



1409 Oretha Castle Haley Boulevard | New Orleans, LA 70113 | [redevelop.nola.gov](http://redevelop.nola.gov) | 504-658-4400

## Newsletter Issue 4, December 27, 2018

Here we are at the end of another year and, similar to the last two years before this, I find myself reflecting on both the challenges and the progress that NORA has experienced over the past year. I am so grateful for the work that NORA is tasked with every day. It is always rewarding, rarely easy, and often humbling to serve the communities of New Orleans. NORA is here to make great things happen for our neighborhoods and if at first we don't

succeed, we never shy away from trying again. Such was the case with our latest affordable homeownership program in the Lower Ninth Ward. After receiving no feasible proposals in 2017, we continued to work with the community and are excited to partner with four organizations to build homes there in 2019. More often than not, we find success on our first try, as we did in the newest homes available in New Orleans East, the commercial

development at the Rose Collaborative in Tremé, the public space at the Dr. Martin Luther King Jr. Walk in Central City, and the resilience work in Pontilly. As we reach the end of 2018, we are prepared to embark on the next fifty years with both appreciation of all we have accomplished and recognition of the work and challenges that lie ahead.

-Brenda M. Breaux, Executive Director

## Program Area News

### RESIDENTIAL DEVELOPMENT

#### Residential Construction Lending, Phase 3



Interior of home for sale in N.O. East by NORA partner Neighborhood Restoration

Through NORA's Residential Construction Lending, Phase 3 (RCL-3), NORA has partnered with two developers to build **7** new residential units in New Orleans East and Lower Ninth Ward. Two homes in New Orleans East are completed and one is still available for sale by the developer, Neighborhood Restoration.

Information about these homes and others available for sale by NORA partners are listed on NORA's real estate webpage at [www.noraworks.org/homesforsale](http://www.noraworks.org/homesforsale).

#### Orleans Housing Investment Program, Lower Nine (O-HIP, L9)

In 2017, NORA released a solicitation to developers to build in 5 neighborhoods, including the Lower Ninth Ward. When no feasible proposals were received from developers for properties in the Lower Nine, NORA vowed to come back with a new solicitation specifically and only for the Lower Ninth Ward community. On October 5<sup>th</sup>, NORA released a request for applications from Developers to use **\$1,000,000** from NORU to build **10** homes on NORA lots in the Andry Street corridor between North Claiborne Avenue and the new Martin Luther King, Jr. High School at North Rocheblave Street. On December 10<sup>th</sup> the NORA board approved awards to four (4) developers; Home By Hand, Lucas Construction, SBP USA, and unCommon Construction, to build new, energy efficient single family homes for sale. Construction is expected to begin early next year.

### COMMERCIAL REVITALIZATION

#### Commercial Gap Financing

On October 4<sup>th</sup>, NORA joined development partners from the Rose Community Development Corp. and Alembic Community Development and others in Tremé to attend the grand opening of the refurbished St. Rosa de Lima Church campus at Broad Street and Bayou Road. The 1.5-acre site, now known as the Rose Collaborative, is a hub for arts, education and entrepreneurship. Permanent anchor tenants include Southern Rep Theatre and the Waldorf School while the current major office space tenants include NewCorp, ArtSpace, the Louisiana Philharmonic Orchestra, and Fund 17 (a community business incubator). NORA invested **\$750,000** from its Commercial Gap Financing program for the restoration of the historic church campus.



Rose Collaborative Grand Opening

#### Façade RENEW Placemaking

In 2017, NORA began a formal partnership with the Oretha Castle Haley Blvd Business and Merchants Association and the City of New Orleans, with project management by Gulf Coast Housing Partnership, to realize neutral ground improvements along the Martin Luther King, Jr. Memorial Walk that commemorates the legacy of Dr. King. Construction began in April and is expected to be complete in early January 2019; in time for the City to honor the life and contributions of Dr. Martin Luther King, Jr. NORA's placemaking grant of **\$335,000** made possible by the LA State Office of Community Development, will fund new landscaping, a complete overhaul of the hardscape design to improve public accessibility, and the restoration of the sculpture created by Frank Hayden at the foot of the walk.

### LAND STEWARDSHIP

#### Pontilly HMGP Contract Award



Rendering of proposed storm water management improvements to NORA lot

NORA and the City of New Orleans were awarded **\$15 Million** in grant funds to provide flood mitigation measures in the Pontchartrain Park and Gentilly Woods neighborhoods, collectively known as Pontilly. The City has recently awarded the construction contract and work is expected to commence in 2019 on 49 NORA-owned lots as well as the Dwyer Canal and other public spaces. The improvements will increase the stormwater capacity of green spaces while adding public amenities, all in an effort to decrease localized flooding.

### NORA WEBSITE



In October, NORA launched a new online look at [www.noraworks.org](http://www.noraworks.org). The new website not only looks better, it contains more content than before and boasts easier navigation to find the information that users are looking for. We hope the information available on-line will help some of our clients save time and get access to information they are looking for 24 hours a day, 7 days a week. NORA's office at 1409 Oretha Castle Haley Boulevard is still open to the public during regular business hours where we take in-person appointments and always do our best to accommodate walk-ins.

## NORA 50<sup>th</sup> Anniversary

On November 10<sup>th</sup>, NORA's staff, board, partners from the city and state along with many more of NORA collaborators gathered at the Southern Rep Theatre to commemorate 50 years of fulfilling NORA's mission to serve as a catalyst for revitalization through equitable and strategic developments. In conjunction with the event, NORA produced promotional and interview videos with its partners to explore the organization's past, present, and future. You can view all the videos on our YouTube Channel at <https://www.youtube.com/channel/UCYmNnUA--4E-nRZeWIMYvg>