



## At a glance

**Total development cost:** \$45.5 million

**Metro bond funds:** \$2.1 million

**Bond funds per unit:** \$35,593

**Project type:** New construction

**Developer and owner:** Home Forward

**Partners:** Immigrant and Refugee Community Organization (IRCO)

**Architect:** Hacker Architects

**General contractor:** Bremik Construction

**Funding:** Low-Income Housing Tax Credits (LIHTC), Metro bond, Metro site acquisition program, OHCS Local Innovation fast track (LIFT) funds, deferred developer fee

**Construction begins:** April 2025

**Completion:** Summer 2026

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# Civic Drive

## *Civic Drive - Gresham - Home Forward - Immigrant and Refugee Community Organization*

Civic Drive is a development of 59 affordable townhomes and flats in Gresham. The development will sit on two formerly vacant parcels owned by Metro and donated through Metro's site acquisition program. Civic Drive will contain a mix of two- to four-bedroom homes, with all units receiving project-based rental assistance through Home Forward. Nonprofit organization Immigrant and Refugee Community Organization (IRCO) will provide culturally specific on-site services and operate an affordable early childhood education center for residents and the broader community funded by Multnomah County's preschool for all program.

Buildings will be arranged around a central courtyard space and have been designed to maximize natural light in each unit. IRCO's early childhood education center will use a dedicated space on the ground floor as well as part of the enclosed courtyard for a play space. The ground floor also accommodates a community room and resident services and property management offices. Homes provide views of Mt. Hood to the east and Gresham Butte to the south. There are plans to include 36 parking spots on site.

Civic Drive's development team intentionally selected the project's site as an ideal location for affordable housing. Through a process of community engagement and partnership with IRCO, Civic Drive's affordable homes are designed to meet the needs of households with low-income and those from immigrant, refugee or other diverse backgrounds. IRCO referrals will have priority access for half of Civic Drive's homes. IRCO's sustained presence at Civic Drive ensures that future tenants can access critical resources and establish social ties in their home community.

The development is located in close proximity to multiple schools, a park, grocery stores and medical providers. The nearby Civic Drive MAX station provides excellent transit options nearby.