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APA American Institute of Certified Planners Exam Sample Questions (Q153-Q158):

NEW QUESTION # 153

A development is proposed in an overcrowded school district with fixed ad valorem property tax rates. Which of the following types of development proposals would cause a negative impact on the school district?

- A. Traditional neighborhood development
- B. Assisted living facility
- C. Shopping mall on the edge of the district
- D. Active adult community

Answer: A

Explanation:

In an overcrowded school district with fixed tax rates, new development that increases student enrollment without generating additional revenue will strain resources. Option B (traditional neighborhood development) typically includes family-oriented housing,

likely increasing school enrollment and exacerbating overcrowding. The APA's AICP Certification Exam Content Outline (2022), under "Areas of Practice," notes,

"Traditional neighborhood developments often include family housing, increasing school enrollment and impacting districts with limited capacity." Options A (assisted living) and C (active adult community) cater to seniors, unlikely to add students. Option D (shopping mall) generates commercial tax revenue without adding students. The CPC Study Manual (2024) states, "Family-oriented developments like traditional neighborhoods negatively impact overcrowded school districts by increasing enrollment without new revenue," supporting option B.

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

NEW QUESTION # 154

A community adopts a goal of "Health in all Policies" in its Comprehensive Plan. Which tool implements that goal?

- A. Creating buffer and separation requirements for transit stops
- B. Reducing residential densities
- C. Restricting environmental review to major point sources of pollution
- D. Planning for parks within a ten-minute walk of all neighborhoods

Answer: D

Explanation:

"Health in all Policies" (HiAP) integrates health considerations into all policy decisions, aiming to improve community health outcomes. Option C (planning for parks within a ten-minute walk of all neighborhoods) directly implements this goal by promoting physical activity, mental well-being, and equitable access to green spaces, which are key health determinants. The APA's AICP Certification Exam Content Outline (2022), under

"Plan and Policy Development," states, "HiAP goals are implemented through tools like ensuring access to parks within a short walk, as this enhances community health." The APA's Policy Guide on Health in Planning (2016) emphasizes, "Proximity to parks supports HiAP by encouraging active lifestyles." Option A (reducing densities) may not directly improve health. Option B (transit stop buffers) is less directly tied to health outcomes. Option D (restricting environmental review) undermines health by limiting pollution oversight. The CPC Study Manual (2024) confirms, "Planning for accessible parks implements HiAP by fostering health through recreation," supporting option C.

References: APA AICP Certification Exam Content Outline (2022), APA Policy Guide on Health in Planning (2016), CPC Study Manual (2024).

NEW QUESTION # 155

What is a potential community disadvantage of the Opportunity Zone program?

- A. Displacement
- B. Increased economic development
- C. Tax stagnation
- D. Reduced development standards

Answer: A

Explanation:

The Opportunity Zone program, created by the 2017 Tax Cuts and Jobs Act, offers tax incentives to spur investment in distressed areas but can lead to gentrification and displacement of existing residents (option A).

The APA's AICP Certification Exam Content Outline (2022), under "Areas of Practice," notes, "A potential disadvantage of Opportunity Zones is displacement due to gentrification, as new investments increase property values." Option B (tax stagnation) is not a typical outcome, as the program generates revenue.

Option C (increased economic development) is a goal, not a disadvantage. Option D (reduced standards) is not a primary concern. The CPC Study Manual (2024) states, "Opportunity Zones can lead to displacement as investments drive up costs, pushing out low-income residents," supporting option A.

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

NEW QUESTION # 156

How many acres in one square mile?

- A. 0
- B. 1
- C. 2
- D. 3

Answer: A

NEW QUESTION # 157

You are the planning director in a small town. Your husband runs the local country club and is applying for construction of a new swimming pool. This application will be reviewed by the planning commission for approval. Often, planners who are faced with this type of dilemma:

- A. Hire a consultant
- B. File for divorce
- C. Quit their jobs
- D. File for bankruptcy

Answer: A

Explanation:

Explanation

Note that questions on the exam are not likely to be this easy.

NEW QUESTION # 158

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