



CITY OF EPHRATA

Baseline Report

COMPREHENSIVE PLAN

March 2023



EPHRATA
Washington



SCJ ALLIANCE

Project Information

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Baseline Conditions

Key Takeaways

The following report provides information on some key demographics for Ephrata.

- ♦ Ephrata's population was estimated to be 8,620 in 2022 and continues to grow steadily, as it has for the past 20 years. The growth in Ephrata is consistent with the growth happening in both Grant County and statewide.
- ♦ The median age in Ephrata is 34 years old, which is similar to Grant County's median age of 33.9, but quite young when compared to Washington State's median age of 38.2. This could imply an additional need for family housing and housing that's affordable for younger, early-career professionals. This is similar to needs found throughout communities in Grant County and Central Washington.
- ♦ Ephrata has a significant Hispanic/Latino population, accounting for more than one-fourth of the city's population. This signifies that there is a need for the city to consider its diverse population, including those who do not speak English or who speak English as a second language.
- ♦ The largest employment sector in Ephrata is Public Administration, which accounts for 13% of all jobs in the City. As the Grant County Seat, Ephrata is home to many public sector workers, and this will remain key to Ephrata's local economy into the future.
- ♦ The median household income in Ephrata in 2021 was \$67,153, which is 8% higher than Grant County's median household income of \$62,227. Additionally, the median house price in 2021 was \$175,7000 and the median rent was \$866, compared with the County's median house price of \$274,700 and median rent of \$991.
- ♦ These higher-than-average incomes and lower-than-average housing prices indicate that Ephrata is relatively affordable, though housing market data has changed even since 2021, and first-hand accounts indicate the need for additional focus on affordable housing.
- ♦ Ephrata will need to accommodate roughly 2,189 new residents by 2044 – a 25.4% increase from 2022. This is approximately equivalent to the growth rate that Ephrata experienced over the 2000 – 2020 period (24.5%).



Introduction

In order to make planning recommendations that will work for Ephrata, it is important to understand the baseline conditions of Ephrata including population, demographics, housing conditions, and existing policies.

This section aims to provide an in-depth analysis of these aspects of Ephrata, as well as establish a population forecast for Ephrata in 2044. This target population forecast will be used throughout the plan as the number of people that Ephrata needs to plan for over the next twenty years.



Population Trends

The City of Ephrata has experienced steady growth over the past 20 years. The growth in Ephrata is consistent with the growth happening in both Grant County and statewide.

Table 1. Historic Population (US Census)

Census Population	Ephrata		Grant County		State of WA	
	Count	Percent	Count	Percent	Count	Percent
1980	5,359		48,522		4,132,353	
1990	5,349	-0.2%	54,798	12.9%	4,866,663	17.8%
2000	6,808	27.3%	74,698	36.3%	5,894,143	21.1%
2010	7,664	12.6%	89,120	19.3%	6,724,540	14.1%
2020	8,477	10.6%	99,123	11.2%	7,706,310	14.6%

Source: OFM Decennial Census Counts of Population for the State, Counties, Cities and Towns 1890-2020

Table 2: Population Estimates in Ephrata

Year	Ephrata	
	Estimate	Percent
2010 ¹	7,664	
2011 ²	7,542	-1.6%
2012 ²	7,672	1.7%
2013 ²	7,794	1.6%
2014 ²	7,888	1.2%
2015 ²	7,948	0.8%
2016 ²	7,980	0.4%
2017 ²	7,956	-0.3%
2018 ²	8,050	1.2%
2019 ²	8,072	0.3%
2020 ³	8,477	5.0%
2021 ⁴	8,575	1.2%
2022 ⁴	8,620	0.5%

Source: OFM Databook based on ¹ 2010 Census data, ² American Community Survey estimates, ³ 2020 Census data, and ⁴ OFM April 1 annual population estimates.

Historic Population and Population Estimates in Ephrata

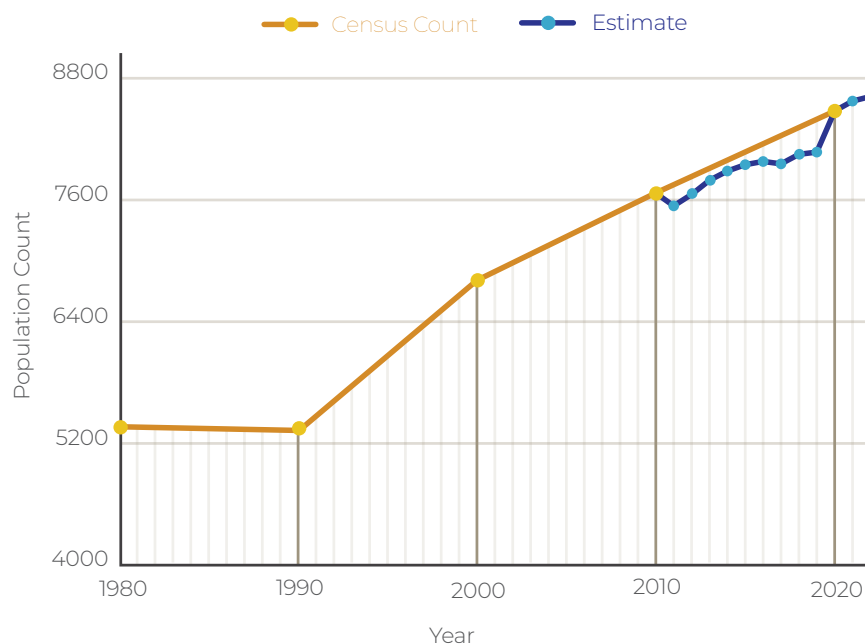


Figure 1: Population Trends



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Population Forecast

The Grant County Comprehensive Plan states a projected population for Ephrata in 2038 as 10,719. These projections were based on the Washington State Office of Financial Management's (OFM's) countywide population projections. OFM publishes low, medium and high population projections for all counties in Washington every five years, and the most recent projections were released in 2022. This plan will utilize the new OFM projections to project a population for Ephrata out through 2044.

This process uses the same assumption as Grant County utilized in their Comprehensive Plan, namely, utilizing the OFM Medium-level projection as the forecasted population. The OFM middle-level projection for Grant County for 2044 is 127,647. For the sake of this plan, until Grant County has refined its population projection based on the new OFM numbers, the population projection for Ephrata will utilize the assumption that Ephrata's population share of the countywide population will remain constant between 2022 and 2044 (8.47%). Under that assumption, the population projection for Ephrata in 2044 is 10,809. This is only 90 more people than projected in 2018 for the year 2038. Thus, a similar set of findings would have been found under either projection.

This means that Ephrata will need to accommodate roughly 2,189 new residents by 2044 – a 25.4% increase from 2022. This is approximately equivalent to the growth rate that Ephrata experienced over the 2000 – 2020 period (24.5%).

Ephrata Population Projection

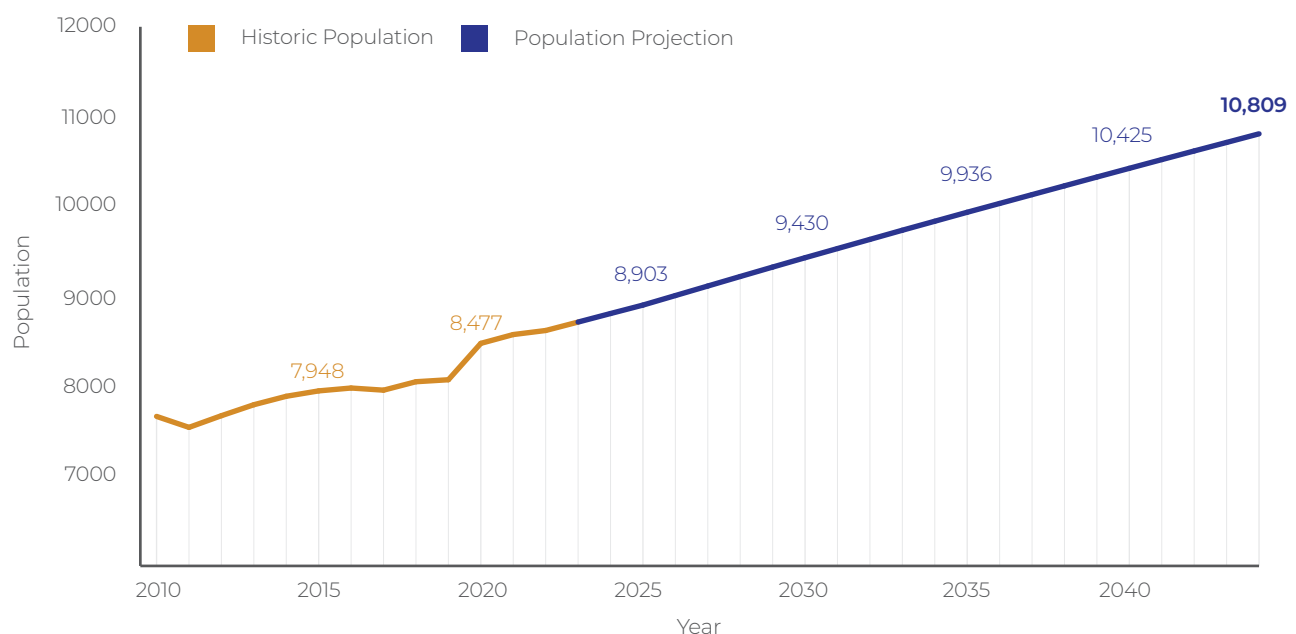


Figure 2: Population Projection



Demographics

Age & Gender

The City of Ephrata has a higher percentage of male residents than female residents. The 2020 American Community Survey (ACS) 5-year estimates show the age categories with the highest populations in Ephrata: 25-34 years (15.7%), 35-44 years (11.0%), 45-54 years (10.2%) and 5 -9 year (9.5%). The median age in Ephrata is 34.0. Approximately 31% of the population is under 18 and 15% is age 65 or older.

The population pyramid in Figure 3 shows how age categories broken down by gender.

Table 3: Gender		
Gender	Estimate	Percent
Male	4,425	54.8%
Female	3,656	45.2%

Source: American Community Survey 2020 5-year estimates Table DP05

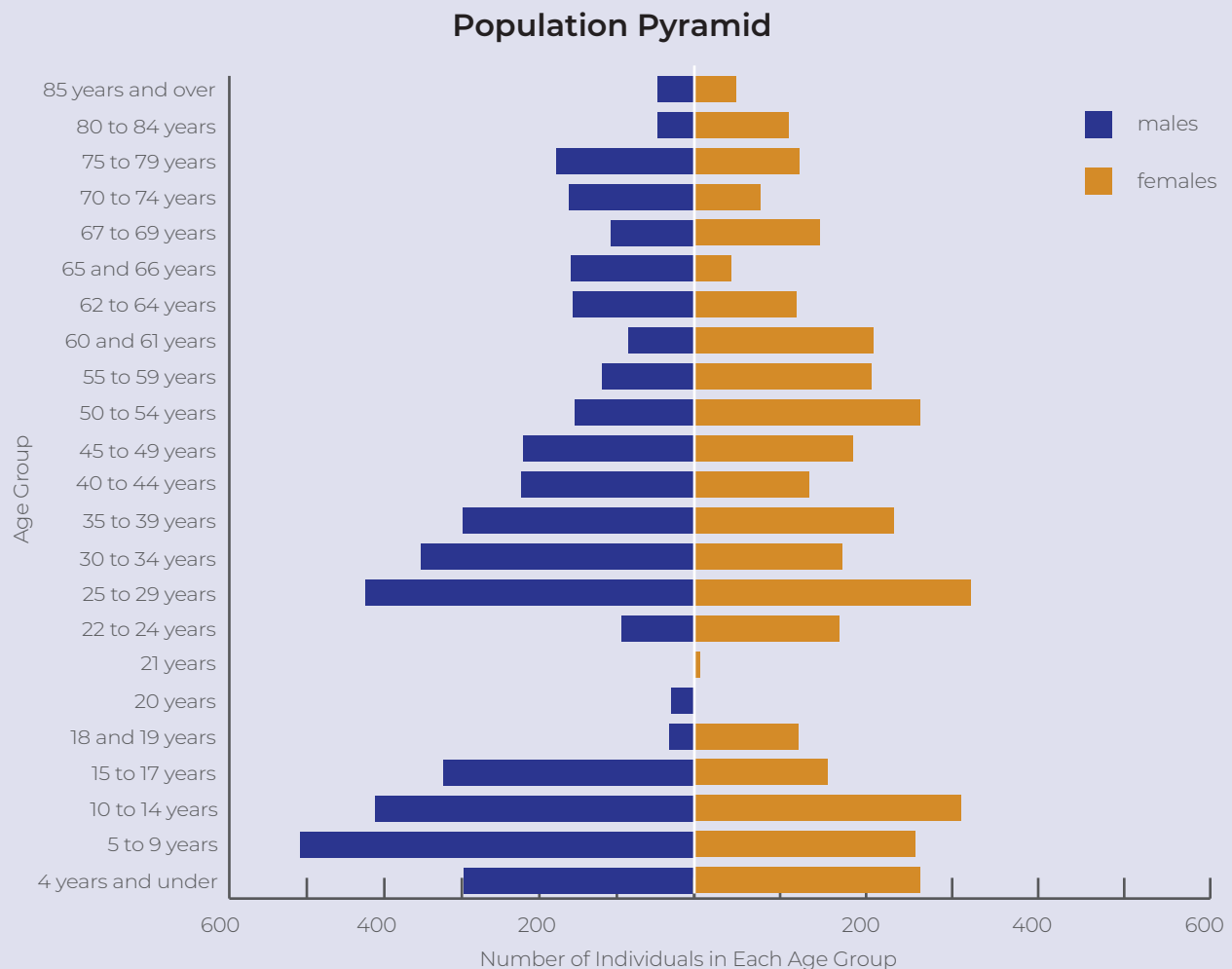


Figure 3: Population Pyramid



Table 4: Age Group		
Age	Estimate	Percent
Under 5 years	559	6.9%
5 to 9 years	765	9.5%
10 to 14 years	721	8.9%
15 to 19 years	630	7.8%
20 to 24 years	297	3.7%
25 to 34 years	1,268	15.7%
35 to 44 years	885	11.0%
45 to 54 years	821	10.2%
55 to 59 years	325	4.0%
60 to 64 years	567	7.0%
65 to 74 years	692	8.6%
75 to 84 years	456	5.6%
85 years and over	95	1.2%



Race & Ethnicity

More than 70% of the population in the City of Ephrata is White. About 10% are two or more races. Approximately 2% are American Indian and Alaska Native. Less than 1% of the population are Black or African American, or Asian. It is estimated that 0% are Native Hawaiian or Other Pacific Islander and approximately 15% are some other race.

Approximately 26% of the population is Hispanic or Latino.

Table 5: Race		
Race	Estimate	Percent
White alone	6,029	71.1%
Black or African American alone	60	0.7%
American Indian and Alaska Native alone	161	1.9%
Asian alone	79	0.9%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	1,285	15.2%
Population of two or more races	863	10.2%
Total	8,447	100.0%

Source: 2020 Decennial Census

Table 6: Ethnicity		
Ethnicity	Estimate	Percent
Hispanic or Latino	2,230	26.4%
Not Hispanic or Latino:	6,247	73.4%

Source: 2020 Decennial Census



Education

Approximately 30% of City residents have graduated high school and pursued no further education. Approximately one-third of the population of Ephrata holds a higher-education degree, and about one-fourth has acquired some college education without obtaining a degree. Approximately 8% of the population has not graduated from high school.

Employment

The employed population in Ephrata is estimated at 3,554, according to 2020 American Community Survey (ACS) 5-year estimates. The largest industry employment sectors in Ephrata include the following:

- ♦ Public Administration (13%)
- ♦ Educational Services (12.4%)
- ♦ Construction (10.4%)
- ♦ Health Care and Social Assistance (10%)
- ♦ Transportation and Warehousing and Utilities (8.9%)
- ♦ Retail Trade (7.8%)
- ♦ Administration & Support, Waste Management and Remediation (7.6%)
- ♦ Manufacturing (7.1%)

All other industries account for approximately 5% or fewer of the total jobs in Ephrata.

Table 7: Educational Attainment

	Estimate	Percent
Population 25 years and over	5,109	100%
Less than 9th grade	206	4.0%
9th to 12th grade, no diploma	177	3.5%
High school graduate (GED)	1,676	32.8%
Some college, no degree	1,395	27.3%
Associate's degree	629	12.3%
Bachelor's degree	758	14.8%
Graduate or professional degree	268	5.2%

Source: American Community Survey 2020 5-year estimates Table S1501

Table 8: Employment

Industry Sector	Estimate	Percent
Employed Population 16 years and older	3,554	100%
Public Administration	461	13.0%
Educational Services	439	12.4%
Construction	368	10.4%
Health Care and Social Assistance	356	10.0%
Transportation and Warehousing and Utilities	317	8.9%
Retail Trade	276	7.8%
Administration & Support, Waste Management and Remediation	271	7.6%
Manufacturing	252	7.1%
Agriculture, forestry, fishing and hunting, and mining:	206	5.8%
Accommodation and Food Services	198	5.6%
Other Services (excluding Public Administration)	143	4.0%
Finance and Insurance	98	2.8%
Professional, Scientific, and Technical Services	65	1.8%
Information	43	1.2%
Wholesale Trade	34	1.0%
Real Estate and Rental and Leasing	27	0.8%
Management of Companies and Enterprises	0	0.0%
Arts, Entertainment, & Recreation	0	0.0%

Source: American Community Survey 2020 5-year estimates Table S2403



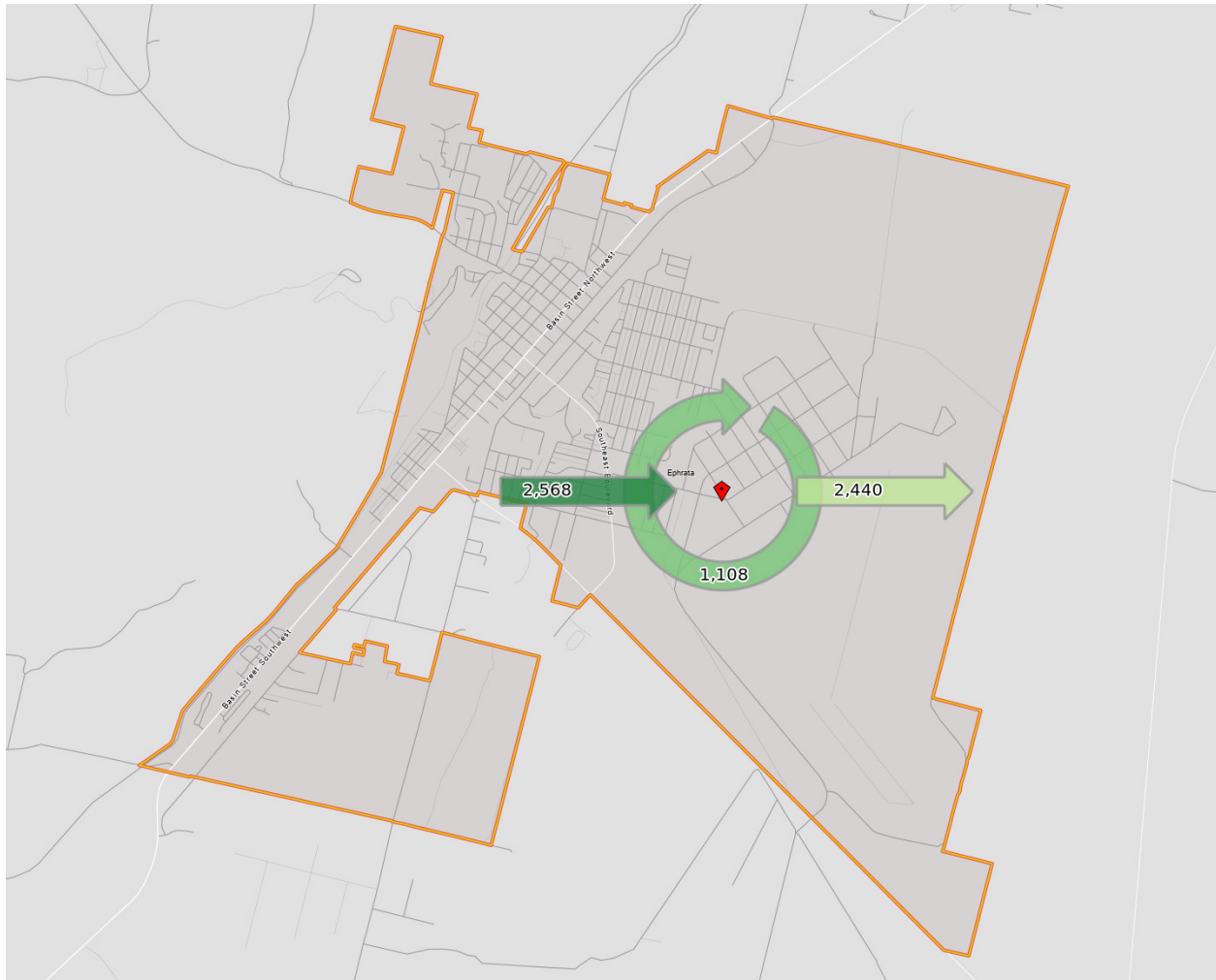


Figure 4: Inflow/Outflow of Employment in Ephrata

Figure 4 shows the US Census OnTheMap estimates for inflow and outflow of daily jobs in Ephrata. More people come to Ephrata for work than those who leave the city for work. This is consistent with Ephrata being the county seat and people from other parts of the county commuting to work in Ephrata.

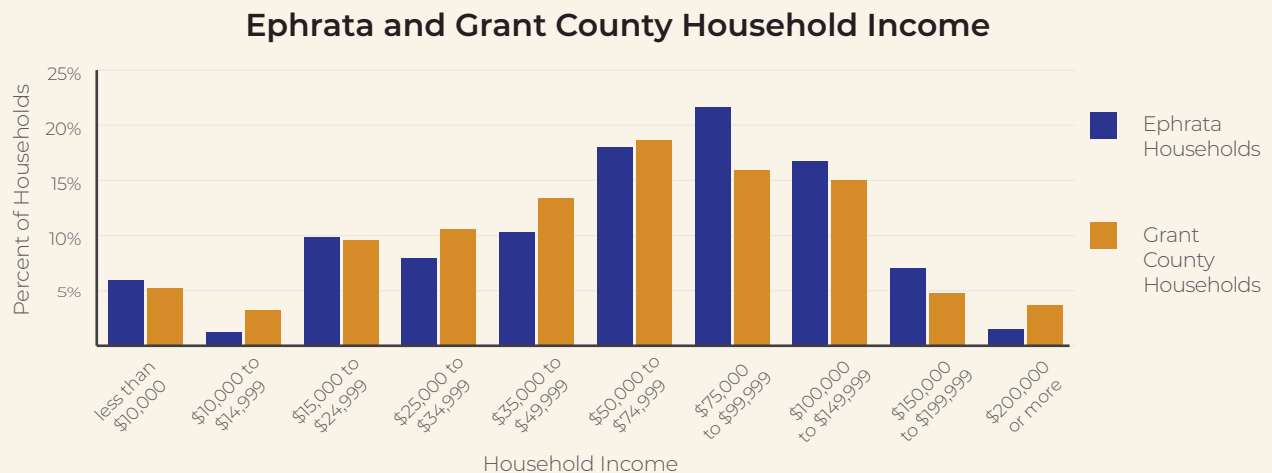


Figure 5: Ephrata and Grant County Household Income

Income

The median household income in Ephrata per 2020 ACS estimates was approximately \$71,269, compared with Grant County at \$59,165. Overall, income brackets are similar between Ephrata and the overall County. The main differences are slightly higher percentages in Ephrata for incomes over \$75,000, and Grant County having slightly higher percentages for incomes between \$25,000 and \$74,999.

Table 9: Household Income

Household Income	Ephrata Households	Grant County Households
Less than \$10,000	5.9%	5.2%
\$10,000 to \$14,999	1.2%	3.2%
\$15,000 to \$24,999	9.8%	9.6%
\$25,000 to \$34,999	7.9%	10.6%
\$35,000 to \$49,999	10.3%	13.4%
\$50,000 to \$74,999	18.0%	18.6%
\$75,000 to \$99,999	21.6%	15.9%
\$100,000 to \$149,999	16.7%	15.0%
\$150,000 to \$199,999	7.0%	4.8%
\$200,000 or more	1.5%	3.7%
Total Households	2,909	31,908
Median income (dollars)	\$71,269	\$59,165
Finance and Insurance	98	2.8%
Professional, Scientific, and Technical Services	65	1.8%
Information	43	1.2%
Wholesale Trade	34	1.0%
Real Estate and Rental and Leasing	27	0.8%
Management of Companies and Enterprises	0	0.0%
Arts, Entertainment, & Recreation	0	0.0%

Source: American Community Survey 2020 5-year estimates, Table S1901.



Housing Conditions

Housing Type

Table 10 shows how many of each housing unit type is located in Ephrata, with their respective percentages of the total housing in both Ephrata and Grant County. The majority of housing units in Ephrata are single-family units. Compared to Grant County, there are some significant differences. 77.4% of housing units in Ephrata are 1 unit, while 58.6% of total housing units in Grant County are single-family. This shows that Ephrata has more single-family options than its surroundings. In Grant County, the housing type that follows single-family homes for most units are mobile homes at 26.1% of the total housing units.

Table 10: Types of Housing Structures in Ephrata

Housing Type	Ephrata # of Units	Ephrata %	Grant County %
Total:	3,141	-	-
1, detached	2,286	72.8%	56.2%
1, attached	144	4.6%	2.4%
2	12	0.4%	3.0%
3 or 4	147	4.7%	4.1%
5 to 9	58	1.8%	1.7%
10 to 19	124	3.9%	2.4%
20 or more units	124	3.9%	4.0%
Mobile home	246	7.8%	26.1%
Boat, RV, van, etc.	0	0.0%	0.1%

Source: American Community Survey 2020 5-year estimates Table DP04

Housing Tenure

Excluding a vacancy rate within the city of approximately 7%, out of those occupied units, 36% are rentals and 64% are occupied by the owner. This is consistent with the rates of owner-occupied housing and renter-occupied housing in Grant County.

Table 11: Housing Tenure

	Ephrata # of Units	Ephrata %	Grant County %
Owner-occupied	1,874	64.4%	64.6%
Renter-occupied	1,035	35.6%	35.4%

Source: American Community Survey 2020 5-year estimates Table DP04



Average Household Size

The average household size in Ephrata is 2.72 people. Table 12 provides a breakdown of the average number of people per type of household. This information is useful while considering what housing types might be best suited for people in Ephrata with differing life circumstances. While a single-family home might be most suitable for certain family households, multi-family homes might create a greater sense of community for households with one parent present, and smaller units may be better suited for nonfamily households, who have the lowest average household size. Rates are comparable for Grant County, showing these numbers are relatable with the broader area.

Table 12: Average Household Size		
Household Type	Ephrata Average Household Size	Grant County Average Household Size
Total	2.72	3.00
Married-couple family household	3.22	3.64
Male householder, no spouse present, family household	3.15	3.63
Female household, no spouse present, family household	3.74	3.76
Nonfamily household	1.19	1.26

Source: American Community Survey 2020 5-year estimates, Table S1101.

Housing Age

There are 3,141 housing units in Ephrata. The median year these properties were built is 1957. The vast majority of Ephrata's housing was built prior to 1959. Past 1960, housing construction slowed, with a slight surge in the 1990's.

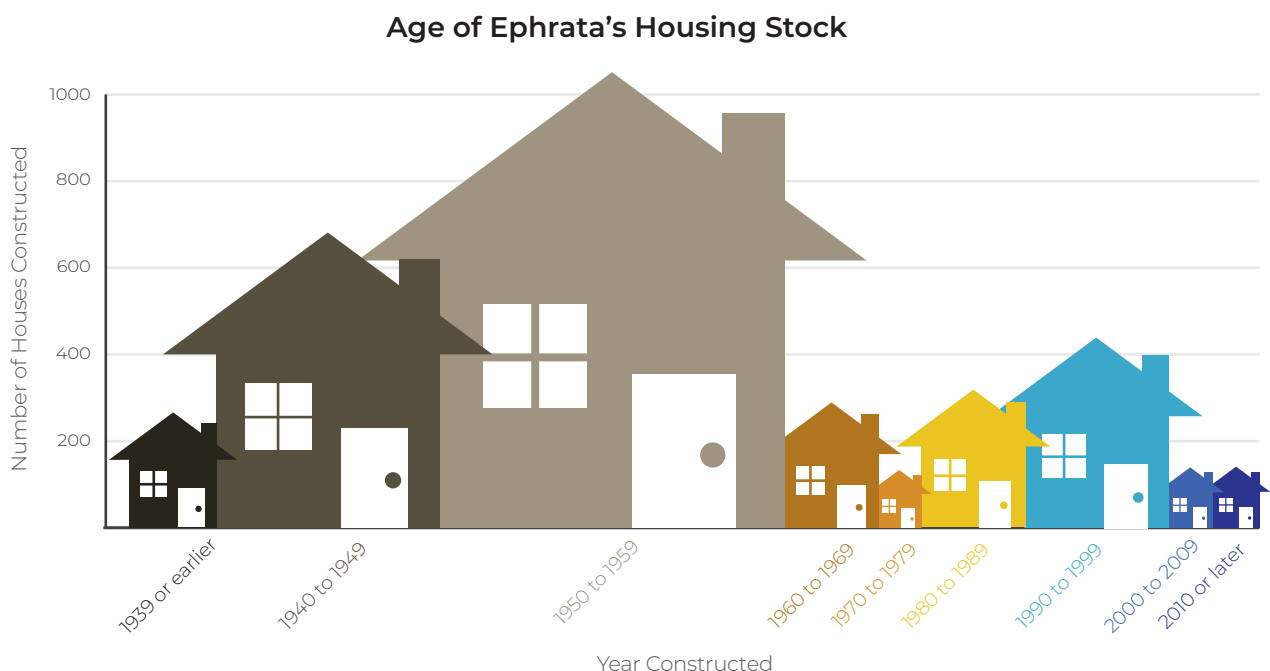


Figure 5: Age of Housing Stock

Home Price

The median value of the 1,874 owner-occupied units in Ephrata was \$169,000 in 2020. Table 13 shows the number of units in each price range for a broader picture of what people are paying to own housing in Ephrata and what they are paying in Grant County.

Table 13. Value of Owner-Occupied Units			
Value of Owner-Occupied Units	Ephrata # of Units	Ephrata %	Grant County %
Total:	1,874	-	-
Less than 50,000	102	5.4%	10.7%
\$50,000 to \$99,999	83	4.4%	8.7%
\$100,000 to \$149,999	497	26.5%	14.4%
\$150,000 to \$199,999	650	34.7%	19.4%
\$200,000 to \$299,999	432	23.1%	25.2%
\$300,000 to \$499,999	95	5.1%	16.0%
\$500,000 to \$999,999	15	0.8%	5.1%
\$1,000,000 or more	0	0.0%	0.6%

Source: American Community Survey 2020 5-year estimates, Table DP04.

Rental Costs

The median price of rent in Ephrata was \$825 per month in 2020. Table 14 shows a breakdown of what people are paying for rent in Ephrata's occupied units compared with Grant County's.

Table 14. Rent Costs in Occupied Units			
Gross Rent	Ephrata # of Units	Ephrata %	Grant County %
Total occupied units paying rent:	1,027	-	-
Less than \$500	123	12.0%	12.3%
\$500 to \$999	653	63.6%	55.5%
\$1,000 to \$1,499	215	20.9%	27.1%
\$1,500 to \$1,999	20	1.9%	4.4%
\$2,000 to \$2,499	0	0.0%	0.6%
\$2,500 to \$2,999	0	0.0%	0.0%
\$3000 or more	16	1.6%	0.2%
No rent paid	8	-	-

Source: American Community Survey 2020 5-year estimates, Table DP04.



Existing Plans and Policies

Grant County Comprehensive Plan

The Grant County Comprehensive Plan, adopted in 2017, provides relevant context for Ephrata and the greater area. It is useful to see the role that Ephrata holds in its county, especially as the County Seat. Ephrata has the second largest number of acres in Grant County's Urban Growth Area (UGA) – 7,145 total acres are in the UGA, and within that are 543 unincorporated acres. It's important that Ephrata plans jointly with the other municipalities within Grant County, especially to continue to build form the balance of urban and rural character that communities within Grant County are seeking.

The Plan projects Ephrata's population to be 10,719 in 2038, which accounts for 8.06% of Grant County's total growth. They project the largest rate of growth in the County to be in the unincorporated lands, which will be the land that accounts for 39.57% of the overall growth. When considering the unincorporated areas in Ephrata, there are 541 vacant acres, and 433 of those acres are considered buildable land. Ephrata is projected to be able to build 866 units with this land.

QUADCO Regional Transportation Plan

The QUADCO Regional Transportation Plan, adopted in 2016, provides information for the larger region, including Adams, Grant, Kittitas, and Lincoln counties. This plan identifies what transportation priorities are for this area, and how Ephrata's goals may fit in the greater context.

In this plan, Ephrata's population is projected to be 11,161 by 2035, which is higher than the Grant County Comprehensive Plan projects for 2038, but





is within a similar range. There are two cities in QUADCO that have populations higher than 15,000, which are considered urban centers. There are five smaller urban areas, which have populations between 5,000 and 10,000, and Ephrata is one of these.

One of the non-motorized transportation goals in the plan is to develop a lake loop trail that links the communities of Soap Lake and Ephrata. This project has been identified by the Friends of the Lower Grand Coulee, and is noted multiple times in the plan. The plan also mentions Ephrata's connections for transportation as it is a frequent stop for Greyhound bus lines and the Ephrata Airport is utilized as a port and for emergency services.

QUADCO Coordinated Public Transit – Human Services Transportation Plan

The QUADCO CPT-HSTP, adopted in 2014, provides further information for transportation in Adams, Grant, Kittitas, and Lincoln counties. It differs from the QUADCO Regional Transportation Plan by taking an in-depth look specifically at the transportation needs of individuals with disabilities, older adults, youth, veterans, and people with low incomes. It provides strategies for meeting these needs, and prioritizes transportation services for funding and implementation.

One of the seven senior centers in Grant County located in Ephrata. Seniors have provided feedback about the need for transportation services in order to attend social activities and meals at the senior center – especially in the winter months. In a Human Service Transportation Survey, individuals with disabilities were asked where they need to go when they have transportation and 40.9% said Ephrata. It is important to assist in the coordination of transportation goals so that people can get to Ephrata to visit friends and family, utilize services, support businesses, and so on.

Ephrata Parks Master Plan

The Ephrata Parks Plan was adopted in 2009 and provides an in-depth overview of some of Ephrata's existing parks, and goals and cost estimates to improve each park. The Master Plan focuses on Oasis Park, a Sports Complex, Lee Park, Patrick Park, Lions Park, and Parkway Fields. It also includes a trail plan that has three proposed loops to connect Ephrata's parks, and would greatly serve Ephrata in reaching non-motorized transportation goals. The Parks Plan collected community input and decided on goals, and these goals are important to be incorporated into the Comprehensive Plan so that they can be implemented. A community grows and thrives when parks are prioritized as they bring community members together, provide opportunities to be active, and increase property value.

City of Ephrata 'General Sewer and Wastewater Treatment Plan Update'

The City of Ephrata operates their Wastewater Treatment Plant under Washington State Department of Ecology Permit No. ST0008031. The facility is commonly referred to as a "Wastewater Treatment Plant", that the city manages a "wastewater discharge". The treatment facility is permitted as a Reclaimed Water Facility which is different permitting and water quality criteria vs. a "wastewater discharge permit". This is a difficult permit to obtain and provides the ability to reuse treated water as a new source of water (certain applications, not potable standards). The reclaimed water permit is on a renewal cycle through the Washington State Department of Ecology. With that requirement, the City will need to submit updated engineering reports which will address aspects such as cost for operations & maintenance, LOS, capital upgrades, water quality process requirements, identifying FTE levels for staff, and transportation capital facility Improvements needed to support future permitting and Level of Service requirements.



