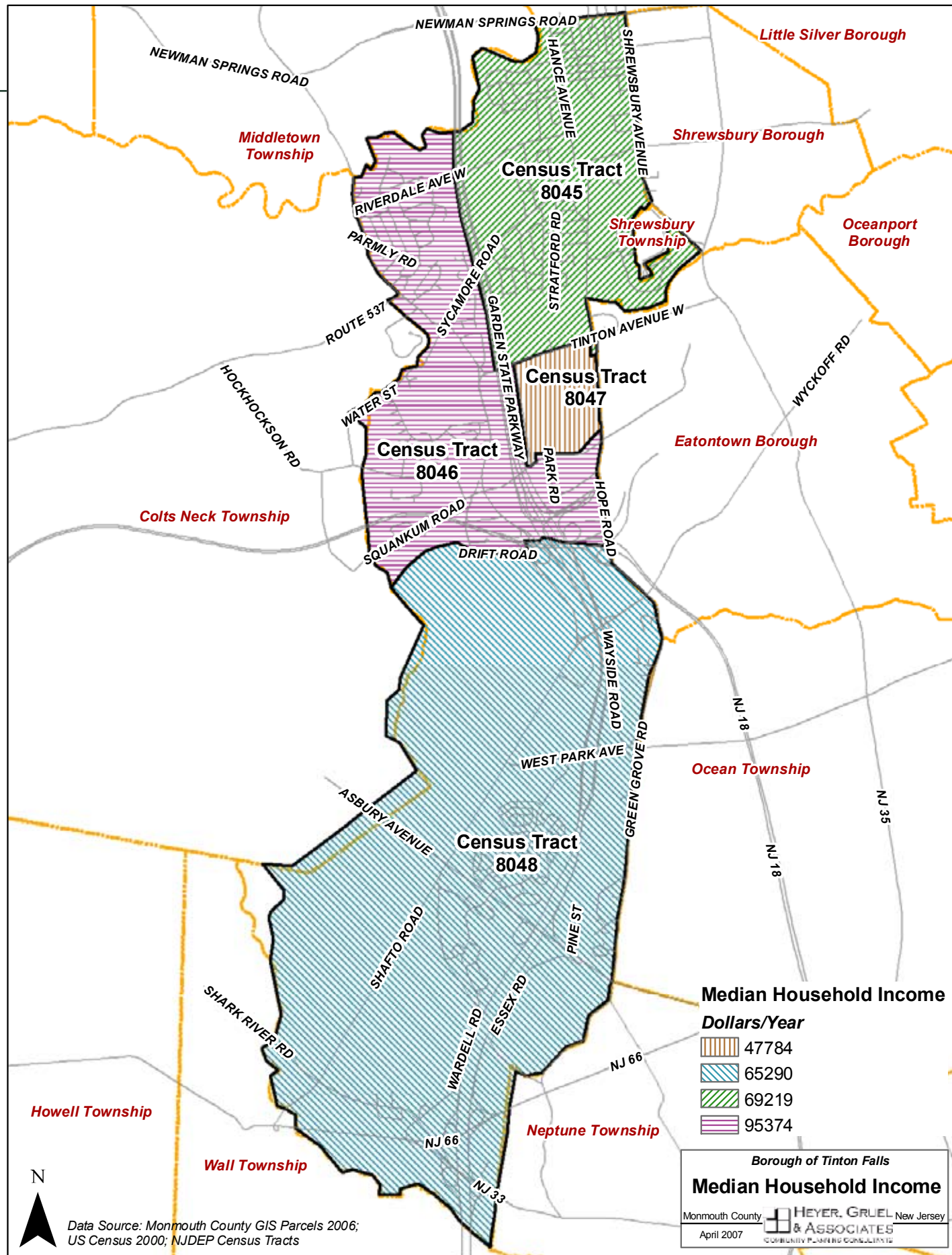
Table 16 Per Capita Income, Median Household Income Tinton Falls, Monmouth County & New Jersey 1990 & 2000						
	1990 Per Capita Income	2000 Per Capita Income	Percent Increase	1990 Median Household Income	2000 Median Household Income	Percent Increase
Borough	\$20,597	\$31,520	53.0%	\$51,988	\$68,697	32.1%
County	\$20,565	\$31,149	51.5%	\$45,912	\$64,271	40.0%
State	\$18,714	\$27,006	44.3%	\$27,006	\$55,146	104.2%

Source: 1990 & 2000 United States Census.

Table 17 compares the 2000 household income distribution between Tinton Falls and Monmouth County. The income distribution between the Borough and the County is very similar, with the bulk of incomes for both the Borough (57.3%) and the State (49.4%) being between \$50,000 and \$150,000.

Table 17 Household Income Distribution 2000 Tinton Falls & Monmouth County				
Income	Tinton Falls		Monmouth County	
	Number of Households	Percent	Number of Households	Percent
Less than \$10,000	160	2.7%	12,292	5.5%
\$10,000 - \$14,999	155	2.6%	9,194	4.1%
\$15,000 - \$24,999	390	6.6%	17,684	7.9%
\$25,000 - \$34,999	501	8.5%	19,394	8.6%
\$35,000 - \$49,000	765	13.0%	28,030	12.5%
\$50,000 - \$74,999	1,343	22.8%	43,074	19.2%
\$75,000 - \$ 99,999	958	16.2%	32,229	14.4%
\$100,000 - \$149,999	1,078	18.3%	35,533	15.8%
\$150,000 or more	546	9.3%	27,017	12.0%
Total	5,896	100.0%	224,447	100.0%

Source: 2000 United States Census



In 2000, less than 3% of all families in Tinton Falls reported incomes less than the poverty level. This total is less than Monmouth County, which reported only 4.5% of all families below the poverty level.

Table 18
Families in Poverty 1999 Tinton Falls & Monmouth County

	Tinton Falls		Monmouth County	
	Number below poverty level	Percent	Number below poverty level	Percent
Number of Families	105	2.6%	7,311	4.5%
With related children under 18 years of age	74	-	5,641	-
With related children under 5 years of age	27	-	2,649	-
Female householder—no husband present	43	-	3,596	-

Source: 2000 United States Census

The Median Household Income Map graphically indicates the median household income of the Borough at the Census Tract level. The highest average median income level is located in the northwest section of the Borough, while the lowest average median household income is within the Census tract that contains Fort Monmouth.



Housing Costs as Percentage of Income

Table 19 shows the housing costs of owner occupants as a percentage of total income. A total of 1,227, or 30.2%, were spending over 30% of their incomes for housing costs. The State affordability threshold for housing as a percent of income is not more than 28% of gross income should be allocated for housing costs.

Table 19 Monthly Owner Costs as a Percentage of Household Income 1999 Tinton Falls		
	Number	Percent
Less than 20%	1,633	40.2%
20% - 29%	1,197	29.4%
30% or more	1,227	30.2%

Source: 2000 United States Census

Table 20 shows the housing costs of renter occupants as a percentage of total income. A total of 309 households, or 30.7%, were spending over 30% of their incomes on rent. The State affordability threshold for housing as a percent of income is not more than 30% of gross income should be allocated for rent.

Table 20 Gross Rent as a Percentage of Household Income 1999 Tinton Falls		
	Number	Percent
Less than 20%	219	21.8%
20% - 29%	258	25.7%
30% or more	309	30.7%
Not Computed	219	21.8%

Source: 2000 United States Census

Housing Unit Data

In 2000, there were 6,211 housing units in Tinton Falls. Of the total housing units, the vast majority (94.7%) were occupied. The Borough reported a vacancy rate of 5.3%.

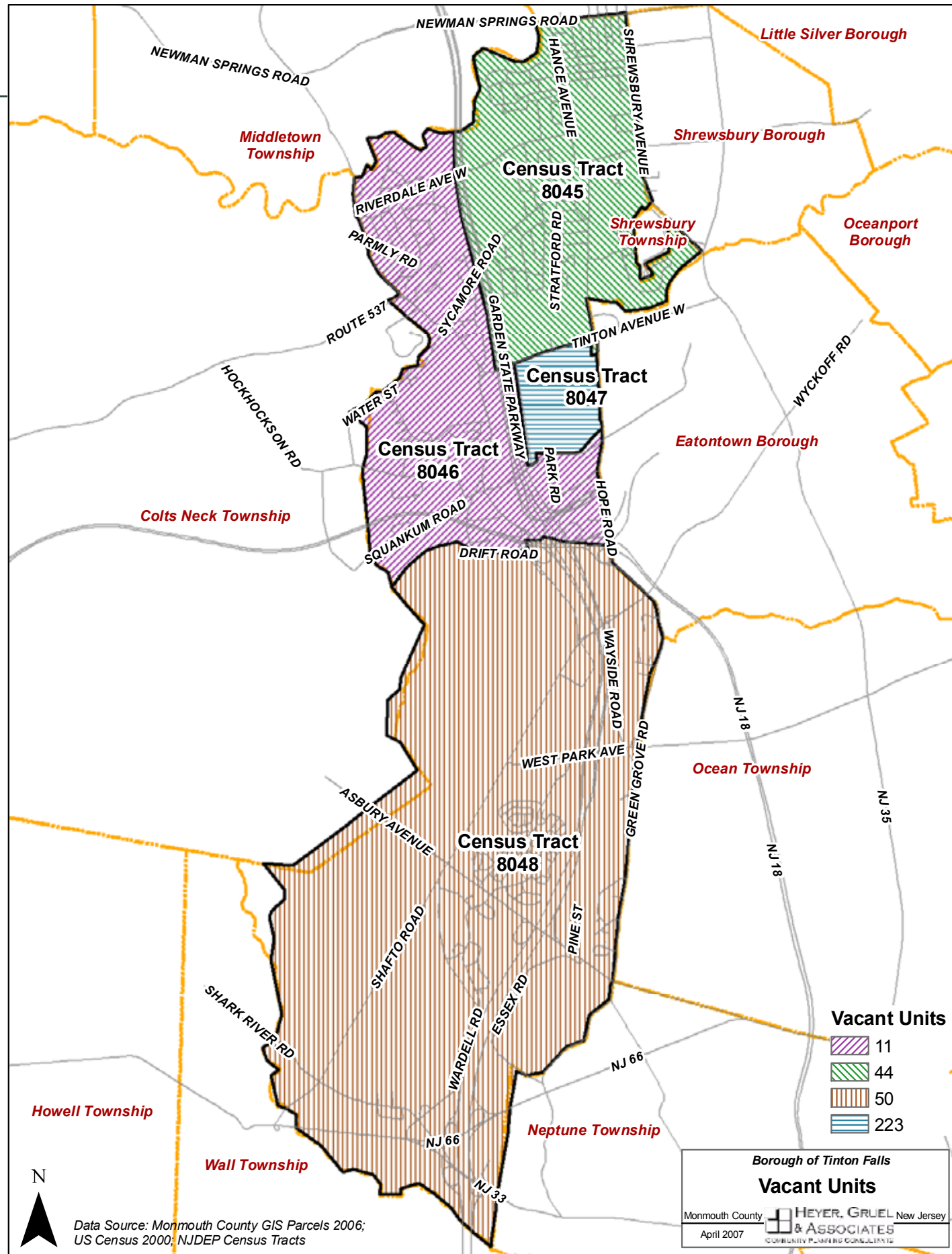


Table 21
Housing Units by Occupancy Status 2000

	Number of units	Percent
Occupied housing units	5,883	94.7%
Vacant housing units	328	5.3%
Total	6,211	100%

Source: 2000 United States Census

Table 22
Vacant Housing Units 2000

Vacant Housing Units	Number	Percent
For rent	46	14.0%
For sale only	23	7.0%
Rented or sold, not occupied	24	7.3%
For seasonal, recreational, or occasional use	15	4.6%
For migrant workers	0	-
Other	220	67.1%
Total	328	100%

Source: 2000 United States Census

The Vacant Units Map indicates areas of the Borough with the highest concentrations of vacant units. The highest vacancy rates in the Borough are located within the Census tract that contains Fort Monmouth; the area with the next highest vacant rate is the southern portion of the Borough.

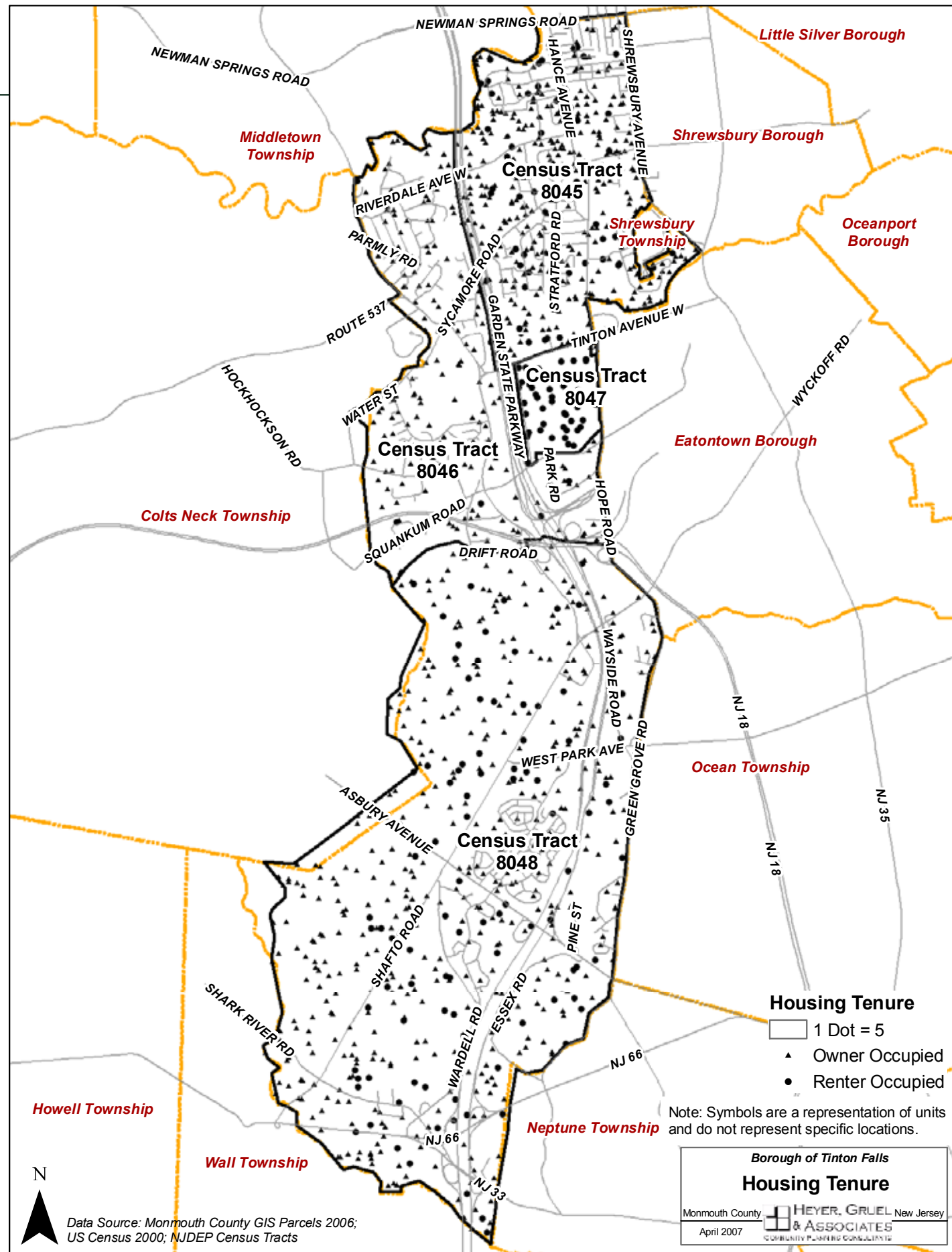


Housing Units Type and Size Characteristics

The Borough has a very high rate of home ownership (82.8%); less than 20% of all occupied units are renter-occupied. A large number of homes within the Borough (30.7%) were constructed during the 1980's. The majority of the remainder of housing in the Borough was constructed between 1990 and 1998 (27.2%) and between 1950 and 1969 (27.1%). The majority of homes (77.4%) within the Borough are single family homes, 54.9% of which are single family detached units. The balance of the Borough's housing stock is comprised of multifamily structures, of which the greatest portion (10.2%) contain five to nine units.

Table 23 Housing Unit Data, 2000 Tinton Falls		
Characteristics	Number	Percent
Tenure of Occupied Units		
Owner Occupied	4,873	82.8%
Renter Occupied	1,010	17.2%
Total Occupied	5,883	100%
Year Structure Built		
Total Units	6,221	100%
1999 - March 2000	243	3.9
1995 - 1998	742	11.9%
1990 - 1994	954	15.3%
1980 - 1989	1,912	30.7%
1970 - 1979	250	4.0%
1960 - 1969	654	10.5%
1950-1959	1,030	16.6%
1940 - 1949	267	4.3%
1939 or earlier	169	2.7%
Units in Structure		
One-detached	3,417	54.9%
One -attached	1,401	22.5%
Two	77	1.2%
Three or Four	231	3.7%
Five to Nine	636	10.2%
Ten to Nineteen	240	3.9%
Twenty or More	219	3.5%
Total	6,221	100%
Number of Rooms		
One	6	0.1%
Two	80	1.3%
Three	258	4.1%
Four	985	15.8%
Five	1,410	22.7%
Six or More	3,482	56.0%

Source: 2000 United States Census



Years at Residence of Households

Table 24 details the breakdown of housing units in Tinton Falls according to years of residence through 2000. A third (33.1%) of all housing units in the Borough became occupied between 1995 and 1998. Over twenty percent (21.3%) became occupied between 1990 and 1994, and just under twenty percent (18.2%) have had someone move in since 1999.

Occupied Housing Units	Number	Percent
1999 to March 2000	1,074	18.2%
1995 to 1998	1,946	33.1%
1990 to 1994	1,257	21.3%
1980 to 1989	889	15.1%
1970 to 1979	338	5.7%
1969 and earlier	384	6.5%
Total	5,888	100.00%

Source: 2000 United States Census

The Housing Tenure Map graphically indicates housing tenure throughout the Borough at the Census Block level. Owner-occupied and renter-occupied units are dispersed throughout the Borough. The only area with a significant concentration of renter-occupied units is the Census tract that contains Fort Monmouth.



Housing Value and Contract Rents

The median house value in Tinton Falls in 2000 was \$187,900, which was less than half the County median house value of \$203,100. In 2000, the median monthly rent in Tinton Falls was \$1,046, which was significantly more than the countywide average rent of \$759.

Table 25 Housing Values, 2000 Tinton Falls Owner Occupant Housing Units By Value		
Value Range	Number	Percent
Less than \$50,000	0	0%
\$50,000 - \$99,000	212	5.2%
\$100,000 - \$149,999	875	%21.5
\$150,000 - \$199,000	1,186	%29.2
\$200,000 - \$299,999	1,367	%33.6
\$300,000 - \$499,000	404	9.9%
\$500,000 - \$999,999	7	0.2%
\$1,000,000 or more	16	0.4%
Total	4,067	100.00%
Median Value	\$187,900	
Renter Occupant Units by Contract Rent		
Contract Rent	Number	Percent
Less than \$200	0	0%
\$200 - \$299	0	0%
\$300 - \$499	68	6.8%
\$500 - \$749	156	15.5%
\$750 - \$999	128	12.7%
\$1,000 - \$1,499	394	39.2%
\$1,500 or more	49	4.9%
No Cash Rent	210	20.9%
Total	1,005	100.00%
Median Contract Rent	\$1,046	-

Source: 2000 United States Census

Housing Conditions

Table 26 details the conditions of housing in Tinton Falls based upon the status of the plumbing facilities, kitchen facilities, telephone service and the extent of overcrowding in 2000. These are the factors used in determining housing deficiency. In 2000, less than 1% of all housing units lacked complete plumbing facilities and no units lacked complete kitchen facilities. Similarly, less than 1% of all units were classified as overcrowded.

Table 26 Indicators of Housing Conditions, 2000 Tinton Falls		
	Number	Percent
Status of Plumbing Facilities	-	-
Lacking complete plumbing facilities	41	0.7%
Status of Kitchen Facilities	-	-
Lacking complete kitchen facilities	17	0.3%
Lacking telephone service	31	0.5%
Occupied Units By Persons Per Room	-	-
1.00 or less	5,796	98.4%
1.01 - 1.50	70	1.2%
1.51 or More	22	0.4%

Source: 2000 United States Census



Existing Housing Construction

Table 27 details the dwelling units authorized by building permits since 1990. In addition the table lists the value of the units that were constructed. Between 1990 and 2005 a total of 2,971 housing units were constructed in the Borough. Approximately sixty percent were single-family. The balance consisted of five-or-more-family (34.2%), three or four-family (0.7%), and two-family (0.1%).

Table 27 Dwelling Units Authorized by Building Permits, 1990 to 2003 Tinton Falls						
Year	Total	Single-Family Units	Single-Family Value*	Two-Family Units	3 or 4 Family Units	5 or more Family Units
1990	261	252	\$10,953,867	4	5	0
1991	176	116	\$5,769,800	0	0	60
1992	144	86	\$4,598,684	0	0	58
1993	53	35	\$2,005,079	0	0	18
1994	150	150	\$7,433,062	0	0	0
1995	81	81	\$4,163,864	0	0	0
1996	47	47	\$4,422,880	0	0	0
1997	296	176	\$7,252,488	0	0	120
1998	511	413	\$25,614,677	0	0	98
1999	267	106	\$8,314,036	0	0	161
2000	206	52	\$3,205,001	0	0	154
2001	38	38	\$3,414,626	0	0	0
2002	152	152	\$18,527,215	0	0	0
2003	445	111	\$13,399,972	0	13	321
2004	63	63	\$5,747,370	0	0	0
2005	81	53	\$9,224,696	0	3	25
Total	2,971	1,931	\$134,047,317	4	21	1,015

Source: N.J. Department of Labor/Data Center. * Value is the estimated cost of construction of all units.



EMPLOYMENT

Jobs in Tinton Falls

Between 1994 and 1999 Tinton Falls added a total of 546 new jobs, an increase of 11.0%. The Borough's job growth was less than that of the County during the same period (22.1%). Tinton Falls has a higher population to jobs ratio (2.74) than Monmouth County (1.37), indicating that there are fewer jobs per person in the Borough than in the County.

Table 28 Private Sector Covered Employment, 1994 to 1999 Tinton Falls and Monmouth County						
Year	Tinton Falls			Monmouth County		
	Number Of Jobs**	Difference		Number Of Jobs**	Difference	
		Number	Percent		Number	Percent
1994	4,950	--	--	350,261	--	--
1995	5,452	502	10.1%	363,557	13,296	3.7%
1996	5,286	-166	-3.0%	390,009	26,452	6.8%
1997	5,362	76	1.4%	385,521	-4,488	-1.2%
1998	5,478	116	2.2%	439,291	53,770	12.2%
1999	5,496	18	0.3%	449,812	10,521	2.3%
Employment Change, 1994-1999		546	11.0%		99,551	22.1%

Source: *2000 United States Census ** N.J. Department of Labor, Private Sector Covered Jobs, 1994-1999.

Table 29 Population to Jobs Ratio, 1999-2000			
Area	2000 Population*	1999 Covered Employment **	Population to Jobs
Tinton Falls	15,053	5,496	2.74
Monmouth County	615,301	449,812	1.37

Source: *2000 United States Census ** N.J. Department of Labor, Private Sector Covered Jobs, 1994-1999.

Table 30 Employment and Labor Force, 1990 - 2003, Borough of Tinton Falls				
	Labor Force	Employment	Unemployment	Unemployment Rate
1990	6,665	6,466	199	3.0
1991	6,724	6,439	285	4.2
1992	6,683	6,322	361	5.4
1993	6,784	6,477	307	4.5
1994	6,902	6,614	288	4.2
1995	7,031	6,754	277	3.9
1996	7,199	6,924	275	3.8
1997	7,319	7,086	233	3.2
1998	7,205	6,995	210	2.9
1999	7,348	7,137	211	2.9
2000	8,391	8,133	258	3.1
2001	8,444	8,138	306	3.6
2002	8,567	8,135	432	5.0
2003	8,553	8,110	443	5.2
2004	8,531	8,163	369	4.3
2005	8,599	8,252	347	4.0

Source: N.J. Department of Labor/Data Center



Employment Status

In 2000, the Borough of Tinton Falls had a population of 15,053. Of this population, 8,391 persons (55.7%) were included in the labor force. A total of 258 persons (3.1%) were unemployed in 2000. Unemployment rates rose in 2002 and 2003, then tapered off in 2004 and 2005.

Comparative Employment Data

Table 31 indicates how residents in Tinton Falls and Monmouth County earn their livings. The educational, health and social services industries employed the most people in both Tinton Falls (19.4%) and Monmouth County (19.5%). The next highest employing industry in the Borough was retail trade (11.8%), Professional, scientific, management, administrative, and waste management services (11.5%), and Finance, insurance, and real estate (10.3%).

Table 31 Comparative Employment Data, 2000 Tinton Falls and Monmouth County				
	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Employment by Occupation	–	–	–	–
Agriculture, forestry, fishing, hunting, & mining	22	0.3%	1,104	0.4%
Construction	316	4.1%	19,046	6.5%
Manufacturing	725	9.3%	24,325	8.3%
Transportation and warehousing, and utilities	389	5.0%	11,102	3.8%
Information	591	7.6%	35,372	12.0%
Wholesale trade	334	4.3%	15,835	5.4%
Retail trade	914	11.8%	15,320	5.2%
Finance, insurance, and real estate	799	10.3%	32,448	11.0%
Professional, scientific, management, administrative, and waste management services	892	11.5%	35,865	12.2%
Educational, health and social services	1,502	19.4%	57,326	19.5%
Arts, entertainment, recreation, accommodation and food services	372	4.8%	18,865	6.4%
Other services	378	4.9%	12,113	4.1%
Public administration	523	6.7%	15,901	5.4%
Total	7,757	100.00%	294,622	100.00%

Source: 2000 United States Census



COMMUTING CHARACTERISTICS

In 2000, Tinton Falls contained a total of 7,852 people who were employed. Of this total, 872 persons or 11.1% worked inside the Borough and 6,980 people or 88.9% commuted outside of the Borough to work. The majority, (66.2%) of residents who commute outside of the Borough to work are employed within Monmouth County. A number of residents (26.2%) commute outside of Monmouth County, and an even smaller number (7.6%) commute outside of the State.

Table 32 Tinton Falls Residents Place of Employment -1		
	Number	Percent
Total workers	7,852	100%
Worked in Tinton Falls	872	11.1%
Worked Outside Tinton Falls	6,980	88.9%

Source: 2000 U.S. Census

Table 33 Tinton Falls Residents Place of Employment -2		
	Number	Percent
Total Workers Outside Tinton Falls	7,852	100%
Worked in Monmouth County	5,197	66.2%
Worked outside Monmouth County	2,055	26.2%
Worked out of State	600	7.6%

Source: 2000 U.S. Census

The majority of residents, (89.2%) drive to work. Of these, 90.2% drove alone and 9.8% carpooled. Public transportation accounts for 6.1% of all commuting trips for Borough residents. Half of these trips, (50.3%) are by rail and over a third, (37.4%) are by bus

Table 34 Tinton Falls Commuting Characteristics 2000		
	Number	Percent
Total workers	7,852	100%
Drove to work alone	6,317	80.5%
Drove to work - carpooled	684	8.7%
Public Transit to work	481	6.1%
Walked to work	86	1.1%
Biked to work	11	0.1%
Worked at home (no commute)	227	2.9%
Commute via Other means	46	0.6%

Source: 2000 U.S. Census

A total of 61.8% of the Borough's commuter residents have a commute of less than 30 minutes each way. Nearly twenty percent (18.7%) have a commute of greater than one hour each way. A small number (7.7%) of Borough residents have commutes of 90 minutes and longer.



The following table indicates the average travel time to work for Borough residents.

Table 35 Travel Time to Work Tinton Falls 2000		
	Number	Percent
Total workers	7,852	100%
Worked at home	227	2.9%
Commuters	7,625	97.1%
Total Commuters	7,625	100%
Less than 5 minutes	145	1.9%
5 to 9 minutes	664	8.7%
10 to 14 minutes	1,260	16.5%
15 to 19 minutes	1,245	16.3%
20 to 24 minutes	1,021	13.4%
25 to 29 minutes	375	4.9%
30 to 34 minutes	469	6.2%
35 to 39 minutes	116	1.5%
40 to 44 minutes	153	2.0%
45 to 59 minutes	749	9.8%
60 to 89 minutes	838	11.0%
90 or more minutes	590	7.7%

Source: 2000 U.S. Census

SOCIAL CHARACTERISTICS

Educational Attainment

In 2000, two-thirds (67.2%) of the Borough's population had attained a high school education or higher. One in ten persons (11.2%) had acquired a Bachelor's Degree or higher. The level of educational attainment is in contrast with the rest of the County, where 87.9% have attained a high school education or higher and 34.6% have acquired a Bachelor's Degree or higher. The level of educational attainment of the Borough is significantly less than that of Monmouth County, particularly in the higher education.

Table 36 Educational Attainment Tinton Falls and Monmouth County 2000				
	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Population 25 Years and Older	10,457	100%	413,058	100%
Less than 9th Grade	200	1.9%	15,421	3.7%
9th grade to 12th Grade (non diploma)	565	5.4%	34,473	8.3%
High School Graduate (includes equivalency)	2,377	22.7%	113,343	27.4%
Some College (no degree)	2,158	20.6%	80,586	19.5%
Associate Degree	729	7.0%	26,393	6.4%
Bachelor's Degree	2,913	27.9%	90,050	21.8%
Graduate or Professional Degree	1,515	14.5%	52,792	12.8%
Percent High School Graduate or Higher	-	92.7%	-	87.9%
Percent Bachelor's Degree or Higher	-	42.3%	-	34.6%



Language Spoken at Home

The majority of residents of Tinton Falls (84.6%) speak English as a primary language at home, almost equal to the number in Monmouth County (85.3%). For those residents whose primary language is not English (15.4%), Spanish (4.1%) and Asian/Pacific Islander languages (3.8%) were the most commonly spoken.

Table 37
Language Spoken at Home Tinton Falls and Monmouth County 2000

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Population 5 years and older	13,859	100%	573,303	100%
English only	11,723	84.6%	488,958	85.3%
Language other than English	2,136	15.4%	84,345	14.7%
Speak English less than "very well"	525	3.8%	30,827	5.4%
Spanish	567	4.1%	30,137	5.3%
Speak English less than "very well"	126	0.9%	13,394	2.3%
Other Indo-European languages	915	6.6%	35,508	6.2%
Speak English less than "very well"	183	1.3%	10,773	1.9%
Asian and Pacific Islander languages	523	3.8%	14,738	2.6%
Speak English less than "very well"	196	1.4%	5,681	1.0%