



Metro



At a glance

Total development cost: \$60.7 million

Metro bond funds: \$18.3 million

Bond funds per unit: \$129,071

Project type: New construction

Sponsor: Caritas Community Housing Corporation

Development consultant: Housing Development Center

Architect: MWA Architects

General contractor: Walsh Construction

Partners: Familias en Accion, APANO, El Programa Hispano, Quantum Residential

Funding: Low Income Housing Tax Credits, OHCS Energy Program, Metro Affordable Housing Bond, private funding, donated land

Construction begins: March 2022

Anticipated completion: August 2023

oregonmetro.gov

Good Shepherd Village

SE 162nd - Happy Valley - Caritas Community Housing Corporation

Good Shepherd Village, the first regulated affordable housing development in Happy Valley, will be 143 units from studios to three-bedrooms, including 30 project-based vouchers and a manager's unit. The project sets aside 15 apartments for veterans and/or seniors and eight apartments of Permanent Supportive Housing (PSH) for those who have experienced homelessness or are at risk of being homeless. Residents will have convenient access to public transit, grocery stores, schools, a public library, multiple parks and healthcare resources.

In 2012, the Brockamp Family donated 11 acres in Happy Valley to Catholic Charities of Oregon (CCO) for affordable housing. The property offers a beautiful four-acre natural area in the northeast part of the site.

The three-bedrooms and several of the two-bedroom units will be focused in two buildings each surrounding a small courtyard. A third building will house all of the studios, one-bedrooms, and remaining two-bedrooms, as well as community rooms and office space for resident and supportive services. Each building will also provide laundry facilities and secure bike parking for residents. The site will include parking and outdoor gathering and play areas. The project uses trauma-informed design, universal design, and sustainable design elements.

Catholic Charities of Oregon is called by a tradition of social justice to the work of equity and inclusion. CCO works to advance equity for immigrants, refugees, and people who are homeless and vulnerable, with a special emphasis on those who are not served by other providers. Good Shepherd Village will serve priority populations with a broad range of needs based on an analysis of people living and/or working in Happy Valley. Services will be provided by Catholic Charities of Oregon in addition to project partners, and the housing arm of CCO, Caritas Housing, will act as the developer.



Development program

Good Shepherd Village is 143 units of new affordable housing and includes 30 project-based vouchers and one management unit.

Unit size (no. of bedrooms)	No. of units	AMI%	PBVs	Square feet/unit	Gross monthly rent/unit
Studio	8	30%	8	400	\$483
Studio	5	60%	0	400	\$967
One bedroom	22	30%	12	550	\$518
One bedroom	28	60%	0	550	\$1,036
Two bedroom	19	30%	5	850	\$621
Two bedroom	41	60%	0	850	\$1,243
Three bedroom	9	30%	5	1,100	\$718
Three bedroom	10	60%	0	1,100	\$1,437
Managment unit	1	NA	0	1,100	\$0
Total	143		30		

Amenities

- Two public elementary schools within one mile
- Transit within 1/4 mile and one mile
- Providence Clinic within 1/2 mile
- Library within one mile
- Multiple parks and recreation areas within 1/4 mile
- Secure bike parking

