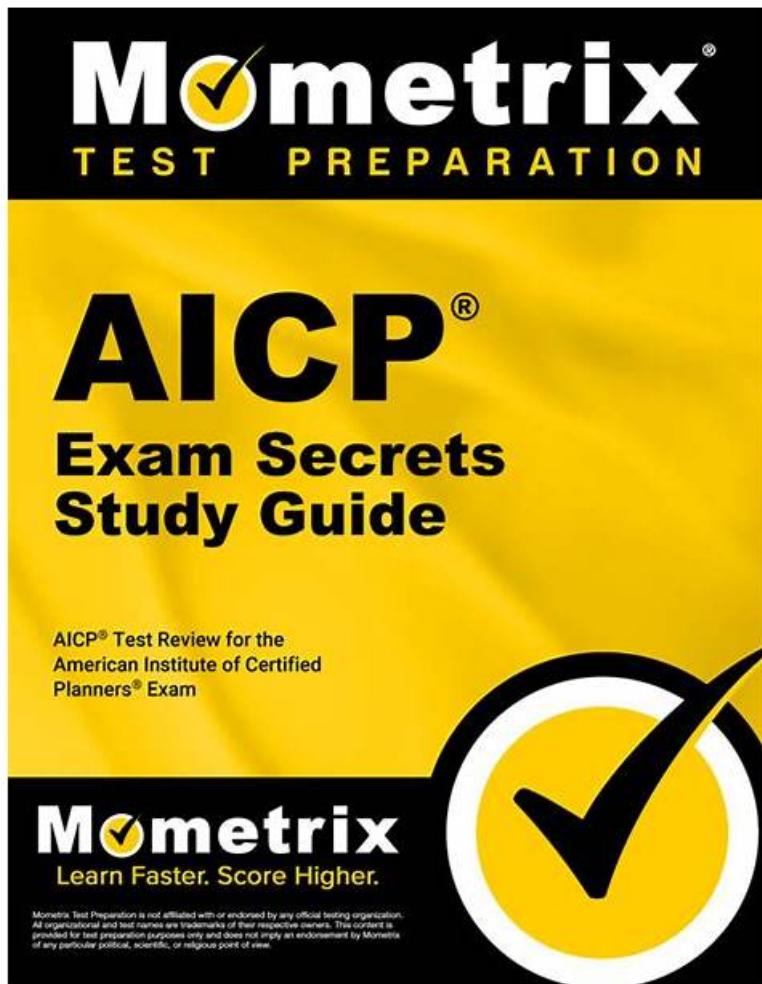


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APA American Institute of Certified Planners Exam Sample Questions (Q162-Q167):

NEW QUESTION # 162

Which of the following greenbelt towns was never completed?

- A. Greenhills, OH
- B. Greendale, WI
- C. Greenbelt, MD
- D. **Greenbrook, NJ**

Answer: D

Explanation:

Explanation

(Did you know that greenbelt towns were originally owned by the federal government until they were sold to a private enterprise in the 1950's during the Eisenhower Admin.)

NEW QUESTION # 163

The Federal Fair Housing Act passed in 1968 and last amended in 1988 prohibits discrimination on the basis of

- A. Race, color, sex, religion, and national origin.
- B. Race, color, religion, national origin, marital status, and disability.
- C. Race, color, sex, sexual orientation, disability, and religion.
- D. **Race, color, sex, religion, national origin, familial status, and disability.**

Answer: D

Explanation:

The Federal Fair Housing Act (FHA), enacted in 1968 and amended in 1988, prohibits discrimination in housing based on specific protected classes. The original 1968 Act covered race, color, religion, and national origin, while the 1988 amendment added sex, familial status (e.g., families with children), and disability.

Option C accurately lists all seven protected classes: race, color, sex, religion, national origin, familial status, and disability. The APA's AICP Certification Exam Content Outline (2022), under "Fundamental Planning Knowledge," states, "The Fair Housing Act prohibits discrimination based on race, color, religion, national origin, sex, familial status, and disability." Option A includes sexual orientation, which is not covered under the FHA (though it may be covered by other laws). Option B omits familial status and disability, and option D includes marital status (not protected) while omitting sex and familial status. The CPC Study Manual (2024) confirms, "The FHA, as amended in 1988, protects against discrimination on race, color, sex, religion, national origin, familial status, and disability," supporting option C.

References: APA AICP Certification Exam Content Outline (2022), CPC Study Manual (2024), APA PAS Report on Fair Housing.

NEW QUESTION # 164

Land use policies need to be updated to support the new transportation plan. You are tasked with proposing changes that align with mobility demand and environmental goals. Which land use policy change would contribute to better integrating transportation modes and enhancing environmental sustainability?

- A. Zoning more land for multi-family residential use near highways
- B. Increasing the allowable height of buildings in downtown areas
- C. **Concentrating high-density mixed-use developments near transit hubs**
- D. Expanding industrial zones connected to downtown with rail service

Answer: C

Explanation:

Integrating transportation modes and enhancing environmental sustainability requires land use policies that promote transit-oriented development (TOD), reduce car dependency, and minimize environmental impacts.

Option D (concentrating high-density mixed-use developments near transit hubs) achieves this by encouraging dense, walkable communities where residents can access transit, reducing vehicle miles traveled (VMT) and associated emissions. The APA's AICP Certification Exam Content Outline (2022), under "Plan and Policy Development," identifies "TOD as a key strategy for integrating transportation and land use while supporting environmental sustainability." The APA's Policy Guide on Smart Growth (2017) states, "High-density mixed-use development near transit hubs reduces reliance on cars and supports environmental goals by lowering emissions." Options A (increasing building height downtown) and C (expanding industrial zones) do not directly integrate transportation modes. Option B (multi-family zoning near highways) encourages car use, undermining sustainability. The CPC Study Manual (2024) supports option D, noting that "TOD near transit hubs is a best practice for sustainable land use and transportation integration." References: APA AICP Certification Exam Content Outline (2022), APA Policy Guide on Smart Growth (2017), CPC Study Manual (2024).

NEW QUESTION # 165

A home rule state allows local governments to exercise all planning and zoning authority that is:

- A. Not reserved to the state.
- B. Not restricted by local referendum.
- C. Enabled by state legislation.
- D. Approved by a local initiative.

Answer: A

Explanation:

In a home rule state, local governments have the authority to govern themselves, including in matters of planning and zoning, as long as the state has not explicitly reserved those powers. According to the APA's AICP Certification Exam Content Outline (2022), under "Plan and Policy Development," home rule is defined as "the authority of local governments to enact laws and regulations not specifically prohibited or reserved by the state." This aligns with option D, "not reserved to the state," meaning local governments can act on planning and zoning unless the state constitution or legislation explicitly retains that authority. Option A (approved by a local initiative) and option C (not restricted by local referendum) are incorrect because home rule authority stems from state delegation, not local voter actions. Option B (enabled by state legislation) is partially correct but less precise, as home rule often exists without specific enabling legislation, depending on the state's constitution. The CPC Study Manual (2024) confirms that in home rule states, "local governments have broad powers except where the state has reserved authority," supporting option D.

References: APA AICP Certification Exam Content Outline (2022), CPC Study Manual (2024), APA PAS Report on Home Rule and Zoning.

NEW QUESTION # 166

Scenario

In one area of your community the population consists largely of relatively recent immigrants to this country.

Population density in the entire community has risen, and the planning department is under pressure from some members of the community to reduce density. In response to this pressure, a regulation to prevent subdividing existing residences into apartments is currently under consideration. You hold a community meeting to discuss the proposed regulation, and it is denounced as being discriminatory to the generally low-income, immigrant population who rent units in subdivided buildings. What might you do?

Answer:

Explanation:

See the solution below

Explanation

Clashing values are not uncommon in the planning process, so you might work to gather sufficient facts to distinguish between the perception of the problem and the reality and to fully understand the history of the community. While you are committed to serving the public interest, this can be difficult when you are serving a public with opposing points of view. You might write a report that includes arguments for and against the proposed regulatory changes along with relevant facts that clarify the situation, including a discussion of housing affordability in your community and how the proposed regulation may affect the supply of affordable housing. In your report you might balance concerns about affordable housing with concerns about preserving the integrity of the built environment. You might recommend that additional meetings be scheduled to ensure opportunity for further public input that will be

seriously considered in making a final recommendation. Based on these meetings, your report may contain a recommendation that the jurisdiction develop and support regulations that allow higher density development on the grounds that such regulations would expand housing choice, particularly for those of low to moderate income

NEW QUESTION # 167

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