

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

Choose the best answer.

1. Mr. Cedric Grant stated that when you as property developers are doing business with municipalities, you need to build relationships and access to decision makers. Please indicate which of the following is NOT included in the list of decision makers.

- (A) Mayor
- (B) Community leaders
- (C) Regulators
- (D) Citizens
- (E) Educators

2. Broadly speaking, property developers (sustainable neighborhood developers) need to know the community issues and priorities such as crime, blight, sanitation, infrastructure, housing, _____, and poverty.

- (A) Investors
- (B) Capital
- (C) Homelessness

3. Mr. Grant has indicated that it is important for property developers to be aware of the rules that apply to their work. Please identify which of the following considerations is not included in his presentation.

- (A) Local Ordinances and Code
- (B) Comprehensive Zoning Code
- (C) Community Development Plans
- (D) Special Drawing Rights
- (E) Special Districts

4. Mr. Grant stated that when you work on property development projects with municipalities, you should be mindful about the following elements except one:

- (A) Track record of delivering projects
- (B) Meet deadlines
- (C) Be patient
- (D) Execute the projects on time and budget
- (E) All of the above

5. Jericho Road Episcopal Housing Initiative recommended the following action items to stem the tide of displacement in the Central City – a neighborhood of New Orleans. Which of the following is not in the list?

- (A) Development of intentional land use development and disposition policies by the municipality that prioritizes affordability
- (B) Cultivating funding sources for affordable development.
- (C) Small developers creating affordable housing opportunities.
- (D) Securing federal grants to develop multi-use properties

6. Jericho Road Episcopal Housing Initiative (JREHI) in New Orleans is a neighborhood-based nonprofit homebuilder that provides families with healthy and energy-efficient affordable housing opportunities. To that end, the JREHI embarks on five focal areas: Housing development, community engagement, _____, workforce development, and financial capability.

- (A) Capacity building
- (B) Project management
- (C) Land stewardship
- (D) Grant writing

7. The Louisiana Fortify Homes Program (LFHP) grants up to \$10,000 for Louisiana homeowners to upgrade their roofs to the FORTIFIED™ Roof standard set by the Insurance Institute for Business & Home Safety. In addition, a fortified roof can save homeowners in Louisiana up to _____ on their wind insurance premiums based on their insurer.

- (A) 3%
- (B) 5%
- (C) 10%
- (D) 52%

8. The JREHI completed a house located on Mirabeau Avenue in Gentilly. The cost of the 8,500 square foot home was _____.

- (A) \$5 million
- (B) \$1.1 million
- (C) \$250,000
- (D) \$1.6 million

9. The JREHI has moved into the housing rental market. Which of the following housing project is for senior rental project?

- (A) Muses

- (B) Mirabeau Gardens
- (C) Front Porch Project
- (D) 7th Ward Revitalization Project

10. 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

11. 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

12. Who can produce a property retracement for you?

- (A) Architect
- (B) Surveyor
- (C) Civil engineer
- (D) Previous owner

13. The core tenets of Jericho Road's homebuilding include using sustainable, environmentally-friendly materials, and energy efficient appliances and fixtures for construction to pass along greater savings to the homeowner. For the Central City Infill Homeownership project, the JREHI, for example, used _____ so that the homeowner could avoid possible termite and hot-and-humid weather- related issues in the long run.

- (A) Metal porch columns
- (B) Wood porch columns
- (C) PermaCast porch columns

14. 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.

15. 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

16. 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

17. 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(E) What is MIT living wage for an average Louisiana citizen?

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

18. Ms. Morris made some observation on heirs' property during her presentation. She believes that it is a barrier to intergenerational wealth and destabilizes communities.

Which of the following is not her reasoning?

- (A) Heirs cannot access grants or loans for property improvements.
- (B) Heirs' property may lead to blight, health and safety concerns, loss of tax revenue, and lower property values.
- (C) Heirs' property is disproportionately high among black, indigenous, and low income and low-wealth households.
- (D) Heirs' property becomes the root cause of gentrification in the City of Monroe.

19. Which of the following is not HousingNOLA's Statewide Development recommendation?

- (A) Stabilize and reduce costs in the insurance market for housing of all types. Insurance is a major factor in delays of multi-family projects and affects single-family homeowners' ability to purchase.
- (B) Utilize a construction sales tax exemption for affordable housing developments.
- (C) Engage in consulting to assist in the development of housing for homeless citizens in Louisiana.
- (D) Prioritize disposition and use of public land for affordable housing

20. In her presentation, Ms. Morris stated that the current median rent in New Orleans is _____.

- (A) \$1,502
- (B) \$2,211
- (C) \$1,151
- (D) \$1,823