



NEWSLETTER

March 2021



Residential Development



Commercial Revitalization



Land Stewardship

Completion of 100th Community Adaptation Program project - GENTILLY

There is a real sense of hope and optimism as we enter Spring 2021 with expanded availability of the COVID-19 vaccine and signs that life may finally be returning to normal, albeit a new normal. At this time a year ago, we were transitioning to remote work and adapting to a new reality. While it is still too early to declare victory, it finally feels like we are inching closer to the end of this pandemic. Although we are missing our beloved spring festivals once more, there is hope they will return in the fall and right now we have the chance to focus on celebrating new beginnings across the city in each of NORA's program areas. Groundbreaking for new resilient and affordable homes is just around the corner in Pontchartrain Park, construction of the new Vaucresson Creole Café and two affordable apartments is under way in the 7th Ward, and the second half of the Community Adaptation Program has kicked off in Gentilly. In the wake of an extremely challenging 2020, the promising start to 2021 is most welcome!

- Brenda M. Breaux, Executive Director

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Creating resilient and affordable homeownership opportunities in Pontchartrain Park

In September 2020, 7 developers were awarded construction financing through the 3rd phase of the Orleans Housing Investment Project (O-HIP) in order to build 17 new single family homes in Pontchartrain Park. These homes will achieve the highest standards of resilience in residential development by meeting Insurance Institute for Business and Home Safety (IBHS) FORTIFIED Gold for hazard resilience, Environmental Protection Agency (EPA) Energy Star Version 3 for energy efficiency, and the NORA Residential Green Infrastructure Standard for stormwater management.



Colectivo rendering of new O-HIP single family home for Home by Hand - PONTCHARTRAIN PARK

NORA and its development partners were pleased to present designs for the homes at the November 2020 and January 2021 Pontchartrain Park Neighborhood Association meetings. Through these virtual meetings, community members had an opportunity to view home designs ahead of construction, provide feedback directly to developers, ask questions about designs and construction, and voice any concerns that they have about the forthcoming new homes in their neighborhood. The community participants at these meetings exhibited great passion and enthusiasm and we are excited to be bringing new affordable homes to the neighborhood.

The first home expected to break ground this spring will be a new raised ranch design from developer Home by Hand and architect Colectivo. Many of the architectural features and elements draw heavily upon the existing mid-century housing stock that defines Pontchartrain Park in the National Register of Historic Places. At the same time, the design is elevated to resist flooding and features a modern floor plan that is perfect for families.

Partnering with a local family-owned business to continue revitalizing St. Bernard Avenue

In December 2020, NORA was excited to be a part of the groundbreaking ceremony for the reconstruction of the Vaucresson Sausage Company at the corner of St. Bernard Avenue and Onzaga Street. The building is being redeveloped into a mixed-use space that will house a café and 2 permanently affordable rental apartments.



Groundbreaking Ceremony of Vaucresson Sausage Company reconstruction - 7TH WARD



Vaucresson Sausage Company reconstruction - 7TH WARD

NORA worked with the Vaucresson Family and Crescent City Community Land Trust for nearly five years to finally bring this project to fruition. NORA was pleased to provide financing alongside the City of New Orleans Office of Community Development, State of Louisiana Office of Community Development Disaster Recovery Unit, and Liberty Bank. Construction is expected to be complete in late 2021 when the building will finally return to commerce as the Vaucresson Creole Café & Apartments for the first time since Hurricane Katrina.

Continuing to mitigate stormwater at the homes of working families in Gentilly



Completion of 100th Community Adaptation Program project - GENTILLY

In March 2021, NORA recognized its 100th completed residential stormwater management project in the Community Adaptation Program as it officially kicked off the second half of the program. The 100th project included impervious surface removal and the installation of a new permeable paver driveway system, stormwater planter box, infiltration trenches, and rain gardens. The improvements will allow homeowner Ms. Stephanie Thomas to manage 3,298 gallons of stormwater and the first 2.3 inches of rain that falls on the property.

Ms. Thomas has already seen the difference in both the front and back of her house. She stated, "The new rain garden and permeable driveway in front of my house are not only eye-catching (my neighbors have been asking me all about them!), but they have also reduced the amount of front yard flooding that we used to get with heavy rain. My back yard was a flood zone whenever it rained. Now, I have a rain garden built around the perimeter of my backyard and it has made a night-and-day difference. The water doesn't collect and puddle in the back area anymore due to the new structure. Thanks to NORA, the drainage has significantly improved!"

We are excited to bring stormwater management improvements to close to 100 more Low to Moderate Income homes in Gentilly over the next two years. NORA enters the second half of the program with continued support from Dana Brown & Associates as well as new local contractors Thrive NOLA, Wingate Engineers, and Ubuntu Construction Company.

For more information
on NORA programs:

www.noraworks.org