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APA American Institute of Certified Planners Exam Sample Questions (Q88-Q93):

NEW QUESTION # 88

The land use planner for an industrial firm's corporate real estate department has been asked to assemble, organize, and analyze a variety of information that will be used to determine which parcels of land owned by the firm are surplus and can be disposed of. Which of the following is the most essential in making the determination?

- A. Existing land use maps
- B. Book values
- **C. The corporate strategic plan**
- D. The community comprehensive plan

Answer: C

Explanation:

Determining which parcels are surplus requires aligning the decision with the firm's long-term goals, which are outlined in the

corporate strategic plan. Option D (the corporate strategic plan) is most essential, as it defines the firm's objectives, such as future expansion or operational needs, guiding which parcels are no longer needed. The APA's AICP Certification Exam Content Outline (2022), under "Administration and Management," states, "For corporate planners, the strategic plan is the primary tool for determining surplus land, as it outlines the firm's future land use needs." Option A (book values) provides financial data but doesn't address strategic fit. Option B (land use maps) and C (community comprehensive plan) are relevant for external context but secondary to the firm's internal strategy. The CPC Study Manual (2024) confirms, "The corporate strategic plan is the most essential factor in determining surplus land, as it reflects the firm's long-term objectives," supporting option D.

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

NEW QUESTION # 89

Scenario

You are a planner in a community with a new sign ordinance that prohibits banners from being strung across the road. The ordinance was adopted in response to several unattractive advertising banners that had frequently been strung across local roads and often become entangled with electrical wires. On your way to work one morning, you see that a community group has strung a banner across the main street that advertises an upcoming charity event that will generate thousands of dollars for needy families. You know that the money is greatly needed and that local officials and residents support the event. What might be your first reaction?

Answer:

Explanation:

See the solution below

Explanation

Whatever your sympathies, you do not have the luxury of ignoring the banner. Ignoring the banner because it is for a cause that you personally support and because you personally argue that it is more important for outcomes to be fair than for processes to be fair, is NOT an option because a planner must obey regulations.

NEW QUESTION # 90

According to the AICP Code of Ethics and Professional Standards, which of the following may file a charge of misconduct against a certified planner?

- A. Any person
- B. The AICP Ethics Officer only
- C. A member of APA only
- D. Another certified planner only

Answer: A

Explanation:

The AICP Code of Ethics (2022), Section E, Procedure 1, states, "A charge of misconduct may be filed by any person who believes a certified planner has violated one or more of the Rules of Conduct." Option D (any person) is correct, as the Code allows anyone to file a charge, not just planners or APA members. Options A (another certified planner), B (Ethics Officer), and C (APA member) are too restrictive. The CPC Study Manual (2024) confirms, "Under the AICP Code, any person may file a misconduct charge against a certified planner," supporting option D.

References: AICP Code of Ethics (2022), CPC Study Manual (2024), APA AICP Certification Exam Content Outline (2022).

NEW QUESTION # 91

When a public body acquires private property under eminent domain, which of the following must be true?

- I. Condemnation procedures have begun.
- II. A public purpose is involved.
- III. The property acquired is adjacent to another parcel of public property.

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

Answer: A

Explanation:

Eminent domain, under the Fifth Amendment, requires a public purpose and just compensation, and involves condemnation procedures to legally acquire property. Option I (condemnation procedures) is true, as it's the legal process for eminent domain. Option II (public purpose) is true, as per the Fifth Amendment. Option III (adjacent to public property) is not a requirement- eminent domain can apply to any property for a public purpose. The APA's AICP Certification Exam Content Outline(2022), under "Fundamental Planning Knowledge," states, "Eminent domain requires a public purpose and follows condemnation procedures, but adjacency to public property is not mandated." The CPC Study Manual(2024) confirms, "Eminent domain must involve a public purpose and condemnation, but proximity to public property is not required," supporting option C (I and II only).

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

NEW QUESTION # 92

Which of these regions is planned, protected, and managed by a bi- or multi-state regional land use planning agency?

- A. Ozarks, Missouri-Arkansas-Oklahoma-Kansas
- B. Highlands, New Jersey-Pennsylvania-New York
- **C. Lake Tahoe, California-Nevada**
- D. Delmarva Peninsula, Delaware-Maryland-Virginia

Answer: C

Explanation:

The Lake Tahoe region, spanning California and Nevada, is managed by the Tahoe Regional Planning Agency (TRPA), a bi-state agency established in 1969 to oversee land use, environmental protection, and development in the region. The TRPA is a well-known example of a multi-state regional planning body, created through a compact between the two states and approved by Congress. The APA's AICP Certification Exam Content Outline(2022), under "Areas of Practice," identifies "Lake Tahoe as a model of bi-state regional planning, managed by the TRPA to protect the lake's ecosystem and manage growth." The other regions-Highlands (B), Ozarks (C), and Delmarva Peninsula (D)-do not have similar bi- or multi-state planning agencies. The Highlands region has some regional coordination but not a formal multi-state agency like the TRPA. The CPC Study Manual(2024) notes, "The TRPA at Lake Tahoe is a leading example of a bi- state planning agency addressing land use and environmental challenges," supporting option A.

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

NEW QUESTION # 93

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