City of Hood River, Oregon

Resolution No. 2019-10

A Resolution Granting an Exemption from Competitive Bid Requirements and Authorizing Execution of a Personal Services Contract with ECONorthwest to Up-Date the City's Housing Needs Analysis, not to Exceed $7,000

WHEREAS, the City previously contracted with Economic Consultants Oregon, Ltd., dba ECONorthwest to perform a Housing Needs Analysis for the City, which resulted in a 2015 comprehensive report and assessment of available housing, the need for housing based on population projections, and the types and number of housing units needed to meet anticipated demand in Hood River over a 20-year planning horizon; and

WHEREAS, the Hood River Housing Needs Analysis 2015 to 2035 is now four years old and is in need of up-dating to reflect home building, annexation, land development, and population growth that has occurred in the years since the report was issued; and

WHEREAS, HRMC 2.32.060 prescribes a minimal competitive process for personal service contracts, especially those under $10,000, and in this case the anticipated amount of the contract is $7,000; and

WHEREAS, for an accurate, complete and cross-comparable Housing Needs Analysis that provides a reliable basis for policy and decision making, the City requires continuity and consistency with the prior report, which necessitates that the up-date be completed by the same consultant that wrote the 2015 report, *i.e.*, ECONorthwest; and

WHEREAS, HRMC 2.32.030(C) exempts sole source contracts from competitive bid requirements when consistent with ORS 279B.075(2), a determination of a sole source is based on written findings that may include the following:

(a) That the efficient utilization of existing goods requires acquiring compatible goods or services;
(b) That the goods or services required to exchange software or data with other public or private agencies are available from only one source;
(c) That the goods or services are for use in a pilot or an experimental project; or

(d) Other findings that support the conclusion that the goods or services are available from only one source.

WHEREAS, the Council finds that a complete, precise and accurate housing needs analysis is a vital tool for urban land use planning and for formulating many other urban policies, such as those addressing a shortage of affordable housing; and

WHEREAS, because ECONorthwest completed the City's only housing needs analysis, consistency, compatibility and the efficient use of limited city resources dictates that ECONorthwest also perform this first up-date to the earlier Housing Needs Analysis; and

WHEREAS, there are few consultants qualified and experienced in performing housing needs analyses, and ECONorthwest is one of those qualified consultants; and

WHEREAS, ECONorthwest has provided a proposal and scope of work to complete an up-date to the City's 2015 Housing Needs Analysis for a not to exceed amount of $7,000, attached hereto as Exhibit A and incorporated herein by this reference.

NOW, THEREFORE BE IT RESOLVED by the Hood River City Council, pursuant to HRMC 2.32.030(C)(1), that a sole-source exemption to the competitive bid requirements applicable to personal service contracts in HRMC 2.32.060 is hereby granted for services needed to up-date the City's Housing Needs Analysis.

IT IS FURTHER RESOLVED that the City Manager is authorized to award and execute a personal services contract to ECONorthwest to up-date the City's Housing Needs Analysis, as described in Exhibit A, attached hereto, in a contract amount not to exceed $7,000.

Approved and Effective this 12th day of August 2019 by the Hood River City Council.

Paul Blackburn, Mayor

Attest:

Jennifer Gray, City Recorder

Approved as to form:

Daniel Kearns, City Attorney

Professional Services Agreement

This Professional Services Agreement (the "**Agreement**"), effective as of July 8, 2019 (the "**Effective Date**"), is by and between Economic Consultants Oregon, Ltd., dba ECONorthwest ("**ECONW**"), and City of Hood River Planning Department ("**Client**"). ECONW and Client will be referred to individually as a "**Party**" and collectively as the "**Parties.**"

WHEREAS, ECONW is engaged in the business of providing consultations on economic analysis; and

WHEREAS, Client wishes to retain ECONW to provide the services described in this Agreement and from time to time in separately executed statements of work, and ECONW is willing to provide the same to Client, each on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Services. ECONW will provide to Client the services (the "**Services**") set out in one or more statements of work to be agreed to in writing by the Parties (each, a "**Statement of Work**"). The initial accepted Statement of Work is attached to this Agreement as Exhibit A. Any additions or changes to the scope of the Services will be detailed in additional Statements of Work and will be deemed issued and accepted only if signed by an ECONW authorized signer and the Client Contract Manager, appointed pursuant to Section 2.1(a) and Section 3.1, respectively. The details of the method and manner for performance of the Services by ECONW are specified in the Statement(s) of Work and will be under its own control, Client being interested only in the results thereof.

2. ECONW Obligations. ECONW will:

   2.1 Designate employees that it determines, in its sole discretion, to be capable of filling the following positions:

   (a) Cindy O'Connell is the primary contact to act as ECONW's authorized representative with respect to all matters pertaining to this Agreement and will serve as liaison for ECONW authorized signer(s).

   (b) A number of employees or contractors that it deems sufficient to perform the Services set out in each Statement of Work.

   2.2 Maintain complete and accurate records relating to the provision of the Services under this Agreement, including records of the time spent, expenses incurred, and materials used by ECONW in providing the Services.

3. Client Obligations. Client will:

   3.1 Designate one of its employees to serve as its primary contact with respect to this Agreement and to act as its authorized representative with respect to matters pertaining to this Agreement (the "**Client Contract Manager**"), with such designation to remain in force unless and until a successor Client Contract Manager is appointed.

   3.2 Require that the Client Contract Manager respond promptly to any reasonable requests from ECONW for instructions, information, or approvals required by ECONW to provide the Services.

3.3 Cooperate with ECONW in its performance of the Services and provide access to Client's premises, employees, contractors, and equipment as required to enable ECONW to provide the Services.

3.4 Take all steps necessary, including obtaining any required licenses or consents, to prevent Client-caused delays in ECONW's provision of the Services.

3.5 Provide ECONW full and timely information and data, make timely decisions to ensure orderly progress of the Services, and give ECONW prompt written notice if Client becomes aware of any fault, error, or defect in the Services.

3.6 Not attempt to prejudice the outcome of the analysis performed by ECONW.

4. Fees and Expenses.

4.1 In consideration of the provision of the Services by ECONW and the rights granted to Client under this Agreement, Client will pay the fees set out in the applicable Statement of Work.

4.2 Client will reimburse ECONW for all reasonable expenses, at cost, incurred in accordance with the Statement of Work within thirty (30) days of receipt by Client of an invoice from ECONW accompanied by receipts and reasonable supporting documentation, including, but not limited to, postage, telephone, photocopies, reports, data, computer search, travel, and meals.

4.3 ECONW will submit a statement to Client monthly detailing the amount due. Client will notify ECONW of the reasons for disapproval within five (5) business days of the date of the statement. If Client does not notify ECONW within five (5) business days, the statement will be deemed approved and Client will pay the amount due to ECONW in full within 30 days of the date of the statement. Payment to ECONW of such fees and the reimbursement of expenses pursuant to this Section 4 will constitute payment in full for the performance of the Services.

4.4 Client will be responsible for all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any federal, state, or local governmental entity on any amounts payable by Client under this Agreement; provided, that, in no event will Client pay or be responsible for any taxes imposed on, or with respect to, ECONW's income, revenues, gross receipts, personnel, or real or personal property or other assets.

4.5 All late payments will bear interest at the lesser of the rate of 1.25% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. Client will also reimburse ECONW for all reasonable costs incurred in collecting any late payments, including, without limitation, attorneys' fees.

4.6 In addition to all other remedies available under this Agreement or at law (which ECONW does not waive by the exercise of any rights hereunder), If Client has an unpaid balance more than thirty (30) days overdue, ECONW may require a deposit of ten thousand dollars ($10,000), in addition to the balance owed, which will be placed in an account under the control of ECONW. ECONW may stop work at any time if Client does not pay the deposit and overdue balance within ten (10) days of the date it is requested.

4.7 If during the course of work ECONW determines the amount in the deposit account is unlikely to approximate the balance due on the final statement, ECONW may require Client to make an additional deposit to the deposit account sufficient to bring the balance up to the level of the expected final

statement. ECONW may stop work at any time if Client does not make the additional deposit within ten (10) days of the date it is requested.

4.8 The balance in the account at the time of ECONW's final statement in this matter will be withdrawn by ECONW and applied to any balance due or past due including any finance charge. If after applying the balance in the deposit account there is still a balance due ECONW, Client will pay it per paragraph A above. However, if after applying the deposit balance to the final statement, there is still a balance in the deposit account ECONW will promptly return said balance to Client.

5. Limited Warranty and Limitation of Liability.

5.1 ECONW warrants that it will perform the Services:

(a) In accordance with the terms and subject to the conditions set out in the respective Statement of Work and this Agreement.

(b) In a timely, workmanlike, and professional manner in accordance with generally recognized industry standards for similar services.

5.2 ECONW's sole and exclusive liability and Client's sole and exclusive remedy for breach of this warranty will be as follows:

(a) ECONW will use reasonable commercial efforts to promptly cure any such breach; provided, that if ECONW cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's written notice of such breach, Client may, at its option, terminate the Agreement by serving written notice of termination in accordance with Section 8.2.

(b) The foregoing remedy will not be available unless Client provides written notice of such breach within thirty (30) days of such breach.

5.3 EXCEPT FOR THE EXPRESS WARRANTIES SET FORTH IN SECTION 5.1, ALL SERVICES ARE PROVIDED "AS IS" AND ECONW HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHER, AND ECONW SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE, OR TRADE PRACTICE.

6. Intellectual Property.

6.1 All data or materials that are proprietary to Client must be designated and clearly marked as such ("**Customer Materials**"). Client retains sole ownership of, and copyright in, the Customer Materials, but will grant to ECONW a nonexclusive license to use the same solely for the matter that is the subject of the analysis or report.

6.2 All intellectual property rights, including copyrights, patents, patent disclosures and inventions (whether patentable or not), trademarks, service marks, trade secrets, know-how and other confidential information, trade dress, trade names, logos, corporate names and domain names, together with all of the goodwill associated therewith, derivative works and all other rights (collectively, "**Intellectual Property Rights**") in and to all documents, work product, and other materials that are delivered to Client under this Agreement or prepared by or on behalf of the ECONW in the course of performing the Services, including any items identified as such in the

Statement of Work (collectively, the "**Deliverables**"), except for Customer Materials, will be owned by ECONW.

6.3 ECONW hereby grants Client a license to use all Intellectual Property Rights in the Deliverables free of additional charge and on a non-exclusive, non-transferable, non-sublicenseable, fully paid-up, royalty-free, and perpetual basis to the extent necessary for Client to publish the final reports produced by ECONW in any media or by any means, provided that all publications include clear and visible notice of copyright by ECONW and provided that any alteration to or omission of any portion of the complete report is approved in writing by ECONW.

6.4 All or any part of the Deliverables may be published by ECONW in any media by any means.

7. Confidentiality. The Parties acknowledge that, in connection with this Agreement, each Party (the "**Receiving Party**") may obtain Confidential Information of the other Party (the "**Disclosing Party**"). "**Confidential Information**" means any information that is treated as confidential by either party, including trade secrets, technology, information pertaining to business operations and strategies, and information pertaining to customers, pricing, and marketing. Confidential Information does not include information that the Receiving Party can demonstrate by documentation: (w) was already known to the Receiving Party without restriction on use or disclosure prior to receipt of such information directly or indirectly from or on behalf of the Disclosing Party; (x) was or is independently developed by the Receiving Party without reference to or use of any of the Disclosing Party's Confidential Information; (y) was or becomes generally known by the public other than by breach of this Agreement by, or other wrongful act of, the Receiving Party or any of its Representatives; or (z) was received by the Receiving Party from a Third Party who was not, at the time, under any obligation to the Disclosing Party or any other Person to maintain the confidentiality of such information.

Such Confidential Information will not be used or disclosed by the Receiving Party except as specifically authorized, or as necessary to perform the Services. The Receiving Party agrees to keep such Confidential Information confidential and to accord such Confidential Information the same standards and procedures it uses to protect its own confidential business information (but not less than reasonable care), including limiting access to employees on a need-to-know basis and only after such persons have been informed of and bound to maintain confidentiality. Nothing in this Agreement will prohibit or restrict Receiving Party's right to develop, use, or market products or services similar to or competitive with those of the Disclosing Party as disclosed in the Confidential Information as long as it will not thereby breach this Agreement. Additionally, each Party acknowledges that the other may already possess or have developed products or services similar to or competitive with those of the other Party to be disclosed in the Confidential Information.

If the Receiving Party is required by applicable law or legal process to disclose any Confidential Information, it will, prior to making such disclosure, use commercially reasonable efforts to notify Disclosing Party of such requirements to afford Disclosing Party the opportunity to seek, at Disclosing Party's sole cost and expense, a protective order or other remedy.

8. Term, Termination, and Survival.

8.1 This Agreement will commence as of the Effective Date, provided Client executes and returns the Agreement within 21 days of ECONW's execution of the Agreement, and will continue thereafter until

the completion of the Services under all Statements of Work, unless sooner terminated pursuant to Section 8.2 or Section 8.3.

8.2 Either Party may terminate this Agreement and/or any Statement of Work upon written notice, effective immediately, if: (a) a petition under any bankruptcy law is filed by or against the other Party; (b) a receiver is appointed for the other Party's assets; (c) the other Party becomes insolvent or takes advantage of any insolvency or any similar statute; or (d) the other Party is in material breach of this Agreement or such Statement of Work, and such breach remains uncured for thirty (30) days after written notice of the breach.

8.3 Notwithstanding anything to the contrary in Section 8.2, ECONW may terminate this Agreement before the expiration date of the Term on written notice if Client fails to pay any amount when due hereunder: (a) and such failure continues for thirty (30) days after Client's receipt of written notice of nonpayment; or (b) more than once in any twelve (12) month period.

8.4 Notwithstanding anything to the contrary in Sections 8.2 and 8.3, either Party may terminate the Agreement by giving at least thirty (30) days written notice of intent to terminate, specifying the reason, and effective termination date.

8.5 If this Agreement is terminated pursuant to Sections 8.2, 8.3, or 8.4, ECONW will receive compensation as specified in Section 4 for all work completed up to the effective date of the termination.

8.6 The rights and obligations of the parties set forth in this Section 8 and in Sections 5.3, 6, 7, 9, 10, 11, and any right or obligation of the parties in this Agreement which, by its nature, should survive termination or expiration of this Agreement, will survive any such termination or expiration of this Agreement.

9. Limitation of Liability.

9.1 IN NO EVENT WILL ECONW BE LIABLE TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT ECONW HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

9.2 IN NO EVENT WILL ECONW'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE AGGREGATE AMOUNTS PAID OR PAYABLE TO ECONW PURSUANT TO THE APPLICABLE STATEMENT OF WORK GIVING RISE TO THE CLAIM.

10. Employee Protection. Client agrees that it will not directly or indirectly solicit for employment or independent consulting employees of ECONW during the Term of this Agreement and for a period of 6 months after the termination of this Agreement. If Client does improperly recruit or solicit an employee during such period and as a result the employee becomes a direct employee or independent contractor for Client, Client agrees to pay ECONW a sum equal to 100% of that employee's full base annual salary as of the date of the employee's departure from ECONW.

11. Miscellaneous.

11.1 Entire Agreement. This Agreement, together with all Statements of Work and any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter. In the event of any inconsistency between the statements made in the body of this Agreement, the Statements of Work and any other document, this Agreement will govern except that if a Statement of Work specifically identifies a section of this Agreement that to be amended, that amendment will govern with respect to that Statement of Work but will not apply to any other Statement of Work.

11.2 Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder will be in writing and addressed to the Parties as follows (or as otherwise specified by a Party in a notice given in accordance with this Section):

Notice to Client:	211 2nd Street
	Hood River, Oregon 97031
	E-mail: d.nilsen@cityofhoodriver.com
	Attention: Dustin Nilsen
Notice to ECONW:	222 SW Columbia Avenue, Suite 1600
	Portland, OR 97201
	E-mail: oconnell@econw.com
	Attention: Cindy O'Connell

Notices sent in accordance with this Section will be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by e-mail, if sent during normal business hours of the recipient with confirmed receipt, and on the next business day, if sent after normal business hours of the recipient with confirmed receipt.

11.3 Severability. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability will not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

11.4 Amendments and Modifications; Waiver. No amendment to or modification of this Agreement is effective unless it is in writing, identified as an amendment to this Agreement, and signed by an authorized representative of both parties.

11.5 Waiver. No waiver by any Party of any of the provisions of this Agreement will be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from this Agreement will operate or be construed as a waiver thereof, nor will any single or partial exercise of any right, remedy, power or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power or privilege.

11.6 Assignment. Neither Party may assign or otherwise transfer any of its rights, or delegate or otherwise transfer any of its obligations or performance, under this Agreement, in each case whether voluntarily, involuntarily, by operation of law or otherwise, without the other Party's prior written consent. ECONW may, without Client's consent, assign this Agreement to an Affiliate or as part of a change of control.

11.7 No Third-Party Beneficiaries. This Agreement does not confer any rights or remedies upon any person other than the Parties and their respective successors and permitted assigns.

11.8 Relationship of the Parties. The relationship between the Parties is that of independent contractors. Nothing contained in this Agreement will be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the Parties, and neither Party will have authority to contract for or bind the other Party in any manner whatsoever. ECONW retains absolute discretion in the manner and means of carrying out the Services, and Client will have no obligation to direct or control the working conditions of ECONW's employees or subcontractors.

11.9 No Exclusivity. Subject to its obligations under this Agreement, nothing in this Agreement will be interpreted as preventing ECONW from performing services or creating deliverables for third parties even if they are similar to the services provided to Client under this Agreement.

11.10 Choice of Law.

(a) This Agreement and all related documents are governed by, and construed in accordance with, the laws of the State of Oregon, without regard to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Oregon.

(b) Any legal suit, action, or proceeding arising out of this Agreement or the licenses granted hereunder will be instituted exclusively in the federal courts of the United States or the courts of the State of Oregon in each case located in the city of Portland and County of Multnomah, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding. Service of process, summons, notice or other document by mail to such party's address set forth herein will be effective service of process for any suit, action, or other proceeding brought in any such court.

11.11 Counterparts. This Agreement may be executed in counterparts, each of which will be deemed an original, but all of which together will be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission will be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

11.12 Force Majeure. Neither Party will be liable or responsible to the other Party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by acts of God, flood, fire, explosion, war, terrorism, invasion, riot, other civil unrest, embargoes or blockades in effect on or after the date of this Agreement, or national or regional emergency, in each case, provided that such event is outside the reasonable control of the affected Party.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date by their respective duly authorized officers.

Economic Consultants Oregon, Ltd., dba ECONorthwest

By_____

Name:_____

Title:_____

City of Hood River Planning Department

By_____

Name:_____

Title:_____

EXHIBIT A

INITIAL STATEMENT OF WORK

1. Services. See attached Scope of Work.
2. Schedule. See attached Scope of Work.
3. Fees.
   a. Cost Estimate: ECONW will bill CLIENT on a time-and-expenses basis for labor as detailed in the rate table below. ECONW will bill CLIENT for direct expenses at cost, including but not limited to, postage, telephone, photocopies, reports, data, computer search, travel, and meals. The total of time and expenses will not exceed $7,000 (Seven Thousand dollars) without written authorization
   b. Rate Table: The hourly labor rates for performing the Services are as follows:

i.	Senior Project Director	$240 - 275/hr
ii.	Project Director	$165 - 250/hr
iii.	Project Manager	$140 - 190/hr
iv.	Technical Manager	$135 – 165/hr
v.	Associate	$120 - 140/hr
vi.	Senior Analyst	$95 - $105/hr
vii.	Analyst	$85/hr
viii.	Administrative	$55/hr

   c. ECONW reserves the right to increase the hourly labor rates for staff annually.
   d. The preceding budget estimate provided to Client by ECONW is based on the information available to ECONW at the time the estimate is prepared. Such information includes, but is not limited to, Client's initial description of the required analysis, Client's representations concerning the availability of necessary supporting material or information, Client's proposed schedule for making information available to ECONW, and the deadlines initially proposed by Client for ECONW's report. Variation or change in any of these factors will materially impact ECONW's actual time and expenditures. The actual time and expenditures spent on the work by ECONW may be less than or greater than the figures in ECONW's estimate. Client acknowledges that ECONW's budget estimate is not a commitment or a bid to perform the work for the amount of the estimate.

ECONorthwest
ECONOMICS • FINANCE • PLANNING

DATE: July 3, 2019
TO: Dustin Nilsen and Kevin Liburdy
FROM: Beth Goodman
SUBJECT: Hood River Scope of Work for Snapshot of Hood River's Demographic and Housing Market Changes since completion of the HNA.

ECONorthwest completed a Housing Needs Analysis (HNA) for Hood River in 2015. Most of the data in the HNA was current as of 2014 or was from the 2009-2013 American Community Survey. The housing market, as well as demographics, have changed in Hood River since completion of the HNA.

The City of Hood River asked ECONorthwest to develop a summary that provides a snapshot of the changes in the population and housing market in Hood River since the HNA was completed. The summary will include the following information:

- Changes in population, age, and ethnicity
- Residential development in Hood River, based on building permits
- Assessment of second homes in Hood River
- Changes in housing costs, including housing prices and rents
    - Information about current rents will be based on a survey of rental companies in Hood River
- Changes in housing affordability
- Analysis of the types of housing that specific demographic groups in Hood River can afford, based on ESRI Tapestry data (or Claritas Prism data).
- Implications for housing need in Hood River

The product of this task will be an eight to 10 page summary document, similar in style to the *Hood River Housing Needs Analysis Summary Report*. We will produce draft and final versions of the document.

Budget: $7,000