

## Course 4: Provisional Capacity Assessment (20)

1. An emerging neighborhood developer requires knowledge, skills, and ability in the field of neighborhood development. Studying and mastering the ten-week curriculum of Creating Sustainable Neighborhood Developers' program, you will build a knowledge-skills-confidence credential in this field. One of the prerequisites for a successful neighborhood developer is to do a provisional capacity assessment on yourself. Which of the following is LEAST relevant to the checklists of provisional capacity self-assessment?
  - (A) Am I mentally capable to engage in neighborhood development?
  - (B) Can I handle multiple tasks to & get to the finish line?
  - (C) Am I introvert or extrovert in terms of building a work relationship with others?
2. During the home Loan Consultation, what three attributes does the loan officer look at to determine what loan programs the buyer qualifies for, and how much money the buyer qualifies for?
  - (A) credit score, credit history, job history
  - (B) monthly budget, credit, and job history
  - (C) debt, income, and credit score
3. Name two-costs the homebuyer pay upfront which the lender will give them credit for towards their closing cost.
  - (A) Home Inspection & Appraisal
  - (B) Appraisal & Deposit
  - (C) Appraisal & Down Payment
4. Which loan program is considered a second chance program?
  - (A) FHA
  - (B) Down Payment Assistance
  - (C) Conventional
5. Which of the following is LEAST related to the "Louisiana Watershed Initiative?"
  - (A) In response to two historic rain events in March and August 2016, Gov. John Bel Edwards charged several state agencies with coordinating their efforts to develop a new approach to reducing flood risk throughout Louisiana.
  - (B) The Louisiana Office of Community Development seeks public input on the state's Action Plan for \$1.2 billion in Community Development Block Grant Mitigation funds. The plan details the state's approach for using the funds, including projects, data collection and modeling, and policy measures that advance the Louisiana Watershed Initiative's long-term resilience objectives.
  - (C) The state will hold a public hearing to solicit input and feedback on the state's Action Plan for \$1.2 billion in Community Development Block Grant Mitigation at Ouachita Parish Emergency Operations Center/Fire Department Training Center at 1:30 p.m. on Thursday, Oct. 24, 2019.
  - (D) With the hope of spurring private investment in low-income areas, the State of Louisiana is slated to invest \$1.2 billion in Community Development across the State.

6. Both emerging neighborhood developers and active neighborhood development organizations periodically engage in provisional capacity assessment. For example, after Hurricane Katrina and the subsequent flooding events, the New Orleans region has seen a decline in funding from philanthropic and federal resources. Funding became more outcomes-focused, and the need for stronger organizations was unavoidable. After their provisional capacity assessment, HUD New Orleans field office and HousingNOLA developed \_\_\_\_\_ to help address these concerns with the goal of strengthening organizations to become stronger assets in the communities they serve.

- (A) Internship program
- (B) Capacity building program
- (C) External audit program

7. Using a neighborhood topology, Housing NOLA breaks down the City of New Orleans into five germ-stone colored areas. According to Ms. Morris, executive director, which of the following germ-stone colored areas is considered sustainable and affordable housing area only in New Orleans in the long term?

- (A) emerald-sapphire-diamond
- (B) sapphire-diamond-ruby
- (C) diamond-ruby-topaz

8. In response to a declining Federal Government financial support and philanthropic grants for affordable housing projects in the City of New Orleans, Jericho Road Episcopal Housing Initiative (a non-profit homebuilder in New Orleans) and Project Homecoming (a faith-based construction and community development organization, in New Orleans) formed \_\_\_\_\_.

- (A) A new neighborhood development organization
- (B) A strategic partner
- (C) A new venture capital

9. In comparison with Jericho Road Episcopal Housing Initiative, Project Homecoming has a comparative advantage in \_\_\_\_\_?

- (A) Housing development
- (B) Community development
- (C) Workforce development

10. In comparison with Project Homecoming, Jericho Road has a comparative advantage in \_\_\_\_\_?

- (A) Housing development
- (B) Construction
- (C) Workforce development

11. Which of the following is not the net benefit of the coalition between Jericho Road and Project Homecoming?

- (A) Cutting overhead in half
- (B) Advocating unemployment compensation for housing developers

(C). Establishing predictable capacity when contractors are not available

12. Which of the following terms is REMOTELY related to the concept of sustainable neighborhood development?

- (A) Neighborhood beatification
- (B) Gentrification
- (C) Community development

13. Urban “revitalization” brings more services to a certain area. Often, this revitalization becomes gentrification. One case of extreme gentrification is the Bay Area in California. Which of the following most correctly describes “gentrification?”

- (A) the process of renewal and rebuilding accompanying the influx of middle class or affluent people into deteriorating areas that often displaces poorer residents
- (B) An economic development aimed to create a neighborhood for longstanding community members
- (C) A neighborhood economic upgrading aimed to provide employment opportunities to lower income households

14. Central City, the community from which Jericho Road operates, once offered a myriad of housing options for working class families: (1) Single family shotgun homes affordable to lower-middle income families, (2) affordable rentals, (3) plentiful Section 8 housing. In recent years, this area increasingly becomes gentrified, and working class families are “squeezed” out. In order to stem the tide of working family displacement, Nicole Barnes, the executive director of Jericho Road Episcopal Housing Initiative gives the following recommendations *except one*:

- (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) A continual grant application to HUD affordable housing program only

15. As a national trend, homeownership rates are decreasing. Homeowners are not able to “afford” the homes they are in, and are losing them. Which of the following correctly define 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.

16. Which of the following is NOT one of the 2019 statewide housing priorities of HousingNOLA?

- (A) Create designated revenue streams for local and statewide Housing Trust Funds to increase affordable housing production
- (B) Recruit more local developers to partner with and commit to affordable housing development

- (C) Research the impact of gentrification on Central City low income families
- (D) Ensure that affordable housing does not equate to substandard housing by setting habitability requirements for landlords and the city to abide by.

**Answer the following questions (17-20) using the information below.**

In July 2018, the American Community Survey data (2013-2017) published the following data for Ouachita Parish:

- Population: 156,433
- Households: 56,799
- Race & ethnicity: Black, 37.5%; White, 59.9%, Asian, 1.0%, and Other, 1.6%
- Median house value: \$133,400
- Median monthly rent: \$730
- Median monthly homeowner costs (mortgage): \$1,112
- Median household income: \$40,081
- Cost burden: Owner, 17.8%; renter, 48.1%
- Residential building permits: 520

17. Based on the data above, the median household income of *renters* residing in Ouachita is most likely to be approximately:

- (A) \$24,500
- (B) \$18,200
- (C) \$35,500
- (D) \$40,100

18. Based on the data above, the median household income of *homeowners* residing in Ouachita is most likely to be approximately:

- (A) \$75,000
- (B) \$45,000
- (C) \$90,000
- (D) \$100,100

19. Which of the following household is NOT qualified for subsidized housing in Ouachita Parish?

- (A) A household with a gross income of \$32,465
- (B) A household with a gross income of \$31,663
- (C) A household with a gross income of \$30,999

20. What is the approximate average household size in Ouachita Parish?

- (A) 5 persons
- (B) 3 persons
- (C) 4 persons