



NEW ORLEANS
REDEVELOPMENT
AUTHORITY

Invested in Innovation

2024 Year in Review

noraworks.org



2024 Board of Commissioners

Adam Stumpf
Chairperson

Kristyna Jones
Vice-Chairperson

Hattie M. Broussard, Esq.
Secretary

Delisha Boyd

Brian P. Egana

Toni Hackett Antrum

Arthur Johnson

John Pourciau

John Sullivan

NORA Executive Leadership

Brenda M. Breaux
Executive Director

Seth Knudsen
Chief of Strategy, Programs, and Projects

Derrick Muse
Chief Financial Officer

Build Homes



We are creating pathways to affordable housing through innovative programs that develop new structures, increase accessibility, and expand opportunity.

Enhance Corridors



Our efforts to support business development in low to moderate income commercial corridors are informed by the unique needs of our city's neighborhoods, residents, and business owners.

Strengthen Neighborhoods



As we work to create vibrant communities throughout New Orleans, we're ensuring long-term prosperity by catalyzing new developments in key residential and commercial corridors.

Executive Director's Statement



**NORA is truly,
and deeply,
invested in
innovation.**

Brenda M. Breaux
Executive Director

Affordable housing and economic development are key issues for city leaders across the country and around the world. The challenges are common, as are the typical policy and program initiatives deployed in response. At the same time, New Orleans is used to standing out for being a little different, and community development is no exception. At the New Orleans Redevelopment Authority, the difference is innovation.

First, NORA is investing in the creation of **affordable homeownership through owner-occupied duplex development**. The shotgun double is an important part of the architectural vernacular in New Orleans, not just for its classic form, but also its historic contributions to housing affordability. Duplexes allow families to own a home while simultaneously generating income that can support the mortgage, insurance, and taxes, and provide families an opportunity to both keep pace with rising costs and create generational wealth. While it is not the right solution for every homebuyer, we believe that the affordable owner-occupied duplex is a model that deserves a fresh look in the 21st century. To that end, we created the Double Up! Duplex Pilot Program and partnered with four development partners to create four unique models across the city in 2025, and the potential to scale the program in the future.

Second, NORA is investing in **early childhood education facilities to support neighborhood economic development** on commercial corridors across the city. The Early Childhood Education Facilities Grant Program, in partnership with Agenda for Children, is providing funding for improvements to and expansion of existing centers as well as the construction of new centers in neighborhoods across the city. Access to affordable quality childcare is key to workforce participation and the centers themselves generate traffic that can support neighboring businesses. NORA received over 100 applications for assistance and made its first grant awards in 2024 with the first projects expected to be completed in 2025.

Third, NORA is investing in the **redevelopment of underutilized publicly-owned properties** it doesn't even own to catalyze future neighborhood growth. The long-vacant Louisiana Avenue firehouse is the first property to be redeveloped in partnership with the City of New Orleans. NORA has been granted a long-term lease of the property and, upon completion, the firehouse will provide an early childhood education center on the first floor with seven (7) permanently affordable apartments on the upper floors. NORA even acquired the privately-owned vacant lot next door which will allow the early childhood education facility to serve

additional families. The project is expected to be completed in 2025.

I encourage you to read more about these projects and our other work in progress. We pride ourselves on coming up with unique solutions to our community development challenges as we continue to implement our strategic plan to Build Homes, Enhance Corridors, and Strengthen Neighborhoods. I am confident you will see for yourself that NORA is truly, and deeply, **invested in innovation**.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brenda M. Breaux'.

Brenda M. Breaux
Executive Director



German Parliament Committee for Urban and Housing Development U.S. Research Trip May 2024



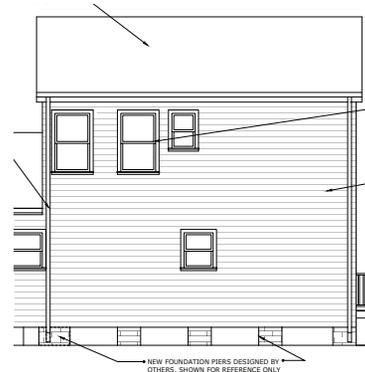
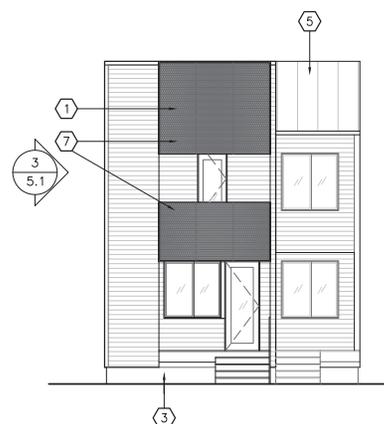
BUILD HOMES

New Homes, New Hope

With our Double Up! Duplex Pilot Program, NORA will develop new affordable, owner-occupied duplexes in Central City, Seventh Ward, Treme-Lafitte, and St. Anthony. Last year, we offered developers the opportunity to acquire vacant lots at significantly reduced prices in exchange for commitments to sell the completed homes to buyers with income at or below 80% or 140% of Area Median Income.

To support this effort, we partnered with New Orleans Redevelopment Unlimited, Inc. (NORU) to provide revolving loan funds for construction financing. These loans included a forgivable component to incentivize development. NORU also offered homebuyer assistance, including down payment and closing cost support.

When completed, these new developments will increase access to affordable homeownership opportunities in growing neighborhoods. They will also provide homeowners with income that can be used to cover their mortgage and offset costs that are likely to increase over time, like property taxes and insurance.



WORK IN PROGRESS

Neighborhood Stabilization Program (NSP2)



Affordable homeownership opportunities are under construction in Central City.

St. Claude Gardens Phase II



Affordable rental opportunities are under construction in the Lower Ninth Ward.



ENHANCE CORRIDORS

Building Early Childhood Success

In 2024, we launched the Early Childhood Education Facilities Grant Program, a significant initiative made possible by the Early Childhood Education Property Tax approved by New Orleans voters. This program, funded with \$3.875 million from Agenda for Children, supports the renovation and development of high-quality early childhood education facilities across the city.

We are proud to announce the first awards from this program, granting \$250,000 each to Inquisitive Thinkers and Wilcox Academy for the construction of new facilities in the Central City and Milan neighborhoods. These grants will not only enhance access to quality early childhood education, but will also revitalize underutilized properties within our neighborhoods.

This program aligns with our commitment to improving the lives of young children and their families by fostering a strong foundation for future success. We are excited to continue this vital work and support the growth of a thriving early childhood education sector, and commercial corridors in neighborhoods across New Orleans.



WORK IN PROGRESS

St. Claude Revitalization



NORA partnered with &Access to conduct a retail opportunity study along the St. Claude Avenue corridor in the Lower Ninth Ward. Funded by a \$2 million allocation from the City of New Orleans, the study will assess the current retail landscape and identify opportunities for new development.



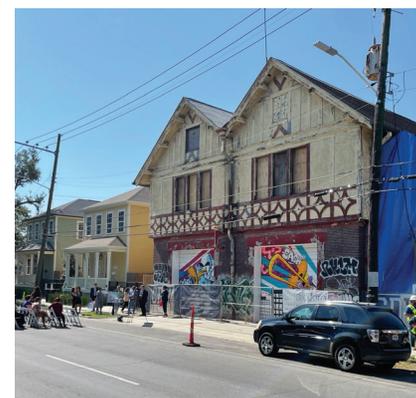
STRENGTHEN NEIGHBORHOODS

Partnering for Progress

Last year, NORA embarked on a transformative project: the redevelopment of the historic Louisiana Avenue Firehouse into a mixed-use development featuring affordable housing and an early childhood education center. This project serves as a landmark achievement, representing the first project undertaken under the newly established Redevelopment Framework between NORA and the City of New Orleans.

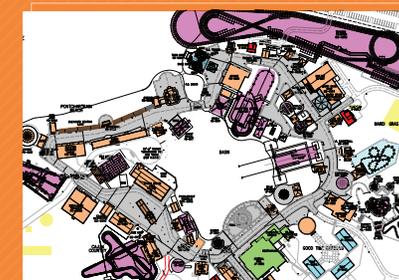
This framework provides a clear roadmap for leveraging underutilized City-owned properties to create affordable housing, drive economic growth, and revitalize our neighborhoods. The Louisiana Avenue Firehouse project exemplifies this vision, demonstrating how public-private partnerships can effectively address critical community needs.

By partnering with People’s Housing+ and Alembic Community Development, we are creating a model for future developments that integrate affordable housing with essential community services. This project will provide much-needed affordable rental housing and also offer accessible childcare for residents, contributing to a more equitable and vibrant community.



WORK IN PROGRESS

Six Flags

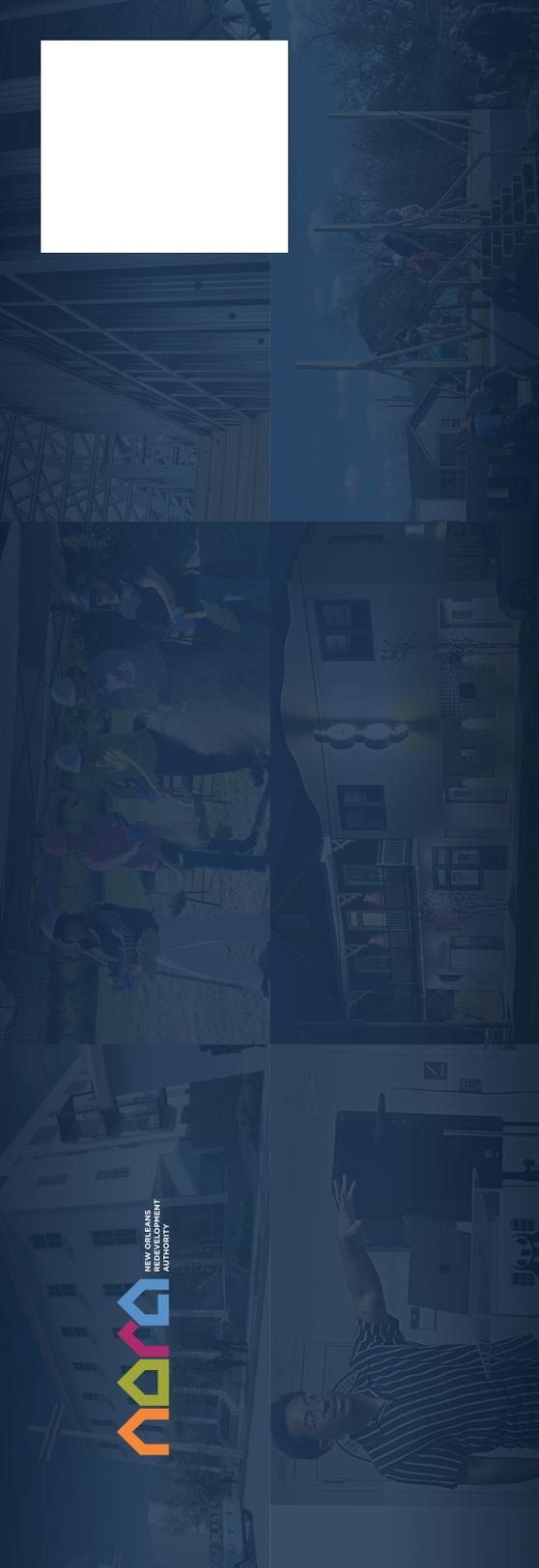


Demolition and initial infrastructure work have begun at the former Six Flags site in New Orleans East in preparation for anchor tenant e. ross studios and other future tenants.

St. Bernard Circle



The completed St. Bernard Circle will open in early 2025 and bring 51 units of affordable housing to the Seventh Ward.



NOA
NEW ORLEANS
HOUSING
AUTHORITY

