

DRAFT

Community Profile

City of Othello

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1 Introduction

This community profile is prepared to support the City of Othello's 2027 update of its Comprehensive Plan. This report articulates past and current characteristics of the community, as well as forecast conditions. It provides an update to the demographics and community data presented in the city's previous Comprehensive Plan document (2015) and includes key characteristics like population, economic indicators, and housing trends. Data and findings from this report will be incorporated into the updated Comprehensive Plan document.

Reviewing this data helps establish an understanding of where the city has been, where it is now, and where it hopes to go, and sets the foundation for Othello's long-range planning efforts. Wherever possible, the data for Othello is compared with data from Adams County or Washington State, illuminating how the city compares with the larger surrounding regions.

2 Community Characteristics

The following sections summarize the existing conditions within the City of Othello, including demographics and population trends, economic indicators, and housing trends. Data sources include U.S. Census Decennial Data, U.S. Census American Community Survey (ACS) 2023 5-Year Estimates, and Washington State Office of Financial Management (OFM) housing data and population estimates.

2.1 Population

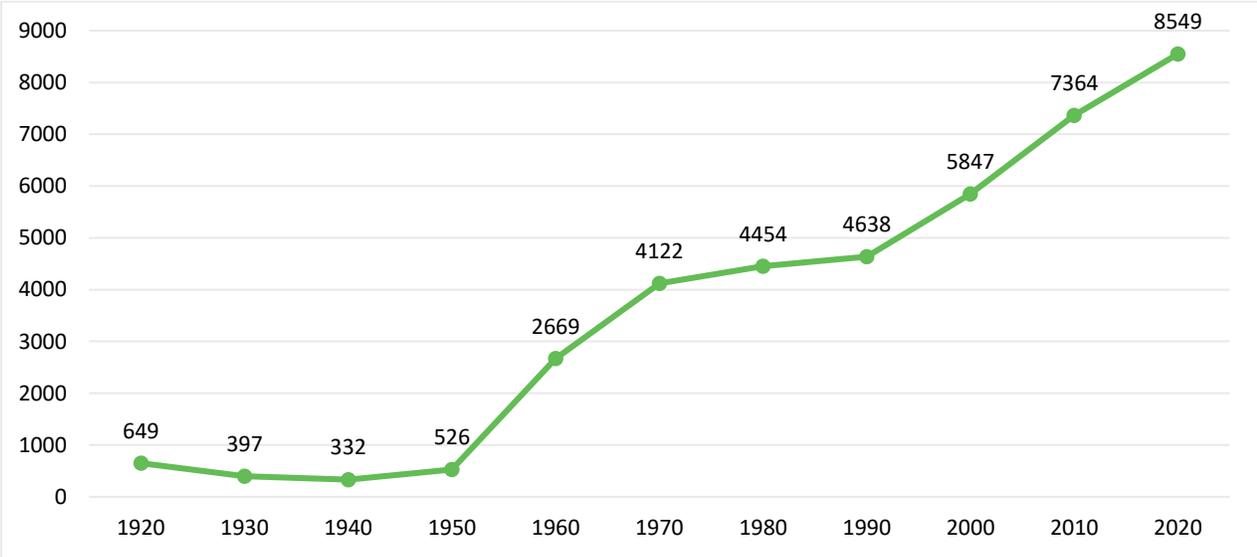
OFM issues annual population estimates for all cities and counties in Washington, which are the state's official population counts for long-range planning purposes. These annual estimates are based on the most recent Decennial Census counts. The official Office of Financial Management (OFM) 2025 population estimate for Othello is 9,210. The 2025 population estimate for Adams County is 21,550. The city of Othello accounts for 42.7% of the county's population.

Historic Population Trends

Figure 1 illustrates the City of Othello's historic population changes from 1920 through 2020, while Table 1 illustrates the city's population as a percentage of Adams County's population over the same period. Othello's population has increased on average 28% every ten years, with some decades being higher or lower than others. The city had a period of population decrease between 1920 and 1940. However, shortly after that, the city experienced its largest decade-over-decade population increase between 1950 and 1960, where the population grew by about 400%, from 526 people in 1950 to 2,669 people in 1960. This is likely due to the arrival of irrigation water in 1953 and the completion of

Highway 26 (1955) and Highway 17 (1956). In more recent years, the City’s population has grown consistently, averaging 17% per decade since 1990.

Figure 1. Historic Othello Population 1920 – 2020



Source: U.S. Census Bureau, Decennial Census Data

Table 1. Percent of Adams County Population

Year	Othello	Adams County	% of County Population
1920	649	9,623	6.7%
1930	397	7,719	5.1%
1940	332	6,209	5.3%
1950	526	6,584	8.0%
1960	2,669	9,929	26.9%
1970	4,122	10,014	41.2%
1980	4,454	13,267	33.6%
1990	4,638	13,603	34.1%
2000	5,847	16,428	35.6%
2010	7,364	18,728	39.3%
2020	8,549	20,613	41.5%

Source: U.S. Census Bureau, Decennial Census Data 1920-2020

Race and Ethnicity

This section delves into the race and ethnicity dynamics in Othello, Adams County, and the State of Washington as a whole. Table 2 presents the percentages of Othello's racial diversity, compared to those of Adams County and the state of Washington.

According to the social definition of racial categories used by the U.S. Census Bureau's ACS 5-Year Estimates, 41.4% of Othello residents self-identified as white, compared to 47.8% in Adams County overall, and 67.8% in the state of Washington. About 78% of Othello's residents self-identified as Hispanic or Latino, a higher percentage than Adams County (64.1%) and much higher than Washington State (14.1%).

Table 2. Race Distribution

Race	Percentage of Population		
	Othello	Adams County	Washington
White alone	41.4%	47.8%	67.8%
Black or African American alone	0.1%	0.4%	4.0%
American Indian and Alaska Native alone	1.1%	2.5%	1.2%
Asian alone	0.9%	0.6%	9.4%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.3%	0.7%
Some Other Race alone*	28.6%	28.5%	5.6%
Population of two or more races:	28.1%	20.0%	11.4%
Ethnicity:			
Hispanic or Latino	77.9%	64.1%	14.1%

Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates. () Includes persons reporting only one race.*

Age and Gender

The median age in Othello is 24.6 years, which is younger than Adams County (29.2 years) and the state of Washington (38.0 years). About 34.4% of Othello's population is under the age of 15, and 7.7% is over the age of 65. Table 3 provides Othello's age distribution as compared to Adams County and Washington State.

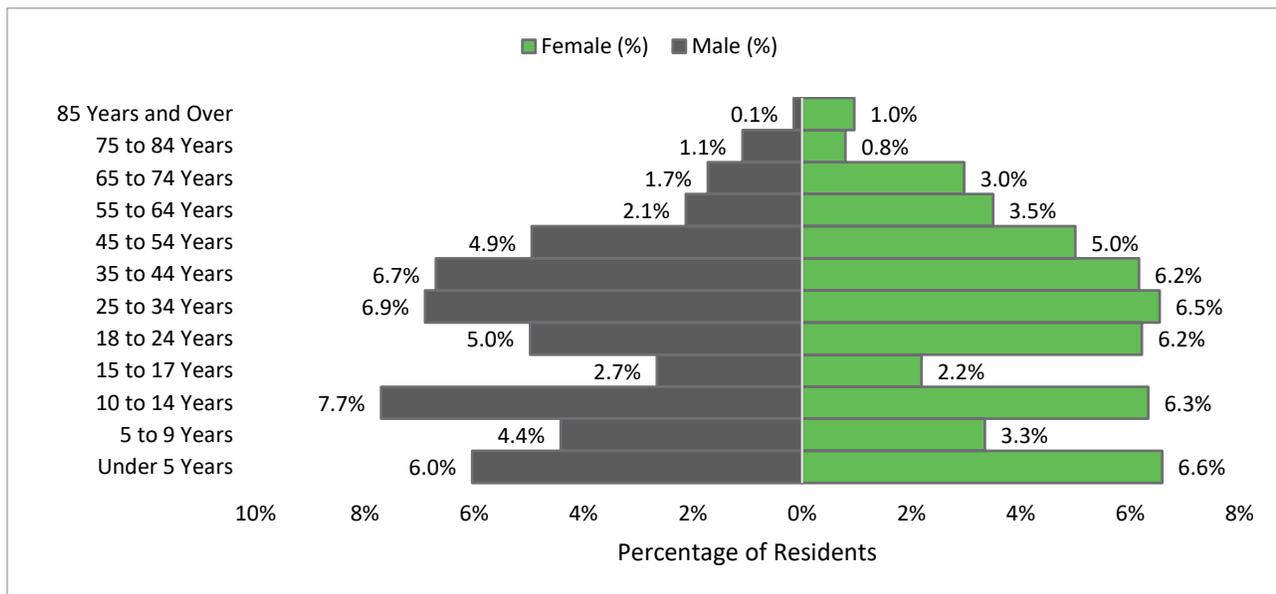
Table 3. Age Distribution

Age Group	Percentage of Population		
	Othello	Adams County	Washington
Under 5 years	12.6%	7.9%	5.7%
5 to 14 years	21.8%	20.5%	12.3%
15 to 24 years	16%	18.9%	12.4%
25 to 34 years	13.4%	12.2%	15.1%
35 to 44 years	12.9%	11.6%	13.9%
45 to 54 years	9.9%	9.6%	12.2%
55 to 64 years	5.6%	9.5%	12.4%
65 years and over	7.7%	11.9%	16.0%
Median age (years)	24.6	29.2	38.0

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

Figure 2 is a population pyramid for the City of Othello, which provides the breakdown of the city’s population by age group for binary gender self-identifications (male and female). The city’s population differential is even by age group. The population pyramid indicates that ages 5-9, 10-14, 15-17, 25-34, 35-44, and 75-84 are all slightly higher for males. For females ages 5 and under, 18-24, 45-54, 55-64, 65-74, and over 85 are all slightly higher.

Figure 2. City of Othello Population Pyramid



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

Education

The Othello School District operates one high school, one alternative high school, one middle school, and four elementary schools that serve Othello students. For the 2024-2025 school year, the district's enrollment was 4,771 students, with 92.4% of students identifying as racial/ethnic minorities. There were 276 classroom teachers employed, with an average classroom size of 20.9.¹

Educational attainment for Othello's population 25 years and over is presented in Table 4 and indicates the highest level of education an individual over 25 years of age has attained. 71.6% of Othello residents over the age of 25 have achieved "high school graduate or more". 28.4% of Othello residents over the age of 25 have attained less than 9th grade.

Approximately 19% of Othello residents over 25 have attained a bachelor's, graduate, or professional degree, which is less than residents over the age of 25 in Adams County (22.3%) and in Washington (59.8%).

Table 4. Educational Attainment

Educational Attainment	Percentage of Population 25 Years and Over		
	Othello	Adams County	Washington
Less than High School	28.4%	30.1%	7.8%
High School Graduate or More (Includes Equivalency)	71.6%	69.9%	92.2%
Some College or More	39.6%	40.6%	70.5%
Bachelor's Degree or More	14.4%	15.4%	38.8%
Master's Degree or More	4.2%	5.3%	15.1%
Professional School Degree or More	0.2%	1.2%	4.1%
Doctorate Degree	0.2%	0.4%	1.8%

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

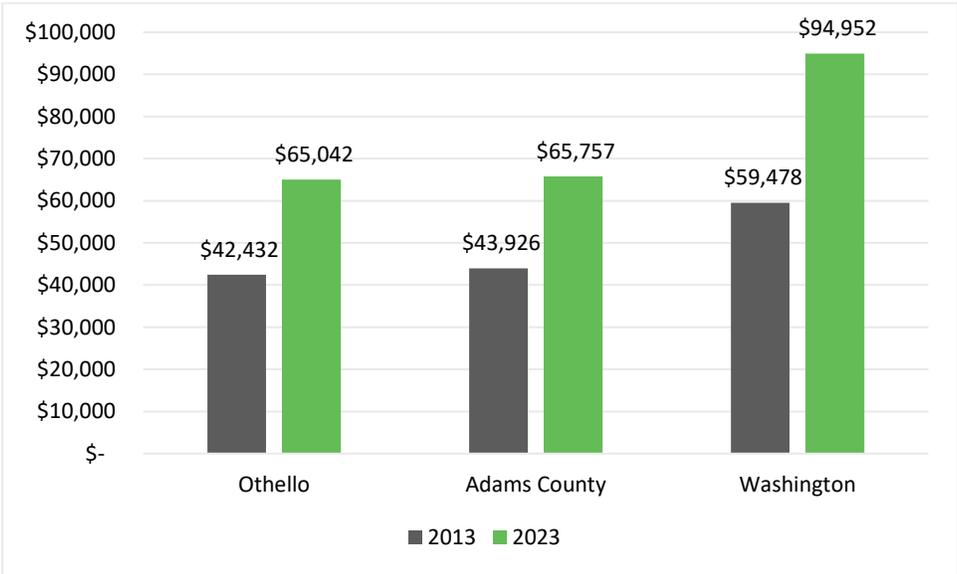
¹ Washington Office of Superintendent of Public Instruction (OSPI) School District Report Card, <https://reportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100072>

2.2 Economic Indicators

Income and Wages

Using the 2023 5-Year Community Survey Estimates, Figure 3 shows that households in the City of Othello have a median household income of \$65,042, which is nearly identical to Adams County (\$65,757) and much lower than the state of Washington (\$94,952). Washington’s median income levels increased by approximately 59.6% between 2013 and 2023, while Othello’s median income levels increased by 37.1% during the same period.

Figure 3. Median Household Income

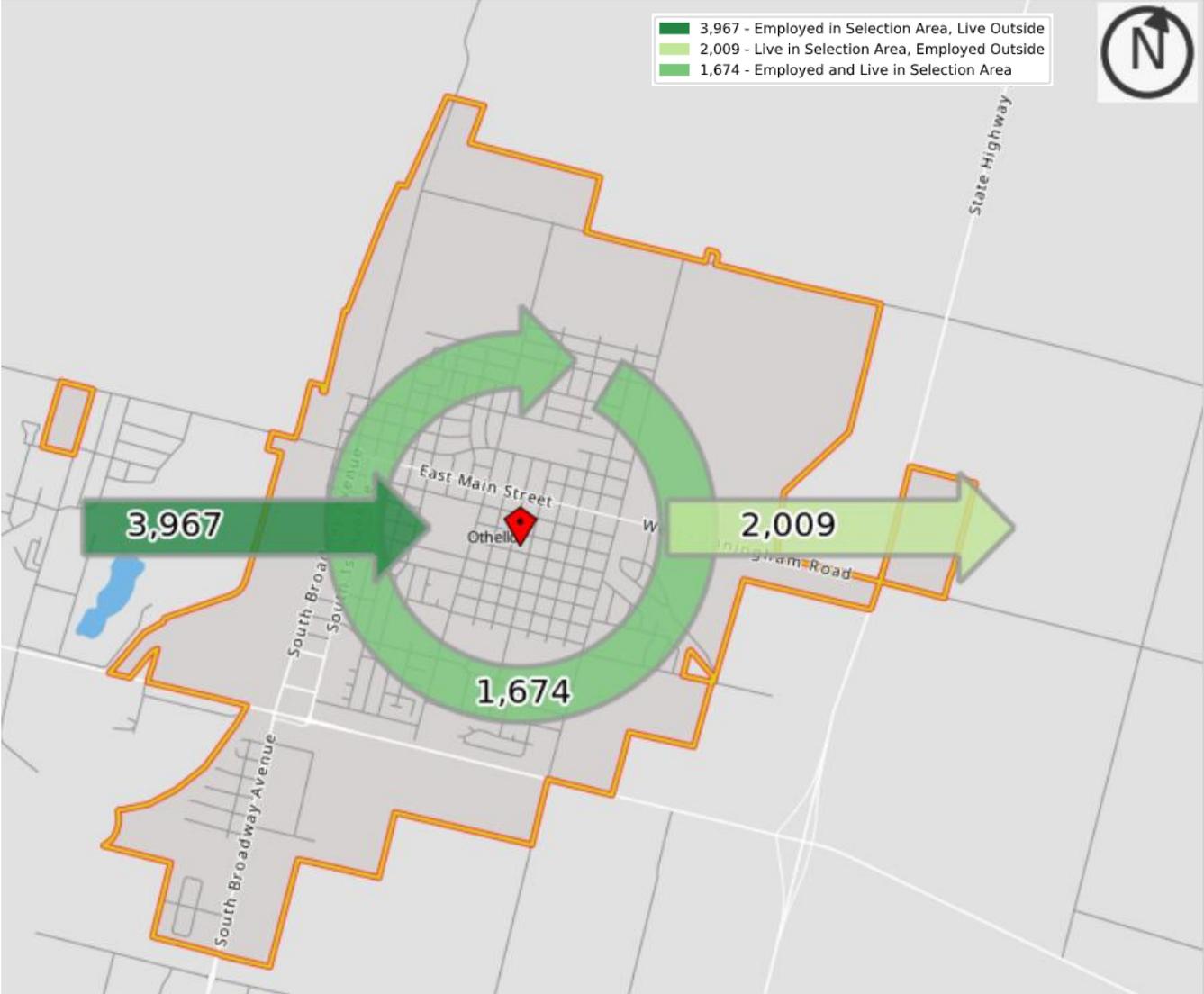


Workforce Profile

Based on the U.S. Census Bureau’s tool, OnTheMap, Othello had approximately 5,641 total jobs (2023). Among jobs within the city, 29.7% were held by Othello residents, with the remainder held by residents from cities and jurisdictions elsewhere in the region.

Additionally, 54.5% of Othello residents with jobs (2,009) were employed outside the city limits. More details on the locations of Othello residents’ jobs can be found in Figure 6 and Table 5.

Figure 4. Commuting Patterns in Othello



Source: U.S. Census OnTheMap, 2023, <https://onthemap.ces.census.gov/>

Note: Othello City limits have changed significantly since 2023; this map should not be used for determining city boundaries.

The largest industries in terms of the number of jobs held by workers in Othello businesses are:

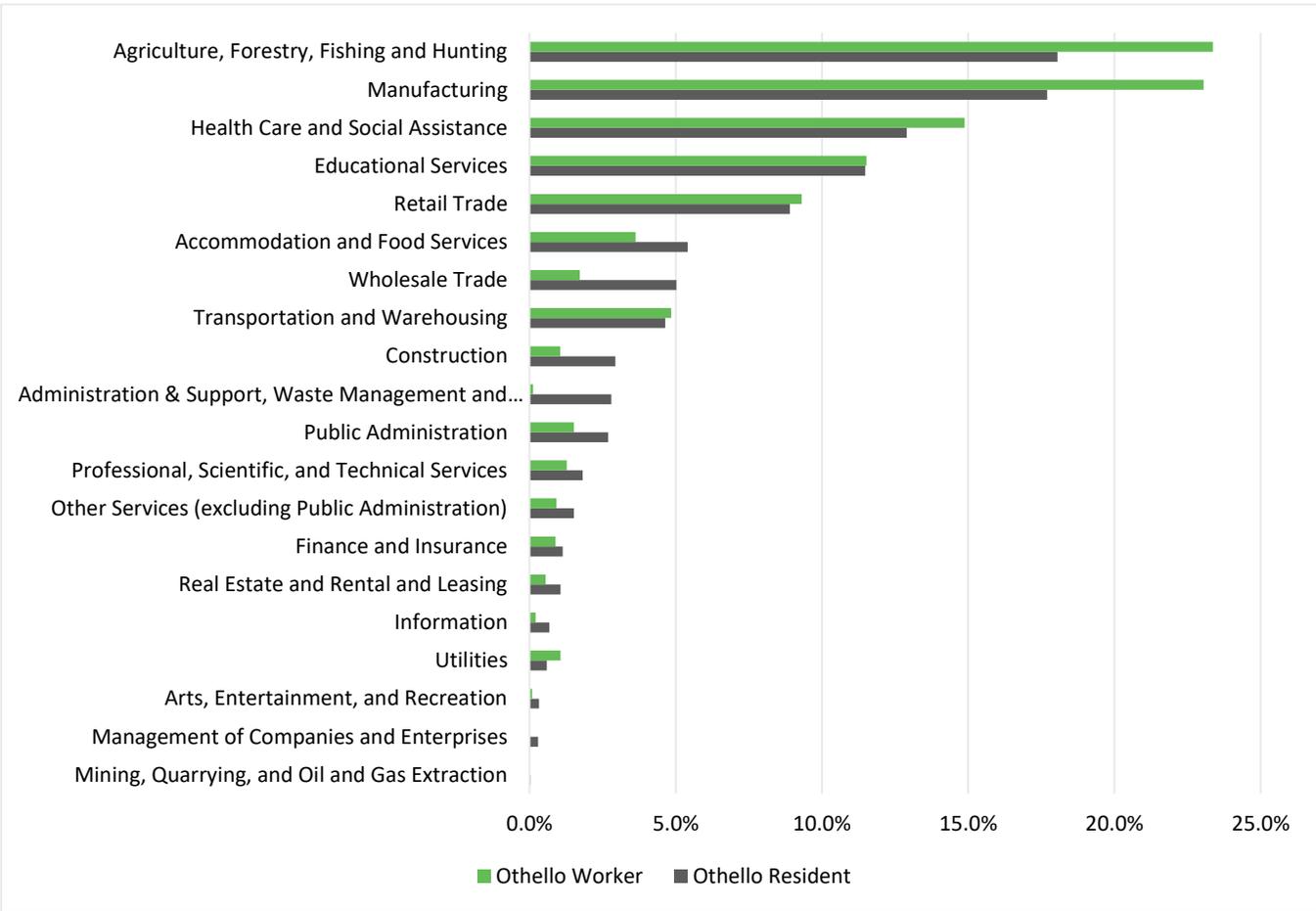
- Agriculture, Forestry, Fishing and Hunting– 1,318 jobs (23.4%)
- Manufacturing – 1,300 jobs (23%)
- Health Care and Social Assistance– 839 jobs (14.9%)
- Educational Services – 650 jobs (11.5%)
- Retail Trade – 525 jobs (9.3%)

Othello residents work primarily in the following industries, which are both inside and outside of the city limits:

- Agriculture, Forestry, Fishing and Hunting– 665 jobs (18.1%)
- Manufacturing – 652 jobs (17.7%)
- Health Care and Social Assistance– 475 jobs (12.9%)
- Educational Services – 423 jobs (11.5%)
- Retail Trade – 328 jobs (8.9%)

Figure 5 shows the distribution of jobs by industry for workers working inside Othello, as well as for Othello residents working inside and outside of the city. Agriculture, Forestry, Fishing, and Hunting is the largest industry for Othello residents and for those working in Othello.

Figure 5. Employment by Industry in Othello

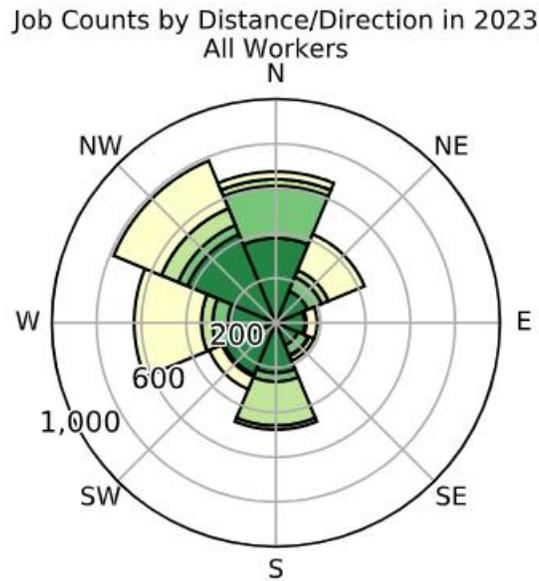


Source: U.S. Census Bureau OnTheMap, 2023

As shown in Figure 6, the majority of employed Othello residents work Northwest, North, and West of Othello. Table 5 shows that Adams County (52%) has the most employed Othello residents, although

Grant County (15.8%), Franklin County (5.2%), King County (4.6%), and Spokane County (3.4%) also have many Othello residents working there. According to the 2024 ACS, 8.2% of Othello residents work primarily from home, which could include remote and hybrid work.

Figure 6. Job Counts by Distance/Direction for Employed Othello Residents (2023)



Source: U.S. Census OnTheMap, 2023, <https://onthemap.ces.census.gov/>

Table 5. Job Counts by Places Where Othello Residents are Employed (2023)

	Count	Percent
All Counties	3,683	100.0%
Adams County, WA	1,916	52.0%
Grant County, WA	583	15.8%
Franklin County, WA	192	5.2%
King County, WA	169	4.6%
Spokane County, WA	127	3.4%
Yakima County, WA	109	3.0%
Benton County, WA	106	2.9%
Chelan County, WA	82	2.2%
Snohomish County, WA	45	1.2%
Pierce County, WA	34	0.9%
All other WA counties	231	1.3%
Idaho	48	1.3%
Oregon	13	0.4%
All other US states	28	0.7%

Source: U.S. Census OnTheMap, 2023, <https://onthemap.ces.census.gov/>

2.3 Housing

Household Size

Othello’s average household size is 3.40 people, an increase from an average of 3.31 persons per household in 2013. The average family size in 2023 was 3.79, which again was an increase from an average of 3.63 in 2013. Adams County’s average household size is 3.23, which is nearly identical to its 2013 average of 3.22. Table 6 presents Othello’s average household size and family size as compared to those of Adams County and Washington State for both 2013

Table 6. Household and Family Size

Year	Household Size			Family Size		
	Othello	Adams County	Washington	Othello	Adams County	Washington
2023	3.40	3.23	2.51	3.79	3.70	3.07
2013	3.31	3.22	2.54	3.63	3.64	3.11

Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP02

and 2023.

Housing Occupancy

ACS estimated the total number of housing units in the City of Othello to be 2,601 in 2023 and 2,283 in 2013, an increase of 318 units (13.9%) over that decade.

Table 7 shows the percentage of occupied and vacant households, while Table 7 shows the percentage of owner-occupied versus renter-occupied units in Othello as compared to Adams County and Washington. The percentage of occupied housing units remained unchanged at 97.2% in 2013 and 2023. Of the city’s occupied units, 54.9% were owner-occupied in 2023, while 43.6% were renters (an increase from 38.1% in 2013). Othello has a higher percentage of renters than trends seen at the county and state level.

Table 7. Housing Occupancy

	2023				2013			
	Othello		Adams County	Washington	Othello		Adams County	Washington
	# of units	Percentage of total housing units	Percentage of total housing units		# of units	Percentage of total housing units	Percentage of total housing units	
Occupied	2,529	97.2%	92.1%	92.6%	2,218	97.2%	92.1%	90.7%
Vacant	72	2.8%	7.9%	7.4%	65	2.8%	7.9%	9.3%

Total Units	2,601	100.0%	100.0%	100.0%	2,283	100.0%	100.0%	100.0%
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Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP04

The table below shows the percentage of owner-occupied and renter-occupied units in Othello, Adams County, and Washington State.

Table 8. Percent of Owner Vs. Renter-occupied Units

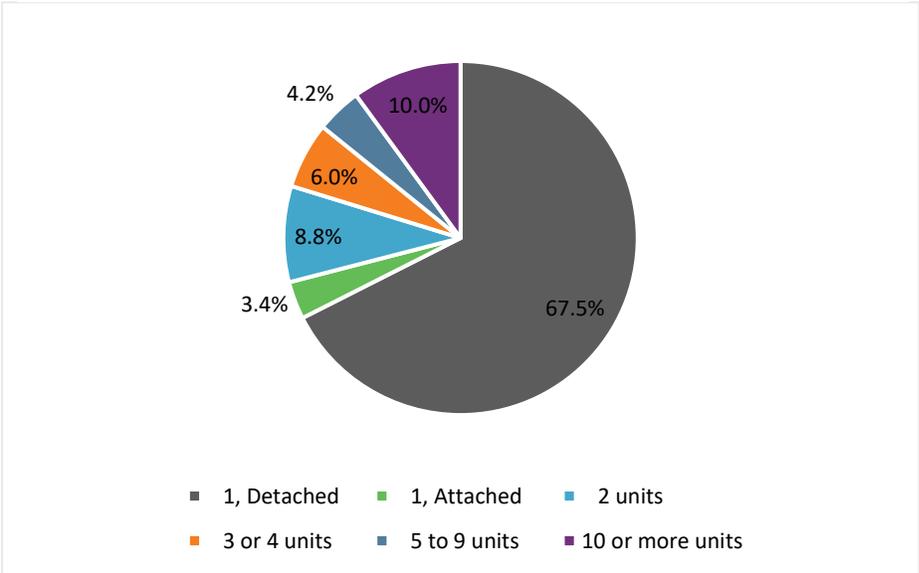
	2023			2013		
	Othello	Adams County	Washington	Othello	Adams County	Washington
Owner-Occupied	54.9%	63.6%	59.1%	60.2%	60.7%	57.3%
Renter-Occupied	43.6%	30.9%	36.1%	38.1%	34.1%	36.8%

Source: U.S. Census Bureau, American Community Survey 2013-2023 5-Year Estimates, Table S2501

Housing Types

A breakdown of Othello's housing units by type is shown in Figure 7. Detached single-family units are by far the most prevalent housing type in Othello, accounting for 67.5% of the city's existing housing stock. Single-family housing accounts for a larger share of the housing units in Othello when compared with Adams County (60.7%). The city also has an increased proportion of single-family housing units than that of Washington State (62.8%). Multifamily housing consisting of 3 or more units comprises 20.2% of Othello's housing stock, attached single-family homes account for about 3%, and two-family/duplex homes account for 8.8%.

Figure 7. Existing Housing Units by Types in Othello

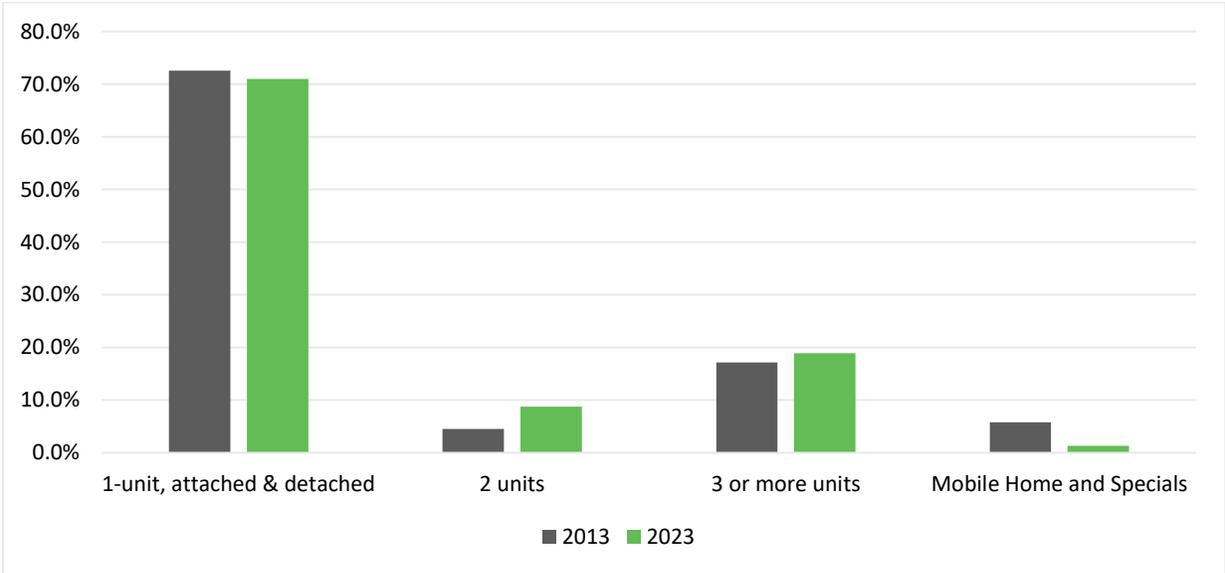


Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP04

Figure 8 shows the change in the number of housing units between 2013 and 2023. While the total number of units increased, the variety of housing types stayed about the same, except for duplexes,

where the percentage doubled. 1-unit, attached & detached homes made up 72.5% of housing types in 2013 and 71.0% in 2023, whereas duplex housing units increased from 4.6% to 8.8% over the same time, and housing units with 3+ units also increased from 17.1% to 18.9% of all housing units. Mobile homes decreased from 5.8% to 1.3% of all housing units.

Figure 8. Housing Units in Othello, 2013 and 2023



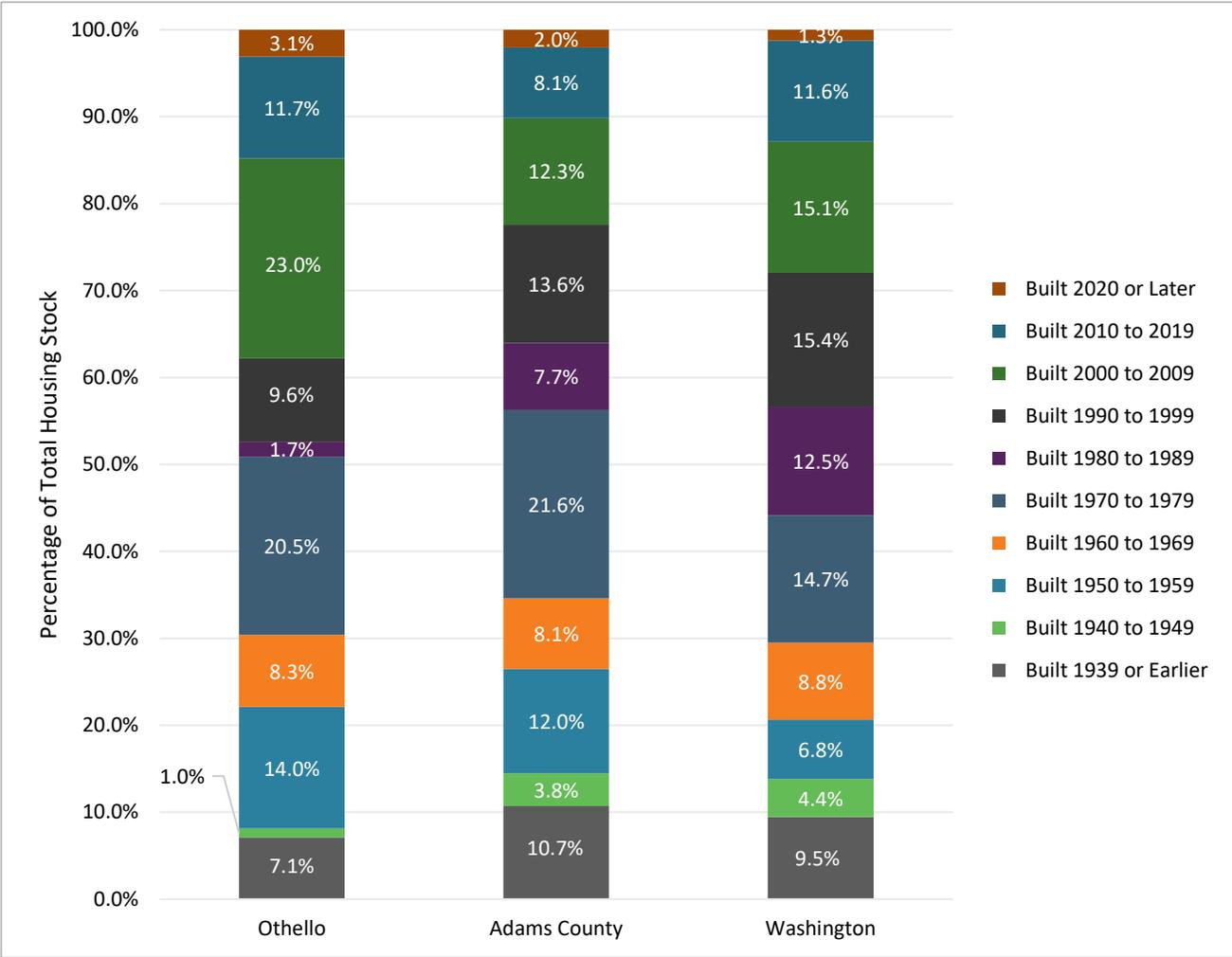
Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates, Table DP04

Age of Housing Stock

As shown in Figure 9, 14.8% of Othello’s existing housing stock has been constructed in the years since 2010. By comparison, 11.9% of the housing stock in Adams County and 12.9% of that in Washington state was constructed in 2010 or later.

23% of houses in Othello were built from 2000-2009, which was the decade with the highest rate of housing production in the city, with the second highest being houses built between 1970 and 1979 (20.5%). Othello’s housing stock tends to be newer on average than that of Adams County and that of Washington State as a whole.

Figure 9. Existing housing stock in Othello by year of construction



Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP04

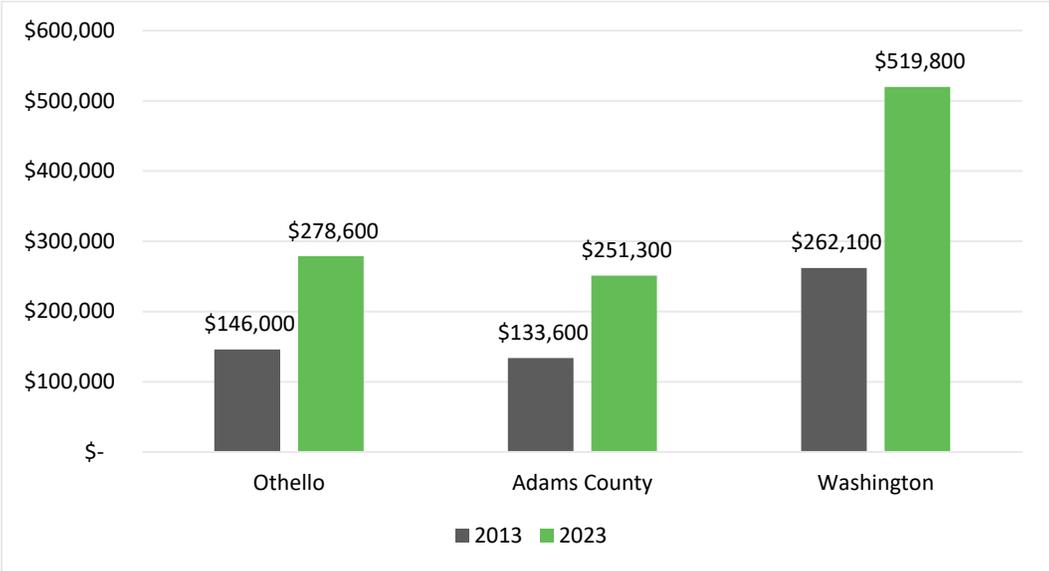
Housing and Rental Costs

As shown in Table 6 in the “Housing Occupancy” section above, approximately 43.6% of Othello’s occupied housing units are rentals, and 54.9% are occupied by the owner. Adams County has a much lower percentage of rental units, making up 30.9% of all occupied county housing units.

The Census data shown in Figure 10 represents the median home value in Othello in both 2013 and 2023. The median home value in Othello in 2023 was \$278,600, which is a 90.0% increase from the median home value in 2013 of \$146,000. During the same period, Adams County saw its median home value increase by 88.1%, slightly less than Othello. Both Othello and Adams County experienced a lower increase in median value than Washington State (98.3%). The median home value in 2013 in

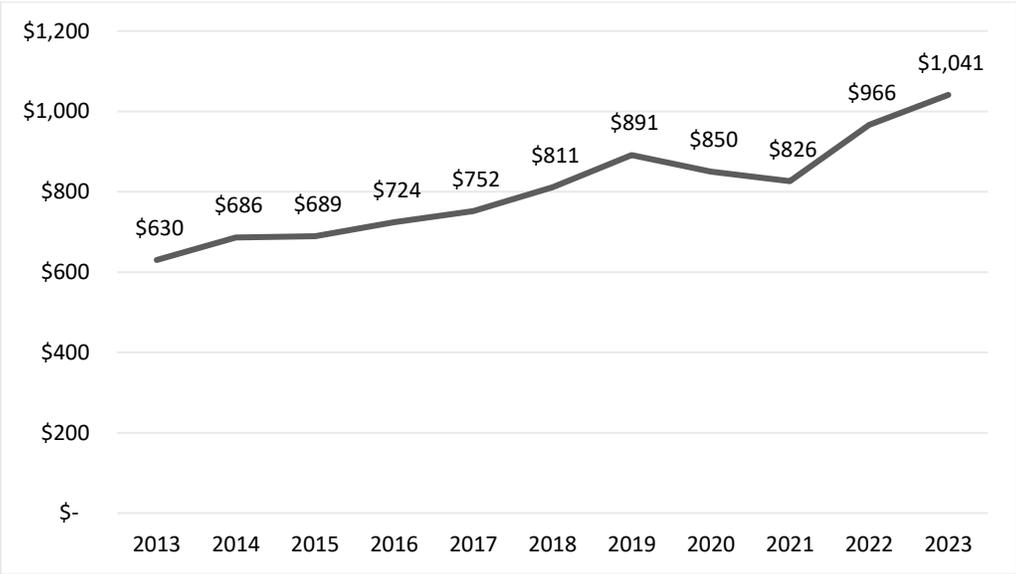
Washington state (\$262,100) was notably more than that of Adams County (\$133,600) and Othello (\$146,000). As seen in Figure 11, gross rent has increased by 65.2% since 2013, which is much less than the percent increase in median home values.

Figure 10. Median Home Value 2013- 2023



Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates, Table DP04

Figure 11. Median Gross Rent in Othello 2013-2023



Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates, Table DP04

Like the rest of the state and much of the country, the cost of housing in Othello has increased in recent years, and incomes have not kept pace with housing costs, as shown in Table 9. When compared with the 2013 baseline, the percentage of income that is used for rent has been increasing in Othello.

Table 9. Percent of Income Used for Rent in 2013 and 2023

	2023			2013		
	Othello	Adams County	Washington	Othello	Adams County	Washington
Less than 10%	0.6%	2.8%	3.7%	5.7%	10.9%	2.9%
10-29%	36.7%	43.1%	44.5%	33.4%	31.3%	43.7%
30 to 49%	33.6%	20.7%	24.8%	26.8%	20.1%	24.8%
50% or Greater	26.7%	23.5%	22.1%	20.9%	18.3%	23.1%
Not Computed	2.5%	9.8%	5.0%	13.3%	19.4%	5.5%

Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates Table DP04, S1901

Cost-Burdened Households

The U.S. Department of Housing and Urban Development (HUD) defines a household as "cost-burdened" if it spends more than 30% of its monthly income on housing costs, including rent and utilities. This metric helps identify residents who may need housing support or are at risk of displacement or housing hardship.

- **Othello:** Approximately 60.3% of renter households are cost-burdened, spending more than 30% of their income on housing.
- **Washington State:** About 46.9% of renter households are cost-burdened.

The city's housing market trends can offer additional context:

- **Median Home Price:** As of August 2025, Zillow reports the median home sold price in Othello was \$340,723, reflecting a 3.1% increase from the previous year.

Home value estimates vary depending on the source and the metric being measured. Zillow's median sale price reflects actual real estate transactions and captures current market conditions; in Othello, the median sale price in August 2023 was about \$320,200. By contrast, the U.S. Census Bureau's American Community Survey reports the median value of owner-occupied homes—based on self-reported assessments and averaged over the 2019–2023 period—which was \$278,600. Because ACS includes the entire stock of owner-occupied housing and not just recently sold homes, its estimates tend to be lower and lag behind real-time market prices.

Given these trends, it's likely that a significant portion of Othello residents experience housing cost burdens, especially renters. This underscores the importance of local housing support initiatives and policies aimed at increasing affordable housing options to mitigate potential displacement and housing hardships.

3 Key Takeaways

Population Trends

- The 2025 population of Othello is 9,210, accounting for 42.7% of Adams County's total population of 21,550.
- The city's population has grown consistently, averaging 17% per decade since 1990. The most significant rise occurred between 1950 and 1960, when the population increased by about 400%.
- Othello's population is considerably younger than both Adams County and the state, with a median age of 24.6 years and 34.4% under age 15.

Demographics

- 41.4% of residents identify as White, compared to 47.8% countywide and 67.8% statewide.
- The city has a large Hispanic or Latino population (77.9%), much higher than Adams County (64.1%) and the state (14.1%).
- The population is diverse in race and age, though the community is notably youth dominant.
- Educational attainment levels are below state averages. 71.6% of residents hold at least a high school diploma, while 14.4% have a bachelor's degree or higher, compared to 38.8% statewide.
- The Othello School District serves approximately 4,771 students, with an average class size of 20.9 and 92.4% identifying as racial or ethnic minorities.

Economic Indicators

- The median household income is \$65,042, similar to Adams County (\$65,757) but well below Washington's median of \$94,952.
- From 2013 to 2023, median household income in Othello rose 37.1%, slower than the 59.6% statewide increase.
- Othello's economy remains closely tied to agriculture and food production industries.

Employment

- Othello supports approximately 5641 total jobs, with about 55% of employed residents working outside city limits.
- The largest employment sectors are agriculture (23.4%), manufacturing (23%), healthcare and social assistance (14.9%), and educational services (11.5%).
- Jobs in agriculture and food processing remain central to Othello's economy, supported by regional infrastructure and industry clusters.
- The city's unemployment rate was 5.4% in 2023, higher than the state average of 4.3%.
- Commuting patterns show that many residents travel to nearby agricultural and industrial employment centers, while the city draws in workers from surrounding rural areas.
- The majority of employed Othello residents travel to the North, Northwest, or West for work. Grant County is the location with the most employed Othello residents.

Housing Trends

- Othello added 318 new housing units between 2013 and 2023, a 13.9% increase, bringing the total to 2,601 units.
- The city's owner-occupancy rate declined from 60.2% in 2013 to 54.9% in 2023, while renter-occupancy rose to 43.6%.
- The average household size increased to 3.40 people per unit, larger than both the county (3.23) and state (2.51) averages. The average family size increased to 3.79, which is again larger than both the county (3.70) and the state (3.07) averages.
- Detached single-family homes make up 67.5% of the housing stock, while duplexes (8.8%) and multifamily units (20.2%) have both increased since 2013.
- 14.8% of homes were built since 2010, indicating a younger housing stock than the county or state.
- The median home value rose 90% over the past decade to \$278,600 in 2023, compared with an 88.1% increase countywide and 98.3% statewide.
- Housing costs are rising faster than incomes. About 60.3% of renters are cost-burdened, spending more than 30% of their income on housing, compared to 46.9% statewide.