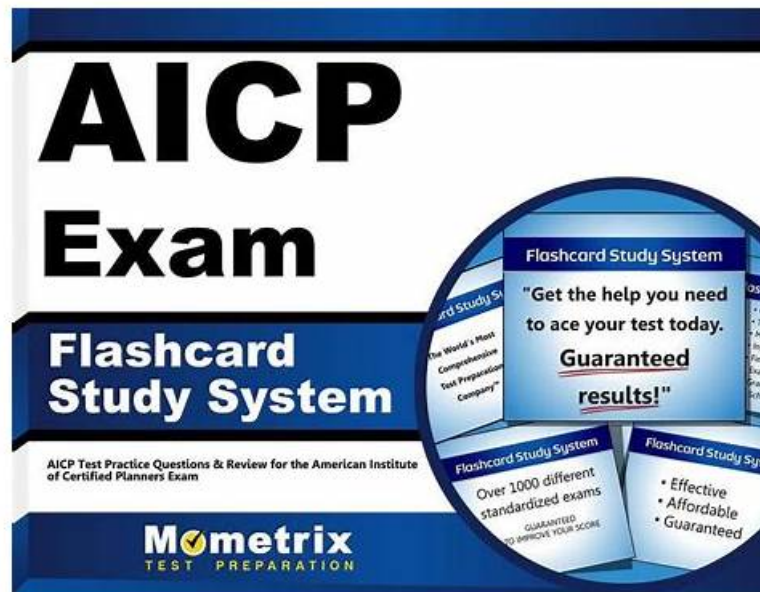


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APA American Institute of Certified Planners Exam Sample Questions (Q163-Q168):

NEW QUESTION # 163

Scenario

The owner of the local NFL football team tells the mayor through the press that he will relocate his team unless the city builds a new stadium and practice field. The mayor wants the team to stay because his campaign platform included a promise to keep the team in the community. He asks you, the planning director, to evaluate the costs and benefits of building a new stadium. The planning staff does the analysis and demonstrates that large-scale public investment in a new stadium makes no economic sense and may lead to bankruptcy. What might you do?

Answer:

Explanation:

See the solution below

Explanation

As with any analysis, verify the facts and assumptions made in the analysis and be sure that all appropriate procedures were used. Write the report accurately despite the fact that it may be embarrassing to the mayor.

However, before presenting the report publicly, as with any report and because you are sensitive to the mayor's dilemma, it would be best to first to reveal its contents to the mayor. Should the situation be politically charged, you might recommend having a consultant revisit the analysis and present the findings to the mayor. The mayor may be more willing to consider alternatives when they are presented by a paid, independent, expert consultant rather than by staff (Ethical Principle 2) Suppose the mayor, upon learning about your report, refuses to make it public and makes plans to go ahead with the construction of a new stadium. Then, it may be time to resign. Or, it may be time to release the information to the media because of your responsibility to the public regarding the long-range consequences of actions, which may obviously put your job in jeopardy (Ethical Principle 1; Rule of Conduct 7) Suppose the mayor pressures you to alter your findings and report favorably on the potential impacts of the stadium. Then you might engage in a frank discussion with the mayor and suggest some alternatives. The mayor may, for example, discard the idea in favor of a proposal to conduct significant renovations to the existing facility. Suppose you see that the information about how bad the new stadium might be for the community as a whole as well as information about the pressure being applied by the mayor might be helpful in preventing the mayor from winning reelection. And suppose you do not personally want to see this mayor reelected. As a planning director, you may NOT use the information to your personal advantage, and, for example, go directly to the press with the results of the analysis (Rule of Conduct 7) Suppose you are indifferent as to the mayor's election but believe that this course of action will bankrupt the community. To prevent a substantial injury to the public, you could still go to the press after verifying all facts and seeking reconsideration of the matter

NEW QUESTION # 164

The following building heights (in feet) are given: 50, 60, 55, 40, 45, 55, 55, 45, 50, 40, 45, 45, 50, 50, 55, 55, 55, 60. What is the median value of the building heights, in feet, above?

- A. 56.9 ft.
- **B. 50.0 ft.**
- C. 50.5 ft.
- D. 55.0 ft.

Answer: B

Explanation:

To find the median value of the building heights, we first list the 18 values in ascending order: 40, 40, 45, 45, 45, 45, 50, 50, 50, 50, 55, 55, 55, 55, 55, 55, 60, 60. The median is the middle value in an ordered list. With 18 values (an even number), the median is the average of the 9th and 10th values. The 9th value is 50, and the 10th value is 50. Thus, the median is $(50 + 50) / 2 = 50.0$ ft., matching option A. Option B (50.5 ft.) might result from incorrect averaging. Option C (55.0 ft.) is the mode, not the median. Option D (56.9 ft.) appears to be the mean (total sum 910 / 18 = 56.9), not the median. The APA's AICP Certification Exam Content Outline (2022), under "Research and Assessment Methods," includes basic statistical measures like the median, defined as "the middle value in an ordered dataset." The CPC Study Manual (2024) provides examples of median calculations, confirming this method.

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

NEW QUESTION # 165

Which of the principles of the AICP Code of Ethics and Professional Conduct are applicable to instances of sexual harassment?

- I) A planner must not commit a deliberately wrongful act, which reflects adversely on the planner's professional fitness.
- II) A planner must respect the rights of others and, must not improperly discriminate against persons.
- III) A planner must have special concern for the long-range consequences of present action.

- **A. I and II**
- B. I and III
- C. II and III
- D. I, II, and III

Answer: A

Explanation:

Explanation

See Ethical Principles 1, 3; Rule of Conduct 20. Having special concern for the long-range consequences of present actions per Ethical Principle 1 refers to the consequences of planning decisions, not to individual behavior.

NEW QUESTION # 166

The validity of comprehensive zoning in America was held to be a constitutional exercise of power in what landmark U.S. Supreme Court case?

- A. Southern Burlington County N.A.A.C.P. v. Township of Mount Laurel
- B. Penn Central Transportation Co. v. New York City
- C. Kelo v. City of New London
- **D. The Village of Euclid v. Ambler Realty Co.**

Answer: D

Explanation:

The landmark case Village of Euclid v. Ambler Realty Co. (1926) upheld comprehensive zoning as a constitutional exercise of police power to protect public welfare, establishing zoning's legal foundation in the U.S. Option C (The Village of Euclid v. Ambler Realty Co.) is correct. The APA's AICP Certification Exam Content Outline (2022), under "Fundamental Planning Knowledge," states, "Euclid v. Ambler (1926) validated comprehensive zoning as a constitutional exercise of power." Option A (Kelo, 2005) dealt with eminent domain. Option B (Mount Laurel, 1975) addressed exclusionary zoning. Option D (Penn Central, 1978) focused on historic preservation. The CPC Study Manual (2024) confirms, "Euclid v. Ambler is the landmark case affirming zoning's constitutionality," supporting option C. References: APA AICP Certification Exam Content Outline (2022), CPC Study Manual (2024), APA PAS Report on Planning Law.

NEW QUESTION # 167

What percentage of Americans lived in urbanized areas in the 2000 Census, the shortest since 1820?

- A. 78%
- B. 50%
- C. 86%
- **D. 68%**

Answer: D

NEW QUESTION # 168

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