

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



Rehabilitate 9 N Franklin St.



Project Location:

9 N Franklin St

Project Type:

Redevelopment /
Renovation

Project Sponsor:

DPF Development
Corporation

Property Ownership:

DPF Development
Corporation & MobyTax
LLC

Funding Estimate:

\$167,000

Total Project Cost

\$125,000

Total NYF Funds Requested

25%

Sponsor Match %

Project Overview:

This two-unit residential multi-family building renovation project focuses on comprehensive exterior restoration and interior modernization to improve visual appearance and provide quality apartment living. Planned upgrades include new siding or restoration of existing clapboard, fresh trim paint, energy-efficient windows, a rebuilt front porch and side stairs, a new roof, privacy fencing, and updated storm and garage doors. Interior improvements feature new ductless heat pump systems and full kitchen and bathroom renovations in both units. These enhancements will improve energy efficiency, curb appeal, and overall livability while preserving the building's multi-family character.

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Existing Site Conditions

The existing structure is a two-unit multi-family residence. Major upgrades were completed by the property owners at the time of acquisition, including installation of a new boiler, two hot water heaters, updated kitchens and bathrooms, and interior painting throughout both units. Current needs include replacement of exterior siding, updates to the roof and trim, HVAC improvements, and installation of a new garage door.

Capacity & Partners

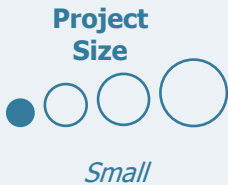
The project sponsors have owned several buildings in Athens since 1983 and managed several major renovations. They also have experience managing projects and grants.

Alignment with Vision & Goals

The project aligns with downtown revitalization goals by **preserving historic character** while **improving housing quality**. Exterior upgrades boost curb appeal and safety, while interior improvements ensure comfortable, year-round living.

Readiness & Timeframe

Work at 9 N Franklin Street has not yet begun, and certain components will require permitting. With funding in place, the project team anticipates a smooth start to implementation, with no major obstacles expected.



No Proposed Condition Image Provided



Above: Current site



Above: Current site