

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. As of today, the Build Baton Rouge land bank owns _____ properties
 - A. 50
 - B. 80
 - C. 130
 - D. 90

3. Community development ecosystem includes all but:
 - A. Real Estate Development
 - B. Land banking and enforcement
 - C. Community engagement
 - D. Public-private partnership
 - E. Hub zone

4. In partnership with CATS and the Mayor's Office, the Build Baton Rouge Plank Road Project secured \$15 million in federal matching funds for _____.
 - A. The Veterans Administration
 - B. Bus Rapid Transit
 - C. Flood Hub

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. 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.

13. 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

14. 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%

15. 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

16. 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

17. Who can produce a property retracement for you?

- A. Architect
- B. Surveyor
- C. Civil engineer
- D. Previous owner

18. Designing a concept site plan is based upon what?

- A. Preferences
- B. Topography
- C. Development code
- D. Market

19. A development pro forma is an estimated budget for the project.

- A. True
- B. False

20. Flood elevation requirements determine how high the foundation slab should be?

- A. True
- B. False