



REQUEST FOR PROPOSALS (RFP)

Redevelopment of William Binn Homes

Albany Housing Authority – Albany, Georgia

RFP No. RFP2025-M002

Issue Date 8/12/2025

Submission Deadline: October 1st, 2025, 1:00 P.M.

1. Introduction and Overview

The **Albany Housing Authority (AHA)** invites qualified and experienced real estate development teams to submit proposals for the **redevelopment of William Binn Homes**, a public housing site currently under the Rental Assistance Demonstration (RAD) program. The redevelopment plan must propose a viable approach to **increase unit density**, meet current and future affordable housing needs in Albany, Georgia, and maintain long-term **ownership and management by AHA**. The current RAD contract will **expire in 2030**, and the proposed redevelopment should address conversion strategies, sustainability, and future affordability post-contract expiration.

2. Background Information

- **Property Name:** William Binn Homes
- **Location:** Albany, Dougherty County, Georgia
- **Current Use:** Affordable rental housing under RAD
- **Current Number of Units:** 225
- **Land Area:** two sites~20 acres



- **Ownership:** Albany Housing Authority
- **Management:** Albany Housing Authority
- **RAD Conversion:** Completed 2015; Contract valid through 2030

The Albany Housing Authority seeks to modernize and reposition this asset through redevelopment while preserving affordability, enhancing site utilization, and increasing the total number of residential units.

3. Project Goals and Objectives

- **Increase Unit Density:** Increase the total number of housing units on the site while ensuring compliance with applicable zoning, infrastructure, and environmental requirements.
 - **Preserve Affordability:** Maintain or expand affordability for low- to moderate-income households.
 - **Long-Term Viability:** Address the upcoming RAD contract expiration in 2030 by proposing strategies for future affordability preservation.
 - **Design and Sustainability:** Incorporate modern design, energy efficiency, and community-focused amenities.
 - **Ownership and Management:** AHA will retain ownership of the land and assets and continue management upon project completion.
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4. Scope of Services

The selected developer will be expected to provide the following:

a. Conceptual Site Plan & Development Proposal

- Proposed unit mix, square footage, and density increases



- Phasing plan, if applicable
- Architectural and engineering concepts
- Community space and amenities
- Green building/sustainability features

b. Financial Plan

- Sources and uses of funds
- Anticipated use of LIHTC, HOME, CDBG, or other subsidies
- Leverage strategy and gap funding needs
- Cash flow projections and pro forma analysis

c. RAD Strategy

- Plan for the property post-2030 RAD contract expiration
- Tenant relocation (if applicable) and right to return strategy
- Long-term affordability strategy (PBV conversion, LIHTC, etc.)

d. Community and Stakeholder Engagement

- Public participation and community input strategy
- Coordination with existing residents and local organizations

e. Project Timeline

- Pre-development and design schedule
 - Financing and closing milestones
 - Construction and occupancy timeline
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5. Submission Requirements

Each proposal must include the following:

1. **Cover Letter** (signed by authorized representative)
2. **Development Team Qualifications**
 - Organizational structure and roles
 - Experience with RAD and affordable housing redevelopment
 - Key personnel resumes
3. **Development Plan**
4. **Financial Plan**
5. **RAD Exit Strategy**
6. **Community Engagement Plan**
7. **Legal and Organizational Documents**
 - Certificates of incorporation, relevant licenses
 - Evidence of good standing
8. **References and Project Portfolio**
9. **Fee Proposal** (if applicable)

6. Evaluation Criteria

Proposals will be evaluated based on the following:



Evaluation Factor	Points
Experience with RAD/affordable housing	20
Quality and feasibility of development plan	25
Financial capacity and leverage	15
Plan to increase density	15
RAD post-2030 and affordability strategy	10
Community engagement and resident impact	10
Sustainability and design features	5
Total	100

AHA reserves the right to invite finalists for interviews or request additional information prior to selection.

7. Proposal Submission Instructions

- **Deadline: October 1st, 2025, 1:00 PM**
- **Delivery Address:**
Albany Housing Authority
521 Pine Ave.
P.O. Box 485
Albany, GA 31702
- Attn: Procurement Department – RFP No. 2025-M002
- **Format:** PDF (if digital);



Late proposals will not be considered. Questions must be submitted in writing to dholdrdge@albanyha.com by September 10th 202.

8. Pre-Proposal Conference and Site Visit

A voluntary pre-proposal conference and site walk-through will be scheduled by emailed request.

9. Rights Reserved

AHA reserves the right to:

- Reject any or all proposals
 - Cancel or modify this RFP
 - Request clarification or additional information
 - Negotiate final terms with selected proposer
 - Proceed in the manner that is in the best interest of AHA and its residents
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10. Contact Information

For all communications regarding this RFP, contact:

Modernization Director

Albany Housing Authority

521 Pine Ave.

P.O. Box 485

Albany, GA 31702

Phone: 229-434-4500 EXT 1015

Email: dholdridge@albanyha.com
