



NEW ORLEANS
REDEVELOPMENT
AUTHORITY

Dream. Develop.
Deliver.

2025 YEAR IN REVIEW



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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.



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Executive Director's Statement

In 2025, the New Orleans Redevelopment Authority (NORA) continued to do what it has done for more than half a century: meet the city where it is, while planning intentionally for where it must go next.

Across neighborhoods, corridors, and communities, our work this year reflects community development at its core; a clear throughline - one rooted in collaboration, equity, resilience, and long-term prosperity. Whether building new pathways to affordable housing, strengthening commercial corridors, or catalyzing neighborhood-scale investments, NORA's focus remains on creating opportunities that last and outcomes that matter.

This year's Annual Report highlights a portfolio of work that demonstrates both scale and precision. Major milestones, such as the opening of fifty-one housing units at St. Bernard Circle in the 7th Ward and the advancement of redevelopment at the former Six Flags/Jazzland site, illustrate how strategic



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while planning intentionally for
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public investment, paired with strong private and community partners, can unlock transformational impact. At the same time, targeted initiatives like early childhood education facility grants, small business marketing assistance, and innovative housing initiatives show how thoughtful, place-based interventions can directly improve the quality of life for New Orleans families.

As the city marks two decades since Hurricane Katrina, NORA's evolution is unmistakable. The early post-storm years demanded urgency and volume. We worked in stabilizing neighborhoods, clearing blight, and assembling land to support recovery and housing opportunities. Today, our work is defined by intentionality. We are building stronger homes, supporting resilient interventions, revitalizing key corridors, and ensuring that development is both community-informed and community-serving.

None of this work happens in isolation. NORA's progress in 2025 reflects deep collaboration with residents, neighborhood leaders, nonprofit partners, developers, and public agencies. Community engagement continues

to guide our decisions, ensuring that redevelopment honors the history of place while responding to present-day needs and future opportunities.

As you turn the pages of this report, you will see a city in motion...homes rising, corridors reconnecting, neighborhoods strengthening, and long-standing challenges met with creativity and resolve. Together, these efforts reflect NORA's enduring commitment to collaboration for a more equitable, resilient, and vibrant New Orleans.

Sincerely,

Brenda M. Breaux
Executive Director



St. Bernard Circle Debuts in the 7th Ward

Our years-in-the-making project at St. Bernard Circle was completed and officially opened in 2025, bringing with it new opportunities for housing and commerce in the 7th Ward.

The four-story, mixed-use complex includes 51 residential units offering 1- or 2-bedroom options, with 40 of those units affordably priced for families earning at or below 60% of the area median income. The ground floor features 1800 square feet of retail spaces that house local, minority-owned business to foster a more equitable and diverse business community.

This \$22 million project was made possible through public-private partnerships with diverse funding streams, including \$6 million in HOME funds from the City. NORA strategically identified the location, secured funding for the land acquisition, and hosted a public solicitation process for qualified developers.

Construction was led by Landis Construction Co., LLC, and the complex was built according to Enterprise Green Communities, Energy Star, and FORTIFIED Multifamily Gold standards.



Developing Tulane Avenue

Last year, NORA held a competitive Request for Proposal process to develop non-congregate housing on the 2900 block of Tulane Avenue. The project is part of the Strategic Redevelopment Framework between NORA and the City of New Orleans.

When complete, the new facility will provide private units that serve individuals and families that are homeless, at risk of homelessness, or meet other qualifying population definitions.





Enhancing Early Childhood Education (ECE)

NORA has been a vital partner with Agenda for Children in creating and expanding high-quality early childhood education opportunities, particularly in underserved communities. To date, NORA has awarded \$1M in Early Childhood Education (ECE) grants in 2025 that will create over 200 new early childhood seats city-wide.

Through a \$250,000 New Orleans ECE Facilities Fund Grant and a partnership with Alembic Community Development, Wilcox Academy will soon open the doors of a new facility on Freret St. that will bring much-needed ECE services and over 100 new seats to Central City.

Shiloh Gardens Preschool LLC received a \$250,000 expansion grant to develop a second facility in Holy Cross that is expected to be completed in early 2026 and create 50 new ECE seats in Orleans Parish. Early Partners also received a \$250,000 grant for the development and expansion of its center in the Lower Garden District at 1377 Annunciation Street with the addition of a new modular unit that added 36 new ECE seats to its 114 existing seats. Another \$250,000 grant to Inquisitive Thinkers repurposes a former city building that will also add 60 new seats.



Louisiana Avenue Firehouse

The redevelopment of the Louisiana Avenue Firehouse is underway! Together with partners People's Housing+ and Alembic Community Development, NORA is transforming this historic property into a mixed-use development featuring affordable housing and an Inquisitive Thinkers Learning Center.





Revitalizing the Lower Ninth

NORA is spearheading a critical revitalization effort in the Lower Ninth Ward by addressing the neighborhood's status as a food desert.

Central to this initiative is the plan for a new grocery store at 1515 Egania Street, a key site NORA focused on acquiring from HANO. The goal is to develop a 7,500-square-foot store on this publicly owned land along Claiborne Avenue to ensure residents have access to fresh, healthy food.

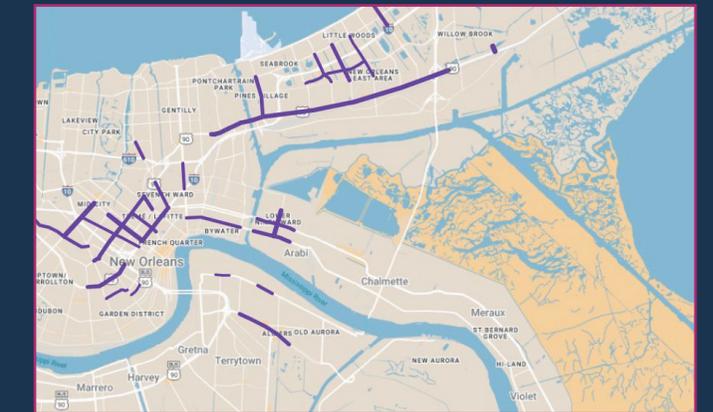
This ambitious project stems from a major retail opportunity study focused on revitalizing the St. Claude Avenue commercial corridor in the Lower Ninth Ward, conducted in partnership with the community planning firm &Access.

The financial plan for the store involves a substantial \$3.2 million construction investment. To ensure the grocer's long-term success, the plan calls for \$1.4 million in capital subsidies and \$1.7 million in operational subsidies over a 10-year period. This strategic investment, unveiled as part of the ongoing St. Claude Revitalization Program, is a critical step by NORA to foster economic development and significantly improve the quality of life in the Lower Ninth Ward.



Small Business Marketing Grants

Our Small Business Marketing Assistance Program provided 20 local businesses with funding for tailored marketing consulting. Awardees worked with a NORA-contracted marketing consultant for a 3-6-month period. Those consultants created comprehensive marketing campaigns or improved existing marketing strategies, and assisted with plan implementation. Businesses spanned Mid City, Algiers and the West Bank, Central City, New Orleans East, and 7th Ward/Treme.





100 Days to Stronger, Safer, Affordable Homes

In 2025, NORA launched an innovative approach to affordable housing development through the 100 Days Challenge in partnership with local developer People's Housing+ (PH+).

This challenge tasked developers to build housing stronger, better, and quicker to meet the urgent need for affordable homes in the city. PH+ successfully met this demanding goal by constructing four affordable homes in New Orleans East in less than 100 days.

This achievement is particularly notable because the homes were built to the rigorous FORTIFIED™ Gold Standard. This certification ensures the homes are strong and storm-resilient, a critical feature for ensuring long-term climate resiliency and helping to reduce insurance rates to ease homeowner cost-burdens.

NORA's partnership and the success of the 100 Days Challenge demonstrate a commitment to accelerating the delivery of high-quality, durable, and affordable housing options for New Orleans residents.



Double Up! Duplex Program

In June 2025, NORA launched our Double Up! Duplex Program, which engages our partners to build innovative duplexes on NORA lots. This program helps income-eligible families purchase an affordable home with a primary owner's unit (2-3 bed/2 bath) and a smaller rental unit (studio or 1 bed/1 bath).





Renewing the Six Flags Site

2025 saw the advancement of a long-awaited and highly anticipated community project: the redevelopment of the former Six Flags/Jazzland site in New Orleans East.

After taking over the title to the site in 2023, NORA developed and executed an agreement and draft lease with Bayou Phoenix.

Bayou Phoenix's strategic vision includes plans for a multi-use sports complex, retail spaces, two hotels, an indoor/outdoor water park, 8.5-acre clear lake for swimming, and other amenities.

This year, the project achieved substantial wins such as the demolition of unusable rides, with some attractions preserved for use as future film sets, the repair of the site's drainage pump, and the restoration of electricity. Composer Elvin Ross also became the first tenant to sublease a space for use as a film studio.



Adaptive Reuse Project - Driven by Community Feedback & Guidance

Ahead of the planned adaptive reuse of two historic school buildings—Valena C. Jones and Israel Augustine—NORA engaged the public to hear their ideas and feedback. Through public meetings, online sessions, and a digital community survey, we gathered community perspectives that directly influenced the request for proposals for development.





Katrina Then & Now

NORA has profoundly shifted its focus over the 20 years since Hurricane Katrina. In the immediate aftermath, NORA focused on quantity, undertaking the foundational, high-volume work of stabilizing neighborhoods, clearing widespread blight, and acquiring vacant parcels to prepare the city for rebirth.

Today, NORA's work is defined by quality and intentionality. Building on that early foundation, NORA now champions strategic, equitable, and sustainable growth through targeted initiatives like the Lot Next Door housing initiative to expand homeownership, the Lower Ninth Ward Revitalization effort to bring vital retail (like a grocery store) back to underserved areas, and the Small Business Marketing Assistance Program to empower local entrepreneurs. This evolution reflects NORA's commitment to building a stronger, more vibrant New Orleans where every resident has the opportunity to thrive.



Katrina: 20 at 20

NORA's 18-part video series explores the impact of our post-Katrina work across sectors including business, neighborhood revitalization, sustainability, and beyond. Featuring interviews with NORA staff and community leaders, "20 at 20" offers an intimate look at our approach to work and strategy, all in the name of creating a stronger, more resilient New Orleans.

Scan the code to watch the 20 at 20 series

