



Lockwood Companies Advances Sustainable Design in Affordable Senior Housing at Dogwood Trail Apartments II

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Lockwood Companies is continuing construction of Dogwood Trail Apartments II, its newest affordable senior housing community in Albany, Georgia, with the development incorporating long-term efficiency and sustainability considerations through certification under the National Green Building Standards program. The project combines active construction progress with deliberate attention to building performance standards as part of the overall planning and delivery process for the community.

Recent official project updates confirm that roofing work has been completed on Building #1 as well as the clubhouse and pavilion. Building #2 is nearing completion, with rough-ins identified as the next stage of work. These milestones illustrate the physical advancement of a development that is simultaneously addressing affordability requirements for older adults and embedding efficiency and sustainability measures into the buildings themselves.

When finished, Dogwood Trail Apartments II will provide 40 one- and two-bedroom apartments intended for adults 55 and older. The community is structured to serve residents with incomes ranging from 30 percent to

70 percent of area median income. Official descriptions of the project note that Albany's senior population has been significantly underserved, and the development is positioned to deliver housing that responds to that local need while maintaining a focus on long-term building performance.

The buildings are designed for long-term efficiency and sustainability and are being developed with certification under the National Green Building Standards program. This approach reflects an intentional decision to integrate recognized performance criteria into the planning and construction phases rather than treating sustainability as a secondary consideration. By pursuing the standards during development, the project aligns design, material selection, and construction methods with measurable expectations for efficiency over the life of the buildings.

Incorporating National Green Building Standards into an affordable senior housing project requires coordination across design, construction, and project management disciplines from early stages through active building. The standards influence decisions that affect how systems and assemblies perform over time, supporting the broader objective of creating housing that remains functional and efficient for residents and owners across extended periods of occupancy. At Dogwood Trail Apartments II, this integration occurs alongside the practical requirements of delivering income-restricted units for older adults, illustrating how sustainability considerations can be embedded within the constraints of affordable housing development.

Dean Schroeder, Executive Vice President of Construction at Lockwood Companies, noted the practical dimension of this work. "Integrating National Green Building Standards into the construction process for an affordable senior housing community requires consistent attention to design details, system coordination, and field execution so that the finished buildings meet both performance expectations and the practical needs of the residents they will serve."

The income structure of the development is a core element of its purpose. Rents are calibrated to serve households earning between 30 percent, 50 percent, 60 percent, and 70 percent of area median income. This range allows the community to address varying levels of affordability need among adults 55 and older while remaining consistent with the project's overall development framework. The combination of unit mix, age restriction, and income targeting defines the operational character of the community once construction is complete.

Lockwood Companies and Lockwood Construction are jointly involved in the advancement of the project. The firm's integrated model encompasses development, construction management, and related services, allowing continuity from planning through delivery. Official updates describe the work as a partnership with the City of Albany, Georgia, underscoring the collaborative framework supporting the community's progress. The physical milestones currently visible on site—completed roofing on key structures and the approach of the next construction phase—provide a concrete measure of how the project is moving forward under this

coordinated approach.

The development's emphasis on long-term efficiency and sustainability is presented by the company as an inherent part of the design rather than an add-on feature. Official communications describe the buildings as thoughtfully designed with these considerations in mind and with certification under the National Green Building Standards program as a defined objective. This framing keeps the focus on the planning and construction decisions that shape the finished product, rather than on projected outcomes that have not been quantified in official sources.

As construction continues, Dogwood Trail Apartments II offers a current example of how affordable senior housing can be advanced while incorporating recognized standards for building efficiency and sustainability. The project's progress on site, its defined unit count and resident profile, and its stated commitment to long-term performance standards together form a coherent development narrative. The work remains grounded in the practical realities of delivering income-restricted housing for older adults while applying construction and design practices intended to support durable building performance.

Lockwood Companies is a real estate firm based in Southfield, Michigan, with more than 35 years of experience in multifamily housing development and management. The company provides integrated services that include real estate development, preconstruction and project planning, general contracting, construction management, and property management for multifamily and senior housing communities across Michigan and Ohio. Its approach spans the full project lifecycle from conception through ongoing management.

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Lockwood Companies has provided multi-family housing development and management services across Michigan for more than 35 years, drawing on extensive experience in residential projects and long-term asset management.

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