



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

**Completion:** November 2023

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# 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 houselessness or are at risk of being houseless. 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

