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APA American Institute of Certified Planners Exam Sample Questions (Q161-Q166):

NEW QUESTION # 161

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 and III only
- B. I and IV only

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

Answer: B

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 # 162

Successful negotiation in complex situations is facilitated by:

- A. Independent analyses to support each party's concerns.
- B. Hiring experts to document each party's positions.
- C. **Joint fact-finding for each party's issues.**
- D. Setting a specific time limit on the negotiation process.

Answer: C

Explanation:

Successful negotiation in complex situations, such as planning disputes, relies on building trust and a shared understanding of facts. Option B (joint fact-finding for each party's issues) facilitates this by having parties collaboratively gather and agree on data, reducing conflicts over facts and fostering consensus. The APA's AICP Certification Exam Content Outline(2022), under "Communication and Interaction," states, "Joint fact- finding is a key technique in complex negotiations, as it ensures all parties agree on the facts, enabling more productive discussions." Option A (independent analyses) may reinforce divisions. Option C (hiring experts) focuses on positions, not collaboration. Option D (time limit) can pressure parties but doesn't address the root of disputes. The CPC Study Manual(2024) confirms, "Joint fact-finding in negotiations helps parties establish a shared understanding, facilitating resolution in complex situations," supporting option B.

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

NEW QUESTION # 163

Who is known to have replaced Daniel Burnham in the 1920's as the city planning expert?

- A. Lawrence Veiller
- **B. Robert Moses**
- C. Clarence Perry
- D. Paul Lawrence

Answer: B

NEW QUESTION # 164

Local residents are concerned about the increased consumption of energy. The city council has directed the planning staff to make recommendations to limit or reduce energy use by the city and its residents. For this study, the best statement of the city council's goals would center on the:

- A. Need to reduce municipal energy expenditures.

- B. Need to improve ridership on the bus system.
- C. Residents' concerns about rising energy usage and prices.
- D. Need to reduce energy use throughout the city.

Answer: D

Explanation:

The city council's directive to "limit or reduce energy use by the city and its residents" focuses on a broad goal of energy reduction across the entire community. Option D (need to reduce energy use throughout the city) best reflects this comprehensive objective. The APA's AICP Certification Exam Content Outline (2022), under "Plan and Policy Development," states, "When addressing energy concerns, the goal should encompass reducing energy use citywide, covering both municipal and resident consumption." Option A (residents' concerns) is a motivation, not the goal. Option B (bus ridership) is a specific strategy, not the goal. Option C (municipal expenditures) is too narrow, as the directive includes residents. The CPC Study Manual (2024) confirms, "The goal of reducing energy use should address both city and resident consumption, focusing on the entire community," supporting option D.

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

NEW QUESTION # 165

In 1994, the United States Supreme Court found which of the following in its ruling in the case of *Dolan v. City of Tigard*?

- A. There must be a rough proportionality between ordinance requirements and exactions.
- B. A city cannot use public domain to acquire recreational land or green space.
- C. An allowable use under a zoning code cannot be denied.
- D. Any public use of land by local governments must be in conformance with a state-approved, comprehensive plan.

Answer: A

Explanation:

In *Dolan v. City of Tigard* (1994), the Supreme Court ruled that exactions (e.g., requiring land dedication for a bike path as a condition of development approval) must have a "rough proportionality" between the government's demand and the development's impact, building on the "nexus" test from *Nollan v. California Coastal Commission* (1987). Option A (rough proportionality) is correct. The APA's AICP Certification Exam Content Outline (2022), under "Fundamental Planning Knowledge," states, "*Dolan v. City of Tigard* established the 'rough proportionality' test for exactions, ensuring they are proportional to the development's impact." Option B (cannot use public domain) is incorrect, as the case focused on exactions, not public domain. Option C (state-approved comprehensive plan) is unrelated. Option D (allowable use cannot be denied) misrepresents the ruling, which dealt with conditions, not outright denial. The CPC Study Manual (2024) confirms, "*Dolan* introduced the rough proportionality requirement for exactions," supporting option A.

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

NEW QUESTION # 166

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