Waterfront Access

Safety & Accessibility





Housing Options













# **Renovate 13-17 Second** St.



#### **Project Location:** 13-17 Second St

#### **Project Type:**

Redevelopment / Renovation

## **Project Sponsor:**

DPF Development Corporation

#### **Property Ownership: DPF** Development

Corporation

### **Funding Estimate:**

\$148,000 Total Project Cost \$111,000 Total NYF Funds Requested 25%

Sponsor Match %

#### **Project Overview:**

This mixed-use renovation project will upgrade a property with two residential units and one retail space through targeted exterior and interior improvements. Exterior work includes rebuilding front steps and railings, repairing brick and mortar, repainting trim, installing new roofing, windows, storm doors, and a garage door, as well as sidewalk repairs. Interior upgrades focus on modernizing both apartments with ductless heating and cooling systems, new flooring, and full kitchen and bathroom renovations. These improvements will enhance energy efficiency, curb appeal, and livability while preserving the building's mixed-use character.

**Comments** 



## Renovate 13-17 Street



13-17 Second Street

#### **Existing Site Conditions**

The property is a three-unit mixed-use building with two residential apartments and one office/retail space. While major systems are operational, the exterior shows deterioration, including missing bricks, damaged wood trim, and structural concerns with the original staircase. Interior updates are needed for kitchens, bathrooms, and the HVAC system, which have not been modernized in over 20 years.

#### **Capacity & Partners**

The project sponsors have owned and managed multiple properties in Athens since 1983, successfully completing several major renovations. They also bring experience in project and grant management.

#### **Alignment with Vision & Goals**

This project supports downtown revitalization goals by **preserving historic character** and **improving housing quality**, contributing to a more vibrant downtown.

#### **Readiness & Timeframe**

While only initial repairs have been completed, the sponsors are confident in their ability to implement the project with funding support.





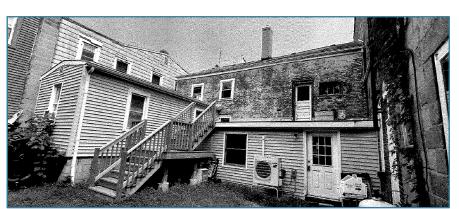


Redevelopment / Renovation

Small

\$111,000

No Proposed Condition Image Provided



Above: Current exterior