

**Week 2 Practice Questions (20)**  
**Capacity Building in Real Estate Market**

**Choose the best answer.**

1. With Build Baton Rouge Plank Road Project which is correct:
  - A. The area around Plank Road is 96% African-American.
  - B. The median household income is \$26,000 a year
  - C. Plank Road has never experienced White-Flight.
  
2. How many Collaborative Partners does Build Baton Rouge has:
  - A. three
  - B. Four
  - C. Five
  - D. one
  
3. Build Baton Rouge Plank Road Project will consist of two projects. Which is correct?
  - A. A train station and a bus station
  - B. A Grocery Store & A Train Station
  - C. A Health Care Clinic & and a Grocery Store
  - D. A Night Club and a Coffee Shop
  
4. Some of Build Baton Rouge Sources of Funding came from:
  - A. The Veterans Administration
  - B. The Louisiana Housing Corporation
  - C. Chase Bank Grant – F1od Hub
  - D. Elon Musk Foundation
  
5. What is the definition of an adjudicated property?
  - A. A property that has been idled because of insufficient development funds
  - B. A property for which a tax sale title is acquired by a political subdivision/ city
  - C. A property that has been placed in state or local government by eminent domain law
  
6. What does it mean to redeem a tax sale interest?
  - A. To allow the third party to have a right to pursue the property ownership.
  - B. To “buy back” a tax sale purchaser’s interest in a property.
  - C. To provide the property owner(s) with rights to pay off the accumulated tax.
  
7. What is acquisitive prescription?
  - A. It is a right of ownership dismemberments that takes 6 months.

- B. It is a method of acquiring property, which usually takes less than 6 months.
- C. This is a means of acquisition that takes 10 years.

8. Affordable housing options support collective growth and prosperity of a community. Which of the following correctly defines the term “affordable housing” in housing programs in the United States?

- A) An housing unit that a household can obtain for 30 percent or less of its gross income.
- B) An housing unit that a household can obtain for 30 percent or less of its net income.
- C) An housing unit that a household can obtain for 25 percent or less of its net income
- D) An housing unit that a household can obtain for 25 percent or less of its gross income.

9. What is the term that describes the discriminatory practice of fencing off areas where banks would avoid investments based on community demographics?

- A) Assemblage
- B) Decoupling
- C) Redlining
- D) Conjugating

10. Which of the following is the U.S. Government affordable housing assistant program enacted as part of the Housing Act of 1937 that allows private landlords to rent apartments and homes at fair market rates to qualified low income tenants, with a rental subsidy administered by Home Forward?

- A) Rental Assistance Payments
- B) HOPE VI
- C) Section 8
- D) Section 515

11. The MIT Living Wage indicates how much is “enough” to live in your county by comparing the living wage—based on the barebones cost of housing, food, transportation, and child and health care. What is MIT living wage for an average Louisiana citizen?

- A) \$32.05
- B) \$26.42
- C) \$17.48
- D) \$29.18

12. According to Ms. Morris, a family of four earning the average median income (\$38,423) for the city of New Orleans and headed by an unmarried person, will take home \$33,462 after taxes. Paying \$960 a month for housing costs, under the existing definition of housing security will leave that household with only \_\_\_\_\_ to support the needs of the entire family for the remainder of the month.

- A) \$1,2323.35
- B) \$1,583.23
- C) \$1,828.50
- D) \$1,090.35

13. According to Ms. Morris, \_\_\_\_\_ of Louisiana moderate income households missed their mortgage payments in 2022.

- A) 5%
- B) 10%
- C) 19%
- D) 22%

14. Of the list below, which is NOT an architectural style common to the Central City neighborhood of New Orleans?

- A. Greek Revival
- B. Craftsman
- C. Shotgun
- D. Camel-back

15. Which of the following is the roofing type that provides property owners with an opportunity for a discount on insurance:

- A. 20 Year Shingle
- B. 30 Year Architectural Shingle
- C. Fortified Gold

16. Which of the following has contributed to an increase in overall development costs:

- A. Covid-19 Pandemic related supply chain issues
- B. The historically active 2020 and 2021 Hurricane seasons
- C. Labor shortages
- D. All of the above
- E. None of the above

17. Which of the following is conducive to preventing gentrification?

- A. Development of intentional land use and disposition policies by the municipality that prioritizes affordability.
- B. Cultivating funding sources for affordable development
- C. Small developers creating affordable housing opportunities.
- D. All of the above
- E. None of the above

18. What is the name of the style of house, shown below, that is optimal for placement on a narrow and shallow lot?



- A. Shotgun
- B. Boutique
- C. Camelback

19. The Fair Housing Programs at the Louisiana Housing Corporation include the following programs below **except one**:

- A. Low Income Housing Tax Credit Program
- B. United States Stimulus Program
- C. National Housing Trust Fund Program
- D. Community Block Grant Program
- E. The HOME Program

20. There are two Low Income Housing Tax Credits. Which one is it?

- A. 9% & 4%
- B. 20% and 25%
- C. 10% and 15%