

Phase One project summary

Updated October 14, 2026

Affordable and workforce housing in Dexter-Linwood, Detroit

Iron Oak is developing a proposed first phase of three duplex buildings and six family-oriented rental homes on Calvert. The concept combines two new duplexes with the rehabilitation of one existing duplex.



Illustrative concept. Final design and approvals pending.

3 proposed duplex buildings	6 proposed rental homes
2 new buildings + 1 rehabilitation	Illustrative 2- and 3-bedroom homes

Current project status

Initial concept	Documented
Site control and diligence	Pending verification
Design, pricing and capital	Next milestone
Construction and occupancy	Future milestone

Stable homes. Paths to work.

Affordable and workforce housing in Dexter-Linwood, Detroit

Iron Oak aims to connect neighborhood housing investment with opportunities for Detroit residents to build skills and access employment.

Training connections

Explore referrals to qualified providers for construction readiness, occupational training and supportive services.

Local hiring

Discuss attainable local recruitment and work-based learning opportunities with future contractors.

Housing and employment

Coordinate with community organizations around the relationship between stable housing, reliable transportation and sustained employment.

These are proposed opportunities. No training program, job placement, hiring quota or partnership is committed. Participation, roles and eligibility would be defined in written agreements.

Where partners can help

- Predevelopment support for diligence, design and approvals
- Financing that fits the final budget and sustainable operations
- Architecture, engineering, environmental and construction expertise
- Workforce and community input with clear responsibilities

The concept is subject to verified site control, title, zoning, environmental review, final design, costs, financing and approvals. Exact addresses and private financial information are omitted from this public summary.

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