



Oaks Intown



Albany, Georgia

Studio, One, Two, Three, & Four-Bedroom Apartment Homes

Oaks Intown underwent the first phase of renovation, converting four existing public housing communities to Project-Based Rental Assistance via the HUD Rental Assistance Demonstration program. This initial phase of RAD conversion involved four contiguous public housing communities near downtown Albany: McIntosh Homes, a family community of 125 units; O.B. Hines, a family community of 56 units; Thronateeska Homes, a family community of 32 units; and Golden Age Apartments, a senior community of 66 units. The community includes studio, one-, two-, three-, and four-bedroom apartment homes. The scope of renovation focused primarily on full interior modernization of the buildings, including new HVAC, kitchens, bathrooms, flooring, fixtures, and other improvements.

COMMUNITY AMENITIES:

- Inviting community room
- Playground
- On-site management
- Service-oriented maintenance with 24-hour emergency call service
- Professionally landscaped grounds
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency that specializes in tenant screening.

RESIDENCE FEATURES:

- Newly renovated kitchen including electric range and microwave
- Washer and dryer in every home
- Vinyl living areas
- Window coverings
- Central A/C
- Resident is responsible for electric (heating, cooling, cooking).

Contact Us:

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PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit, HOME Program, Project-Based Section 8 RAD

HOW TO APPLY

Complete the property Pre-application, available on OaksIntown.com. Please contact the office if you would like a Pre-application emailed or mailed to you. A preference is given to former McIntosh Homes, O.B. Hines, Thronateeska Homes, and Golden Age Apartments residents with a right to return.

Return the completed, signed, and dated Pre-application to the property via US mail to:
Oaks Intown, Mgmt Office, 716 W. Society Avenue, Albany, GA 31701

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property’s waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon receipt of completed Pre-application, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 8/2026 and subject to change)

	1 Person	2 People	3 People	4 People	5 Person	6 People	7 People	8 People
Low HOME	\$26,950	\$30,800	\$34,650	\$38,500	\$41,600	\$44,700	\$47,750	\$50,850
50% AMI	\$26,950	\$30,800	\$34,650	\$38,500	\$41,600	\$44,700	\$47,750	\$50,850
60% AMI	\$32,340	\$36,960	\$41,580	\$46,200	\$49,920	\$53,640	\$57,300	\$61,020

Unit Type	Rent
Studio	Based on Income
1 Bedroom	
2 Bedroom	
3 Bedroom	
4 Bedroom	