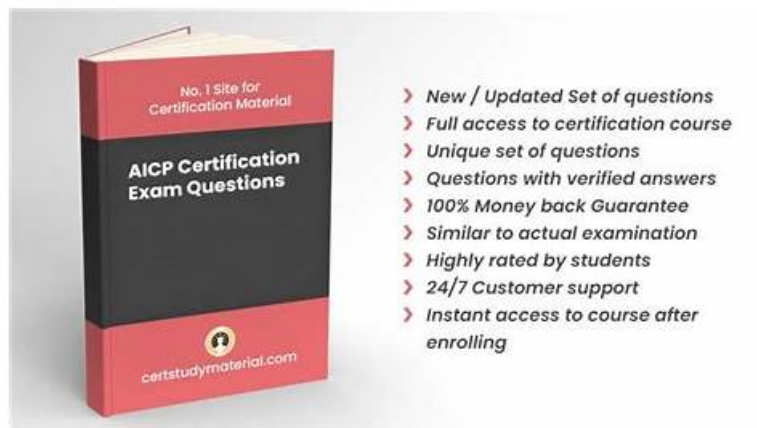


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APA American Institute of Certified Planners Exam Sample Questions (Q47-Q52):

NEW QUESTION # 47

Which of the following are likely to be upheld legally as the public rationale for creating an office-housing linkage program?

I. To counteract market forces that make it difficult for office workers to find affordable housing near their workplace
II. To control random growth of office development in suburban areas
III. To provide a new source of revenue for local government
IV. To provide a better solution to the problem of jobs and housing, while easing regional traffic problems

- A. I, II, III, and IV
- B. I, III, and IV only
- C. I and IV only
- D. I and III only

Answer: C

Explanation:

Office-housing linkage programs require developers to provide or fund affordable housing as a condition of office development,

aiming to balance jobs and housing. To be legally upheld, the rationale must demonstrate a legitimate public purpose and a nexus between the program and the stated goals, as established in cases like *Nollan v. California Coastal Commission*(1987) and *Dolan v. City of Tigard*(1994). Option I (counteracting market forces for affordable housing) and option IV (balancing jobs and housing while easing traffic) directly address public welfare by linking office development to housing needs and reducing commute-related congestion, which courts have upheld as valid public purposes. Option II (controlling random office growth) is less directly tied to housing and may not justify the linkage requirement. Option III (new revenue source) is not a sufficient public purpose for imposing exactions, as it lacks a direct nexus to the housing issue. The APA's AICP Certification Exam Content Outline(2022), under "Plan and Policy Development," notes that linkage programs must "demonstrate a public purpose, such as addressing housing shortages for workers and reducing traffic impacts," supporting options I and IV. The CPC Study Manual(2024) confirms that "linkage programs are upheld when they address housing-jobs imbalances and related issues like traffic," aligning with option A. References: APA AICP Certification Exam Content Outline (2022), CPC Study Manual (2024), APA PAS Report on Linkage Programs.

NEW QUESTION # 48

What two cities does Jean Gottman's book discuss?

- A. Dallas & Fort Worth
- B. Philadelphia, PA & Trenton, NJ
- C. Washington DC & Alexandria, VA
- **D. Washington DC & Boston, MA**

Answer: D

NEW QUESTION # 49

Which of the following governmental programs has produced comparatively few unintended negative impacts to existing neighborhoods?

- A. Federal flood insurance programs
- **B. Community development block grants**
- C. Urban renewal
- D. Interstate highways

Answer: B

Explanation:

Community Development Block Grants (CDBG), established in 1974, provide flexible funding for housing, infrastructure, and economic development with minimal unintended negative impacts, as they are locally controlled and often target revitalization without displacement. Option B (CDBG) fits this description. The APA's AICP Certification Exam Content Outline(2022), under "Fundamental Planning Knowledge," notes, "CDBG programs have fewer unintended negative impacts on neighborhoods, as they support local priorities without large-scale disruption." Option A (flood insurance) can encourage development in flood-prone areas, leading to risk. Option C (interstate highways) often divided neighborhoods and caused displacement. Option D (urban renewal) led to widespread demolition and displacement in the mid-20th century. The CPC Study Manual(2024) states, "CDBG programs are noted for minimal negative impacts, unlike urban renewal or highways," supporting option B.

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

NEW QUESTION # 50

Which is Hoyt associated with?

- **A. Sector**
- B. Central place
- C. Multi-nuclei
- D. Concentric ring

Answer: A

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