

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

Choose the best answer.

1. According to Andreanecia Morris' the presentation, what is a cornerstone of household financial security and resilience?
(A) Job accessibility
(B) Stable and affordable housing
(C) Good health
(D) Economic mobility

2. What percentage of health outcomes are attributed to social and economic factors?
(A) 20%
(B) 30%
(C) 40%
(D) 10%

3. What historical practice is still evident in residential segregation and disinvestment?
(A) Tax loopholes for the wealthy
(B) Overt discrimination against households of color
(C) Lack of investment in infrastructure
(D) Poor urban planning

4. According to HUD, what percentage of gross monthly income should affordable housing cost?
(A) 20%
(B) 30%
(C) 40%
(D) 50%

5. What was the estimated cost of damage from Hurricanes Laura, Delta, Zeta, Ida, and Francine?
(A) \$5 Billion
(B) \$10 Billion
(C) \$16 Billion
(D) \$20 Billion

6. What is a key initiative mentioned for the 2025 legislative session?
(A) Increasing the minimum wage

- (B) Creating a new public housing authority
- (C) Insurance payment assistance
- (D) Implementing a statewide rent control policy

7. 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

8. Broadly speaking, property developers (i.e., 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

9. 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

10. What is crucial when working on a municipal project?

- (A) Complete inflexibility
- (B) Impatience
- (C) Flexibility to adapt to changing circumstances
- (D) Ignoring project timelines

11. 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

12. 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

13. 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%

14. 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

15. 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

16. 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

17. 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

18. 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

19. What is a crucial first step in site selection?

- (A) Begin construction
- (B) Secure financing
- (C) Assess zoning regulations
- (D) Hire a contractor

20. Besides the subject property's zoning, what else needs to be considered?

- (A) The weather forecast
- (B) The zoning of adjacent properties
- (C) The cost of materials
- (D) The opinions of neighbors