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APA American Institute of Certified Planners Exam Sample Questions (Q123-Q128):

NEW QUESTION # 123

Fiscal impact analysis includes a projection of:

- A. Job creation and profitability of a private sector development proposal.
- B. **Net cash flow to the public sector resulting from residential and nonresidential development.**
- C. Tax revenues at the regional, state, and national level.
- D. Developer investment for onsite improvements.

Answer: B

Explanation:

Fiscal impact analysis projects the financial effects of a development on a municipality, focusing on the net cash flow-revenues (e.g., taxes) minus costs (e.g., services, infrastructure). Option A (net cash flow to the public sector) is correct. The APA's AICP Certification Exam Content Outline(2022), under "Plan Implementation," defines fiscal impact analysis as "a projection of the net cash flow to the public sector from a development, balancing costs and revenues." Option B (job creation, profitability) is part of economic impact analysis. Option C (regional, state, national taxes) is beyond the municipal scope of fiscal analysis.

Option D (developer investment) focuses on private costs, not public impact. The CPC Study Manual(2024) confirms, "Fiscal impact analysis projects the net cash flow to the public sector from development," supporting option A.

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

NEW QUESTION # 124

A waterfront redevelopment plan for a typical large city in the Northeast United States will:

- A. Likely propose significant centers of new industrial employment.
- B. Not need the involvement of any Federal Agency.
- C. Not need to address the ecology of the water's edge.
- D. **Likely need to include brownfield remediation strategies.**

Answer: D

Explanation:

Waterfront redevelopment in the Northeast United States often involves former industrial sites, many of which are contaminated (brownfields). Option A (include brownfield remediation strategies) is correct, as these plans typically require cleanup to make the land safe for new uses like housing or recreation. The APA's AICP Certification Exam Content Outline(2022), under "Areas of Practice," states, "Waterfront redevelopment in the Northeast frequently involves brownfield remediation due to historical industrial activity." Option B (not addressing water's edge ecology) is incorrect, as ecological restoration is a key component. Option C (new industrial employment) is unlikely, as modern waterfront plans often focus on mixed-use or recreational development. Option D (no federal involvement) is incorrect, as agencies like the EPA or Army Corps of Engineers are often involved due to environmental and waterway regulations. The CPC Study Manual(2024) notes, "Northeast waterfront redevelopment typically requires brownfield remediation to address contamination from past industrial use," supporting option A.

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

NEW QUESTION # 125

Who was the father of regional planning?

- A. Daniel Burnham
- B. Edward Bassett
- C. Ian McHarg
- D. **Patrick Geddes**

Answer: D

NEW QUESTION # 126

What year was the first urban growth boundary established in the US?

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

Answer: A

NEW QUESTION # 127

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

Answer: B

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 # 128

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