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Earning the AICP certification is a significant accomplishment in the field of planning. American Institute of Certified Planners Exam certification is highly regarded by employers and is often required for advanced planning positions. It demonstrates a commitment to the profession and a level of expertise that goes beyond basic planning knowledge. Overall, the AICP Certification Exam is a challenging but rewarding experience that can open up many opportunities for planners looking to advance in their careers.

APA American Institute of Certified Planners Exam Sample Questions (Q106-Q111):

NEW QUESTION # 106

Fiscal impact analysis includes a projection of:

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

Answer: D

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 # 107

The green portfolio portion of a municipality's revolving loan fund would be available to which two of the following types of businesses?

- I. Bicycle manufacturer
- II. Compost bin distributor
- III. Affordable housing builder
- IV. Computer manufacturer

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

Answer: B

Explanation:

A green portfolio in a revolving loan fund supports businesses with environmentally sustainable practices.

Option I (bicycle manufacturer) promotes sustainable transportation, reducing emissions. Option II (compost bin distributor) supports waste reduction and sustainability. The APA's AICP Certification Exam Content Outline (2022), under "Areas of Practice," states, "Green portfolio funds typically support businesses like bicycle manufacturers and compost distributors, which align with environmental sustainability goals." Option III (affordable housing builder) focuses on social equity, not necessarily green practices unless specified.

Option IV (computer manufacturer) is not inherently green without specific sustainability practices. The CPC Study Manual (2024) confirms, "Green portfolio loans are available to businesses like bicycle manufacturers and compost distributors for their environmental benefits," supporting option A (I and II).

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

NEW QUESTION # 108

A property that is designated as having nonconforming use is considered as which of the following?

- A. Existing lawfully before the adoption of the zoning ordinance and expanding after the adoption
- B. Not complying with the zoning ordinance but lawfully established before the ordinance was adopted
- C. Having characteristics that are inconsistent with the neighborhood in which it is located but permitted by the zoning ordinance
- D. Not complying with the zoning ordinance but allowed to exist by the zoning appeals board

Answer: B

Explanation:

A nonconforming use refers to a property use that was lawful when established but does not comply with a subsequently adopted zoning ordinance. Option A correctly defines this as "not complying with the zoning ordinance but lawfully established before the ordinance was adopted." The APA's AICP Certification Exam Content Outline (2022), under "Plan and Policy Development," states, "Nonconforming uses are those that were legal prior to the adoption of a zoning ordinance but do not conform to the new regulations." Option B (allowed by the zoning appeals board) confuses nonconforming uses with variances. Option C (inconsistent with the neighborhood but permitted) is vague and not the legal definition. Option D (expanding after adoption) is incorrect, as nonconforming uses are typically restricted from expansion. The CPC Study Manual (2024) confirms, "A nonconforming use is one that was lawfully established before a zoning change and does not comply with the new ordinance," supporting option A.

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

NEW QUESTION # 109

Scenario

An oil company is interested in building a refinery on several thousand acres of waterfront property that the company owns. The general plan classifies this area as recreational and residential. The oil company files a re-zoning application to change this area to a heavy industrial classification. The planning director opposes the rezoning amendment stating that the scenic area is a valuable natural resource. Assume that the planning agency acted legally in all respects (proper notice, etc.). However, the county commissioners approve the amendment.

A group of residents who live near the proposed refinery site take the case to court and subpoena the planning director to testify. The planning director provides some information to the citizens' group as they prepare their case and also testifies truthfully in court about the value of the property to the community. Under the AICP Code of Ethics, all the following are true about the behavior of the planning director EXCEPT:

- A. The director served the public interest by providing information to citizens preparing their case.
- B. The director exhibited a concern for the long-range consequences of the proposed land use changes.
- C. The director should not have testified in court. The Code of Ethics requires planners to accept the decisions of their employers.
- D. The director was acting in an ethically responsible manner in trying to protect the integrity of the natural environment.

Answer: C

Explanation:

Explanation

See Ethical Principle 1, Rules of Conduct 1 and 25. Members of AICP must comply with the law.

NEW QUESTION # 110

Land use policies need to be updated to support the new transportation plan. You are tasked with proposing changes that align with mobility demand and environmental goals. Which land use policy change would contribute to better integrating transportation modes and enhancing environmental sustainability?

- A. Zoning more land for multi-family residential use near highways
- B. Increasing the allowable height of buildings in downtown areas

- C. Concentrating high-density mixed-use developments near transit hubs
- D. Expanding industrial zones connected to downtown with rail service

Answer: C

Explanation:

Integrating transportation modes and enhancing environmental sustainability requires land use policies that promote transit-oriented development (TOD), reduce car dependency, and minimize environmental impacts.

Option D (concentrating high-density mixed-use developments near transit hubs) achieves this by encouraging dense, walkable communities where residents can access transit, reducing vehicle miles traveled (VMT) and associated emissions. The APA's AICP Certification Exam Content Outline (2022), under "Plan and Policy Development," identifies "TOD as a key strategy for integrating transportation and land use while supporting environmental sustainability." The APA's Policy Guide on Smart Growth (2017) states, "High-density mixed-use development near transit hubs reduces reliance on cars and supports environmental goals by lowering emissions." Options A (increasing building height downtown) and C (expanding industrial zones) do not directly integrate transportation modes. Option B (multi-family zoning near highways) encourages car use, undermining sustainability. The CPC Study Manual (2024) supports option D, noting that "TOD near transit hubs is a best practice for sustainable land use and transportation integration." References: APA AICP Certification Exam Content Outline (2022), APA Policy Guide on Smart Growth (2017), CPC Study Manual (2024).

NEW QUESTION # 111

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