

NEWSLETTER

Fall 2021



Residential Development



Commercial Revitalization



Land Stewardship

New resilient single family home under construction in Pontchartrain Park

As the region begins yet another disaster recovery cycle, this time in the wake of Hurricane Ida, NORA continues to lead the way by constructing new single family homes to the highest standards of resilience and sustainability. The first of 17 homes that meet the Insurance Institute for Business and Home Safety FORTIFIED Gold, Environmental Protection Agency Energy Star Version 3, and NORA Residential Stormwater Management standards are currently under construction in Pontchartrain Park with 20 more to follow in New Orleans East in 2022. Our new mixed-income and mixed-use development at 1429 St. Bernard Avenue is being designed to meet FORTIFIED and Enterprise Green Communities standards. We remain steadfast in our commitment, across all of our program areas, to build more resilient neighborhoods. I am confident that every NORA project is moving this city toward that goal and we are consistently better prepared to face the challenges of living in this environment than we have ever been before.

-Brenda M. Breaux, Executive Director

***New Orleans
Redevelopment Authority***

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Creating Affordable Housing Opportunities in the Historic Seventh Ward

NORA made a strategic acquisition of land in the 7th Ward at the historic intersection of St. Bernard and North Claiborne Avenues, formerly known as the St. Bernard Circle, in 2019. After two years of planning and community engagement, NORA released a Request for Qualifications & Proposals (RFP/Q) for the first phase of the development at 1429-31 St Bernard Avenue in May 2021. The goal of the RFQ&P was to find a development partner that would create new affordable workforce housing and neighborhood commercial opportunities while preserving the culture and heritage of both the neighborhood and the city. NORA received a total of six proposals from qualified local developers.



Preliminary Rendering of 1429-31 St. Bernard Ave.

In August 2021, NORA's Board of Commissioners awarded the property to HRI Communities (HRIC), in partnership with the New Orleans Restoration Properties, to create 56 affordable rental units with ground floor commercial space. Since the award, NORA and the HRIC team have continued the community dialogue that NORA began more than two years ago to get input on the design of the building as well as potential retail tenants. The proposed building at 1429-31 St. Bernard Avenue represents the first phase of an exciting multiyear, mixed-use development effort at a historic intersection that will include additional affordable rental and homeownership opportunities, neighborhood commercial, and enhanced stormwater management strategies.

Partnering with Local Business Owners to Improve Commercial Corridors

NORA is pleased to announce the first Façade RENEW 2.0 storefront improvement project completion on Alcee Fortier Boulevard in New Orleans East. Ken's Pharmacy serves as an anchor for the corridor and the Village de L'Est community. The project included repair and painting of the exterior doors, windows, and stucco, as well as the installation of new decorative metal handrails and stonework. NORA is partnering with Mary Queen of Vietnam Community Development Corporation to continue working with other business and property owners on storefront improvement projects along the corridor.



Ken's Pharmacy - 4626 Alcee Fortier Blvd

NORA is also excited to announce the recent expansion of the Façade RENEW 2.0 program to Algiers along portions of General Meyer Avenue and Newton Street. The program has also been modified to increase the reimbursement rate from 75% to 100% of project costs (up to \$50,000 for standard projects) for those businesses and/or property owners who have experienced a documented loss of revenue or business interruption in 2020 or 2021. NORA held information sessions for potential applicants as well as an application assistance day at two local businesses along Newton Street and General Meyer Avenue in October. The initial application deadline was October 22nd and NORA is currently processing Part A applications.

Transforming Vacant Lots into Productive and Beautiful Landscapes



Seeking to address the challenges of blight in her Hollygrove-Dixon neighborhood, Ms. Brenda Lomax-Brown saw an opportunity to create a safe space, where residents could garden and grow fresh produce. With an abandoned house finally demolished nearby, Ms. Lomax-Brown sought to begin a new community project on vacant land owned by NORA through the Growing Green program.

In February 2017, NBA Cares and Rebuilding Together New Orleans accepted Ms. Brenda's gardening project, which included completing new streetscape improvements to the 4200 block of Eagle Street during NBA All-Star Weekend in New Orleans. Four years later, the garden is still growing strong and providing residents with better health and hope for a brighter future.



Hollygrove-Dixon Garden of Hope and Health

Dedicated to the Hollygrove-Dixon community, Ms. Brenda has been the neighborhood association president for over a decade, working tirelessly to bring equitable developments to her fellow residents.