



Board of Commissioners Meeting

December 14, 2015





Executive Director's Report

December 14, 2015



NSP2 Update



NSP2 Development	
Units	Status
194	Sold
243	Rented
25	Construction Complete, Available For Sale/Rent
1	Under Construction
0	Predevelopment
463	TOTAL UNITS

As of December 14, 2015



RCLE Update



RCLE Development	
Units	Status
2	Sold
9	Construction Complete, Available For Sale
13	Under Construction
37	Predevelopment
61	TOTAL UNITS

As of December 14, 2015



2015 Online Auction

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60 +/- Structures and Lots throughout New Orleans

Auction
Residential / Land
New Orleans, LA
Minimum Bid: **\$2,500**
Auction Date: **11/9/2015**

Highlights
NEW ORLEANS REDEVELOPMENT AUTHORITY
Minimum Bid Online Only Auction in New Orleans, Louisiana
CLICK HERE TO GO TO THE ONLINE BIDDING SITE

Description
Join us for the FIRST ONLINE ONLY AUCTION by order of the New Orleans Redevelopment Authority (NORA). This is your opportunity to bid on 60+ structures and lots located throughout the City of New Orleans. All properties will sell SUBJECT TO MINIMUM BIDS STARTING AT 2,500!

Contact Broker
Fernando Palacios
(P) - (877) 933-7779
(E) - fpalacios@hilcoglobal.com
Steve Mathis
(P) - (229) 392-3492
(E) - smathis@hilcoglobal.com

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Property #01	Property #02	Property #03	Property #05
Winning Bidder: 833	Winning Bidder: 639	Winning Bidder: 622	Winning Bidder: 814
Current: \$156,000.00	Current: \$64,000.00	Current: \$2,500.00	Current: \$2,500.00
Deposit: \$2,500.00	Deposit: \$2,500.00	Deposit: \$2,500.00	Deposit: \$2,500.00
Min. Bid: \$157,000.00	Min. Bid: \$65,000.00	Min. Bid: \$3,500.00	Min. Bid: \$3,500.00
closed (bidding was extended)	closed (bidding was extended)	closed	closed
More Info	More Info	More Info	More Info

Property #06	Property #07	Property #08	Property #09
Winning Bidder: 597	Winning Bidder: 644	Winning Bidder: 646	Winning Bidder: 644
Current: \$26,000.00	Current: \$30,000.00	Current: \$186,000.00	Current: \$96,000.00
Deposit: \$2,500.00	Deposit: \$2,500.00	Deposit: \$2,500.00	Deposit: \$2,500.00
Min. Bid: \$27,000.00	Min. Bid: \$31,000.00	Min. Bid: \$187,000.00	Min. Bid: \$97,000.00
closed (bidding was extended)			
More Info	More Info	More Info	More Info

- All auctioned properties received a bid
- Total Aggregate Bid Amount: **\$2,890,000**
- High Bid: \$186,000 for 827 Voisin (Navarre/Old Lakeview Structure)
- Low Bid: \$2,500 each for four vacant lots

Commercial Corridor Gap Financing

Myrtle Banks Update



Commercial Corridor Gap Financing

Mission Update



2015 Lower Ninth Ward Development Initiative

- NORA is requesting proposals from qualified developers to build new housing on approximately 230 vacant lots in the Lower Ninth Ward
- Affordable homeownership or rental (<120% AMI)
- Single or two family
- Full house for Information Session on November 18, 2015
- Application Deadline Extended to January 8, 2016 at 4PM

2015 Lower Ninth Ward Development Initiative *Available Properties*



2015 Year In Review

Redevelopment/Revitalization



While the city auctions off formerly blighted property, the [New Orleans Redevelopment Authority](#), or NORA, is trying to drive reinvestment in long-neglected neighborhoods. NORA was created to tackle blight in the 1960s during urban renewal, but it confronted a much bigger mission after the flood — 150,000 blighted properties spread all over town. Director [Jeff Hebert](#) says that figure is down to about 30,000 now.

Despite government and nonprofit initiatives, Hebert says, it's ultimately private sector money that drives redevelopment. He says there's been a legacy of disinvestment in New Orleans' inner city.

"So that's a post-Katrina initiative — that we move forward with money to really invest in also the commercial side," he says. "So people have the services that they need, walkability, to create that holistic neighborhood."



Lead image by Mark Peterson/Redux.

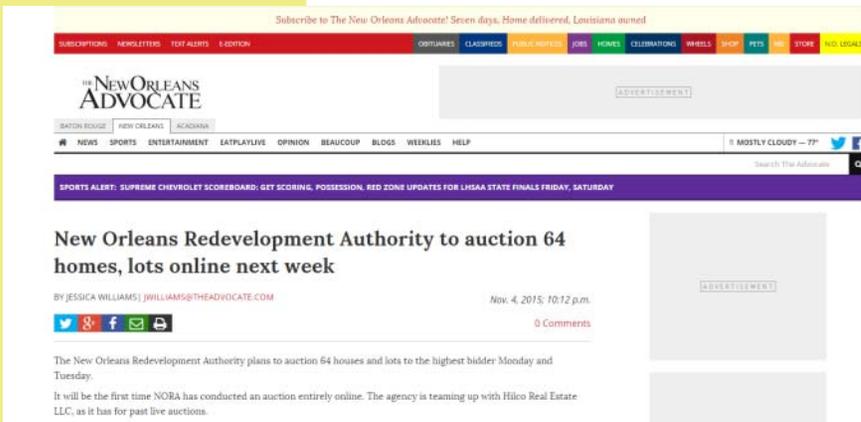
The city hired additional code-enforcement officers to step up the caseload. Through 2014 they made more than 67,000 inspections and hauled 15,000 owners to court, city data shows. By then, data-driven tweaks to the enforcement process had cut in half, to 80 days, the time from citation to a hearing. "We wouldn't have been able to do any of this if we had not focused on the technology solution," Hebert says.



2015 Year In Review

Auctions

New Orleans public auctions help local residents, investors, city redevelopment efforts



Jeff Hebert, NORA's executive director, said his group is eager to launch the new process.

"We are excited to make available this next pool of properties and to see how the process works online," Hebert said. "We have received hundreds of inquiries since launching our online database of properties, and we look forward to this next opportunity to divest ourselves of these vacant parcels and structures, giving more people the opportunity to call New Orleans home."



NORA's online-only property auction brings in \$2.9 million, beats expectations (interactive map)

The image shows an interactive map of New Orleans with yellow house icons indicating auction properties. To the right of the map is a sign-up form for 'breaking news/live events'. The form includes fields for 'Enter your e-mail address' and 'Enter Zip', and a 'Sign up today!' button. Below the form, there is a checkbox for 'Check here if you do not want to receive additional email offers and information.' and a link to 'See our privacy policy'.



2015 Year In Review

Affordable Housing



2015 FINANCIAL INVESTMENT

\$2,071,471

NSP2 DIRECT INVESTMENT

\$1,257,012

NSP2 LEVERAGED INVESTMENT

2015 LAND INVESTMENT

\$877,840

DEFERRED AMOUNT FOR CONSTRUCTION OF AFFORDABLE HOUSING UNITS (SINCE 2014 Q4)



2015 Year In Review

Affordable Housing

Officials, local nonprofits celebrate completion of 463rd home built with federal stimulus funding post-Katrina



A screenshot of the Enterprise website. The page title is "Home Ribbon-Cutting in Lower 9th Ward". The article text reads: "New Orleans Redevelopment Authority Joins Partners for Ribbon Cutting of Home in the Lower 9th Ward". Below the title, it says "House of the 108th Make It Right Home and one of 463 Units constructed with support from \$29.7 million HUD grant". The article date is "NEW ORLEANS — August 21, 2015". The article text continues: "Officials from the New Orleans Redevelopment Authority (NORA) hosted a ribbon-cutting this morning at a home constructed in the Make It Right neighborhood in the Lower 9th Ward." It also lists attendees: "Also in attendance were Councilmember James Gray, District E, James Singleton, Chairman of NORA's Board of Commissioners, officials from the U.S. Department of Housing and Urban Development (HUD), Tom Darden, Executive Director of Make It Right, and representatives of NORA's development other partners in the Neighborhood Stabilization Program, Phase 2 (NSP2)." There are "Donate" and "Invest" buttons. A "Media Contact" sidebar lists Mary Beth Romig, New Orleans Redevelopment Agency, 504.658.4450. A map shows the location of homes supported by the Neighborhood Stabilization Program, Phase 2 grant.

"It is public-private partnership that made not only building new affordable housing units possible, but with our partners we were also able to preserve historic homes and our city's cultural heritage," said Jeff Hebert, NORA's Executive Director. "No other city has been able to do what New Orleans is doing because of such partnerships and investment."



2015 Year In Review

Affordable Housing



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Biz New Orleans / December 2015 / HousingNOLA Unveils Official 10-Year Affordable Housing Implementation Plan

HousingNOLA Unveils Official 10-Year Affordable Housing Implementation Plan

BY 12-10-15

NEW ORLEANS – HousingNOLA, a program of the Greater New Orleans Housing Alliance (GNOHA), unveiled its official strategy and implementation plan to increase access to affordable housing over the next decade.

The plan was developed over the last year by an executive committee of representatives from a number of housing advocates and developers including the city's Office of Housing and Community Development, the Foundation for Louisiana, the Louisiana Housing Corporation and the New Orleans Redevelopment Authority (NORA).

THE NEW ORLEANS ADVOCATE

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NEWS SPORTS ENTERTAINMENT EAT/PLAY/LIVE OPINION BEAUCOUP BLOGS WEEKLIES HELP

5,000 more affordable housing units by 2021, New Orleans leaders pledge

BY JESSICA WILLIAMS | WILLIAMS@THEADVOCATE.COM

Dec. 12, 2015, 6:34 p.m.

0 Comments

It's an often-told problem: Many New Orleans residents are being priced out of the city's housing market as rents, home prices, utility bills and insurance costs rise while incomes stagnate. This week, a group of city leaders unveiled what they say could be the solution.

The fix is a 10-year plan, dubbed HousingNOLA, that backers say will generate 3,000 "affordable housing opportunities" by 2018 and 5,000 by 2021.



2015 Year In Review

Commercial Revitalization

FAÇADE RENEW

\$946,433

APPROVED IN 2015

\$2,082,699

LEVERAGED

36,129 SF

OF COMMERCIAL SPACE



GAP FINANCING

\$500,000

APPROVED IN 2015

\$3,500,000

LEVERAGED

28,328 SF

OF COMMERCIAL SPACE

2015 Year In Review

Commercial Revitalization



Fresh Faces for Old Buildings

THE NEW ORLEANS REDEVELOPMENT AUTHORITY'S FAÇADE RENEW PROGRAM HAS AWARDED GRANTS FOR MUCH-NEEDED FACELIFTS TO 29 HISTORIC BUILDINGS ACROSS NEW ORLEANS.

By Danielle Del Sol | Photographs by Liz Jury

THE NEW ORLEANS REDEVELOPMENT AUTHORITY has awarded nearly \$1 million in the past year to property and small business owners on commercial corridors to improve the facade of their building in a historically appropriate way.

Twenty-nine businesses along Bayou Road, O.C. Haley Boulevard and St. Claude Avenue have received grants of up to \$57,500 each and up to 30 hours of technical assistance to renovate their buildings with NORAD's Façade Renew program.

The program was launched in January 2014 to further NORAD's commercial revitalization efforts, which already include commercial loans for major development sites, among other endeavors. "Our aim was to drive investment in what we call the 'missing teeth' between these large-scale developments," said Melissa Lee, Senior Advisor for Commercial Revitalization at the New Orleans Redevelopment Authority. "If we could invest in every building, what would that look like?"

That idea drove us to develop this facade renew program.

There are eight recipients on St. Claude Avenue, 15 on O.C. Haley and nine on Bayou Road.

The technical assistance portion of the grant, administered by NORAD project partner Talant City Center, gives owners information on what their building originally looked like, and the context in which it was developed. "We wanted to make sure these improvements are historic, and follow the city's Historic District Landmarks Commission guidelines for commercial developments, even if they're not in an HDLC district," Lee said.

"Commercial corridors are where you see the intersection of community spirit, pride and culture," she said. "NORAD's mission is to revitalize the city but we do that through the built environment, and really it's about restoring and honoring the buildings in this city that reflect who we are. Plus, these investments create an improved neighborhood for the people who live in these areas."

The idea, Lee said, was to cluster investment dollars into small areas to make the most visible impact. Bayou Road, for example, is a target area for this program within two-and-a-half blocks, between Esplanade Avenue and Broad Street.

Lee and her colleagues have worked closely with the Main Street organizations active



An image of the A. Andrew Thornton Co. from the Stone Program when the store first opened in 1904. It had been built on the location of Ogden and the city's first gas station on the site. The building is today known as the New Orleans Museum. It is a historic building that was the first store to be renovated by a grant from the New Orleans Redevelopment Authority. The top photo shows the building in November 2015.



2015 Year In Review

Land Stewardship

GROWING GREEN

21 LEASES

COMPLETED IN 2015

GROWING HOME

49 LOTS

COMPLETED IN 2015

NORA GREEN

3.2 ACRES

IMPROVED GREEN SPACE BUILT IN 2015

17 ACRES

IN DESIGN AND DEVELOPMENT



LOT MAINTENANCE

41,400

NORA LOT MAINTENANCE CUTS PERFORMED IN 2015
(2,175 LOTS MAINTAINED)

19,000

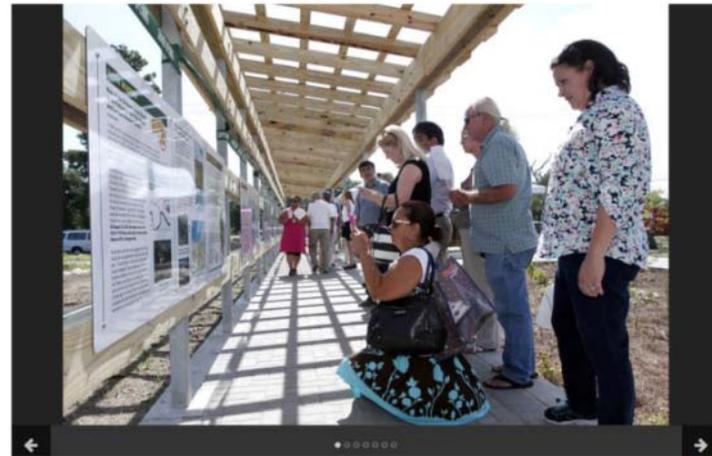
CNAP LOT MAINTENANCE CUTS PERFORMED IN 2015
(1,700 LOTS MAINTAINED)

2015 Year In Review

Land Stewardship



New Gentilly exhibit details levee failures that flooded New Orleans in 2005



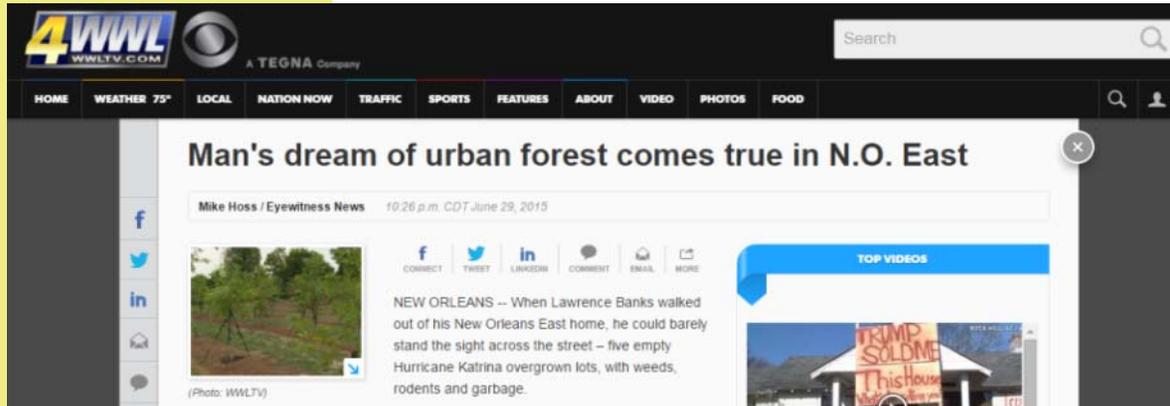
The Levee Exhibition and Garden is part of NORA's Growing Green program. NORA received thousands of homes and lots that were sold to the Road Home Program by owners who opted not to rebuild. Not all of the lots were viable or sought-after for housing, said Jasmine Haralson, NORA's director of community affairs. So the NORA staff sought "innovative ideas" to incorporate into the Growing Green program, she said.

To date, the program has worked with neighbors to create pocket parks, dog parks, rain gardens, vegetable plots, meadows, citrus groves and even urban forests on many of the lots.



2015 Year In Review

Land Stewardship



City leaders, community officially unveil Academy Park Urban Forest in New Orleans East



2015 Year In Review

Land Stewardship



Chris Murphy installs a birdhouse in a vacant lot filled with wild flowers on Spain Street.

HOUSING BOOM

The New Orleans Redevelopment Authority is taking the architectural trend of modular housing to a miniature level. The organization recently installed 32 birdhouses on vacant properties that are part of its Alternative Land Use Program. Grass cutting costs \$450 per year per lot. So the program partnered with LSU's Urban Landscape Lab to design natural options that reduce mowing and provide other benefits. The birdhouses, made by Mohamed Hadji, were placed in a cypress and loblolly pine grove on six lots in Lakeview and on 15 vacant lots in the St. Roch/Gentilly neighborhood where NORA is testing a meadow and flowering tree design. — CHRIS GRANGER, STAFF PHOTOGRAPHER



Santos Rodriguez carries a ladder after installing the birdhouses.

FRIDAY, NOVEMBER 13, 2015 THE TIMES-PICAYUNE'S INSIDE OUT

2015 Year In Review

Resilience Planning

STRATEGY
LANUNCHED

**AUGUST 25,
2015**

KEY STAKEHOLDERS
CONSULTED

350+

AMERICORPS
RESILIENCE FELLOWS

2

ACTIONS PLANNED

41



21

NATIONAL DISASTER
RESILIENCE COMPETITION
APPLICATION SUBMITTED

**OCTOBER 27,
2015**

PARTNERS COMMITTEED

25+



2015 Year In Review

Resilience Planning



"People in New Orleans are tired of planning and this strategy is a means to take action," said Jeff Hebert, the city's chief resilience officer, at the launch on Tuesday. A statement said that "partners in the private and philanthropic sector will provide greater than \$1m in immediate tools and services" to begin implementing the strategy, and more funds will be sought from a variety of sources.



1.2 K **10 Years After Katrina, Louisiana Is Becoming A Model For Climate Resilience**

"Today is the time to pivot from recovery to building the future city."

Kate Sheppard
Senior reporter/Environment and energy editor, The Huffington Post

08/24/2015 07:52 am ET | Updated Aug 24, 2015



Credit: Gerald Herbert/Associated Press

"We've been recovering for 10 years," said Hebert. "Today is the time to pivot from recovery to building the future city."



2015 Year In Review

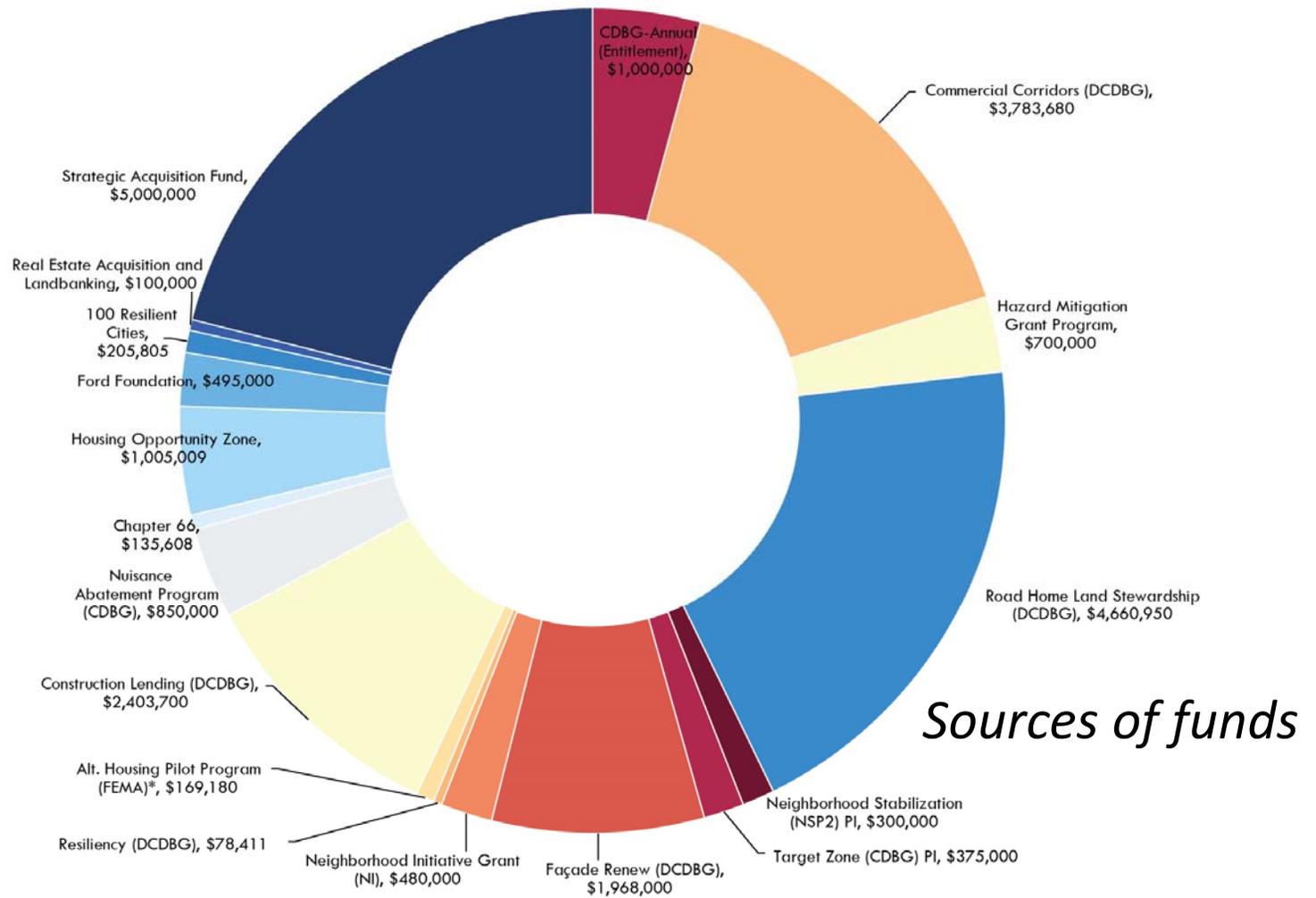
Post-Closing Compliance



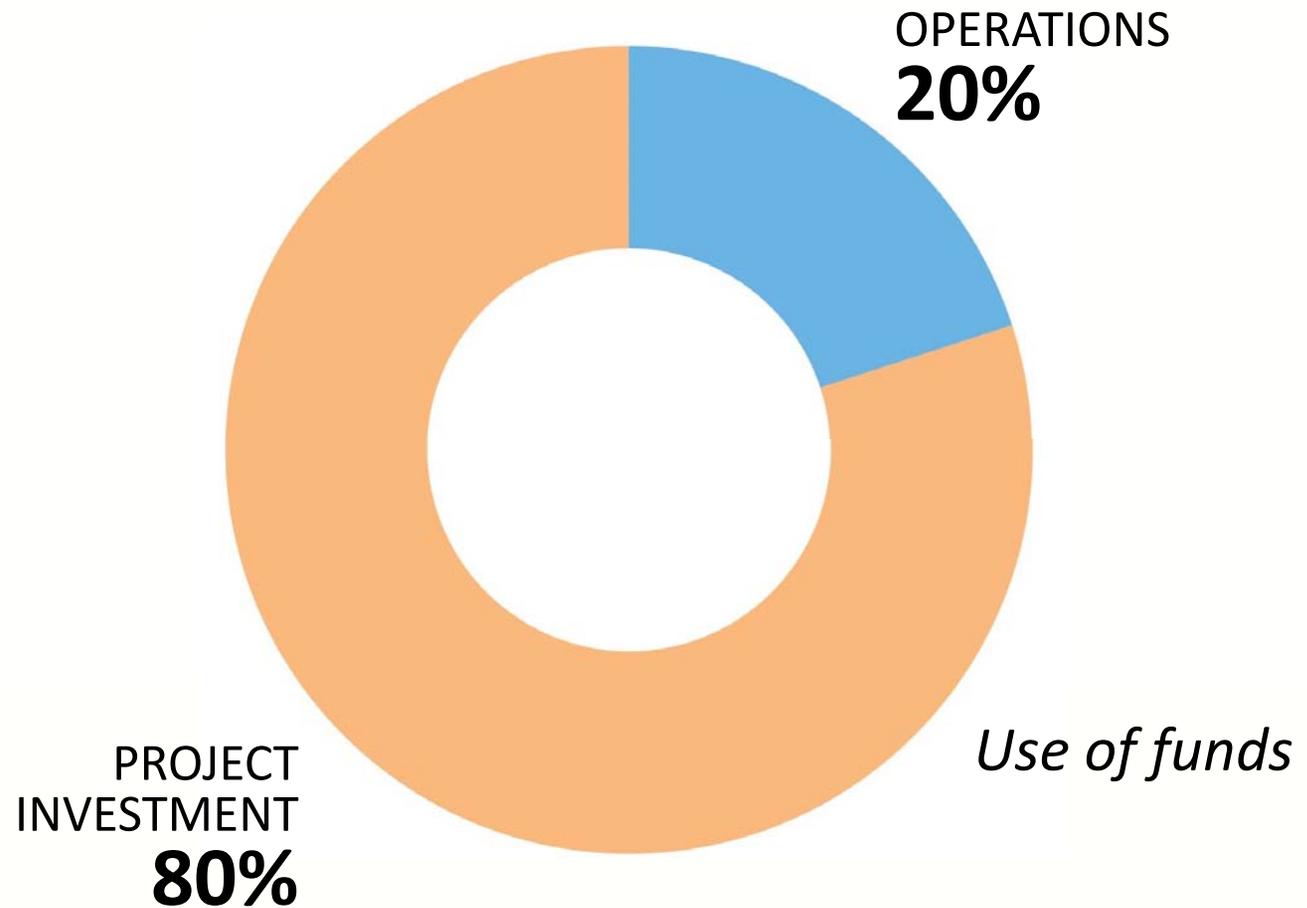
1725 Franklin Avenue

- 802 Post-Closing Inspections Performed
- 116 Properties Completed and Released
- 277 Properties Completed and Release Pending
- 39 Reversion Lawsuits Filed in 2015 (101 filed to date)
- \$200,636.35 Collected In Penalties

2016 Budget Estimates



2016 Budget Estimates



Staff Updates



Dent Hunter
Inspector



Kenya Brown
Staff Accountant II



Finance Committee Report

December 14, 2015





Real Estate & Development Committee Report

December 14, 2015





façade reNEW

Real Estate & Development
Committee Report
December 14, 2015



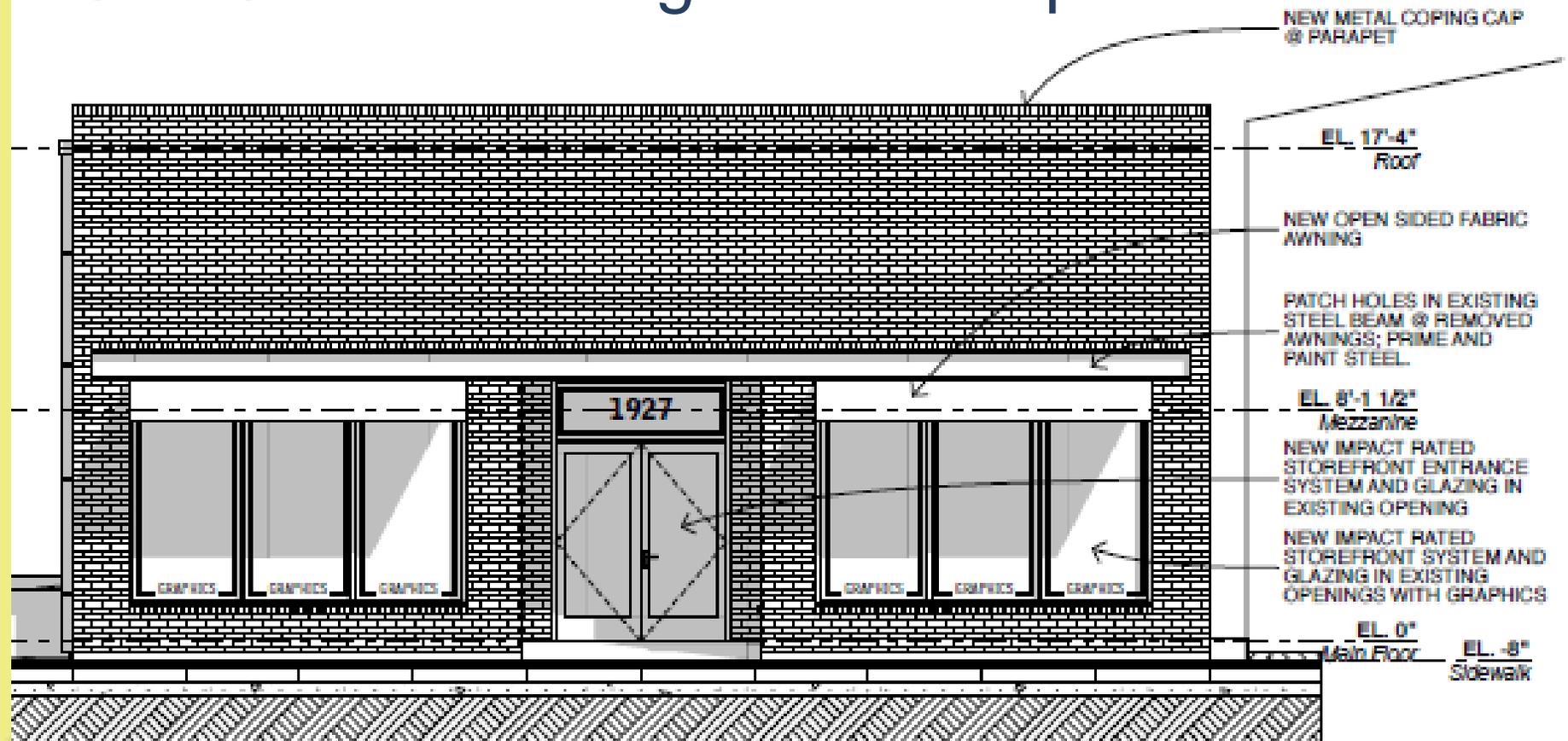
Oretha Castle Haley Blvd



1927 Martin Luther King Blvd – Gulf Coast Housing Partnership



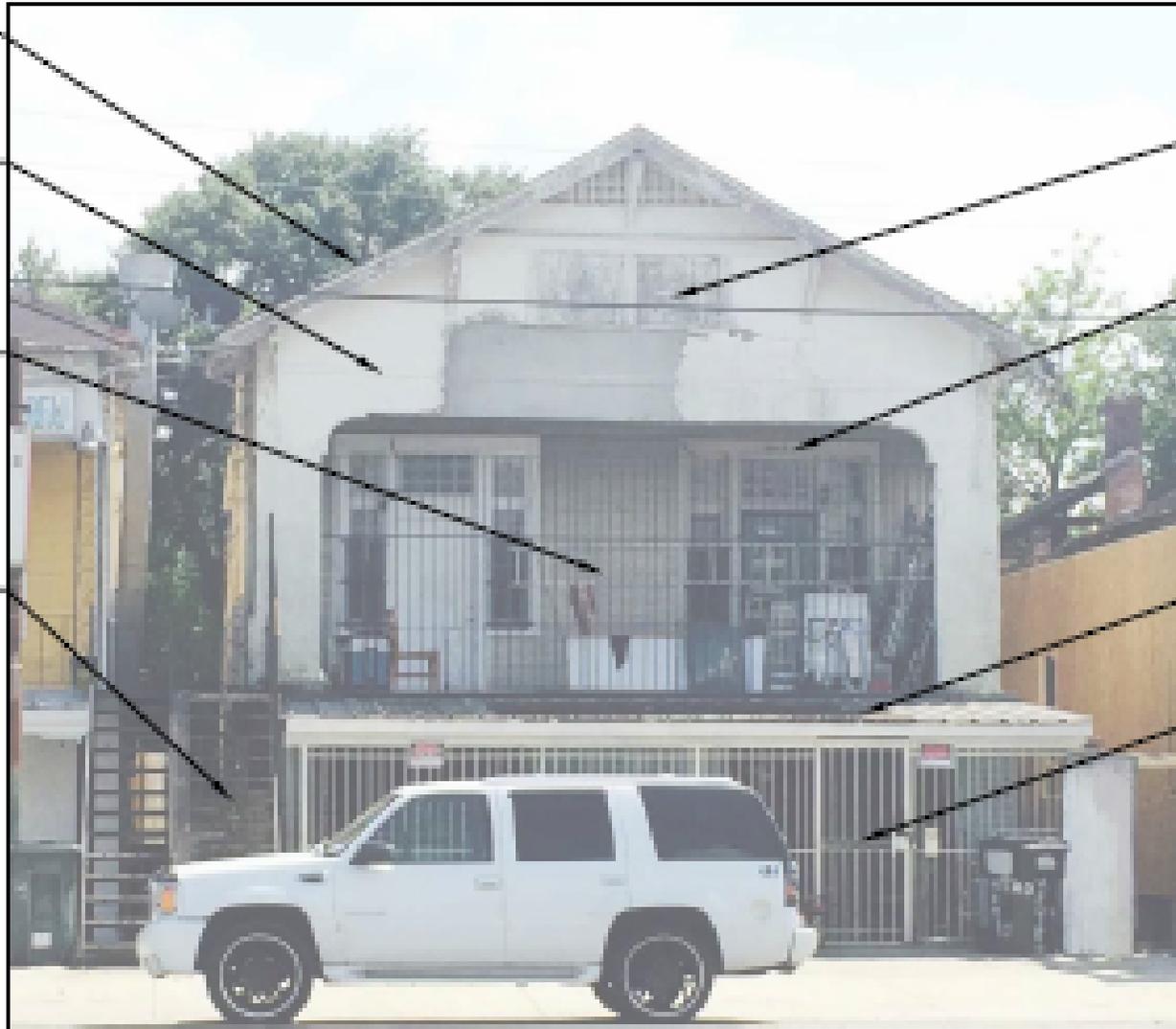
1927 Martin Luther King Blvd – Gulf Coast Housing Partnership



St. Claude Avenue



3044 St. Claude Ave – 3044 St. Claude, LLC.



3044 St. Claude Ave – 3044 St. Claude, LLC.



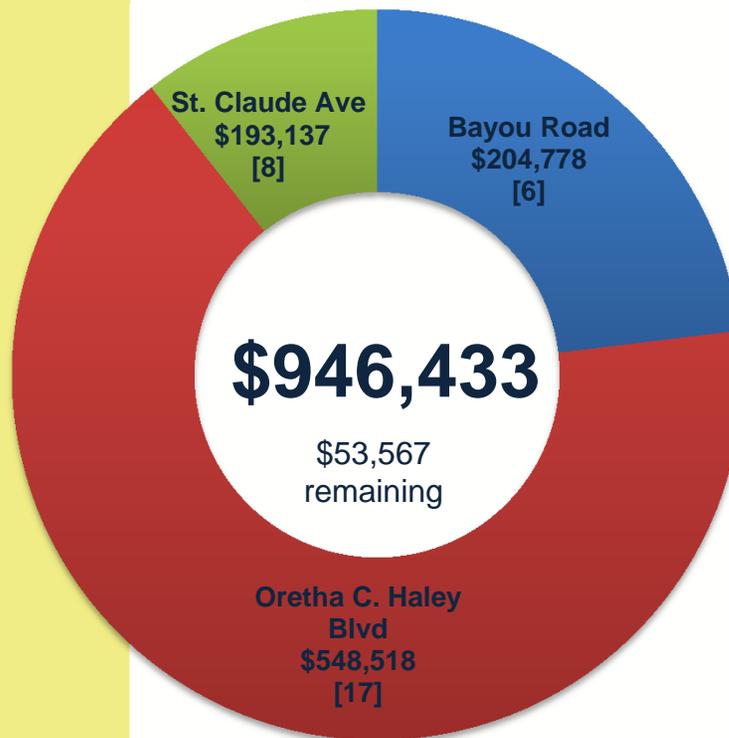
3605 St. Claude Ave – NOLA Techie





Grant Allocations

as of October 2015



- 56 applications received
- 29 applications approved
- 11 projects under construction
- 4 projects completed

Project Progress and Completion



2520 Bayou Road – Poche Construction



1421 Oretha Castle Haley Blvd – St Andrews Grand Lodge



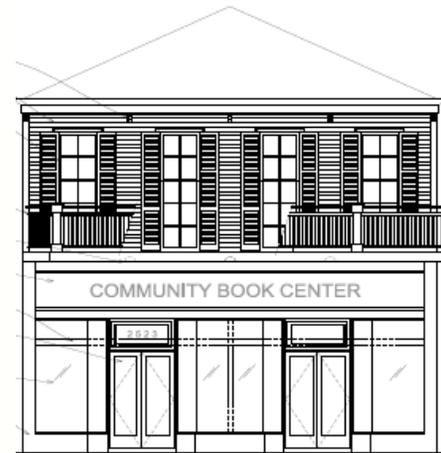
1615 Oretha Castle Haley Blvd – Marengo Properties



1130 Oretha Castle Haley Blvd – New Orleans Mission



1529 Oretha Castle Haley Blvd – Youth Empowerment Project



2523 Bayou Road – Community Book Center

Phase 1–
Draws 1
& 2

Phase 2–
Draw 3



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December 14, 2015

