

Construction and Industry

*APA-AICP
American Institute of Certified Planners Exam*



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Question: 1

What housing policy act established slum clearance and urban renewal as federal housing policies?

- A.Housing Act of 1949
- B.Housing Act of 1965
- C.Housing Act of 1937
- D.Housing Act of 1956

Answer: A

Explanation:

The Housing Act of 1949 established a national housing policy for the first time. This act and its resulting policies identified slum clearance and urban renewal as necessary for the public's general welfare. While the act created new federal subsidies for public housing, it resulted in a housing segregation system that still exists today.

Question: 2

Spur v. Del Webb established the "coming to the nuisance" doctrine. Which of the following is an example of this doctrine?

- A. A strip club is proposed within 2500 feet of a school.
- B. Residents of a new housing development complain about the odors and animals from the landfill next door.
- C. Health officials adopt temporary enforcement measures against tattoo parlors.
- D. Neighbors complain about a resident whose Christmas lights display draws thousands of vehicles each night into their previously quiet neighborhood.

Answer: B

Explanation:

The landfill existed prior to the housing development. The new residents moved to next to landfill, which is now labeled as a nuisance. If the court requires the landfill to close or move, it is entitled to compensation under the conditions established in Spur v. Del Webb.

Question: 3

All of the below are considered strategies to address climate change EXCEPT:

- A. Eliminating construction in floodplains
- B. Reducing reliance on fossil fuels
- C. Adding green infrastructure strategies
- D. Increasing impervious surfaces

Answer: D

Explanation:

Impervious surfaces increase storm water runoff which increases water pollution, flooding, and harms water quality. The other answer choices are considered a climate change adaptation or mitigation strategies. Eliminating construction in floodplains reduces the likelihood of flooding as a result of sea level rise. Reducing reliance on fossil fuels improves air quality and the presence of carbon dioxide in the air. Adding green infrastructure strategies reduces storm water runoff and the flow of contaminated water into bodies of water.

Question: 4

Increasingly, governments are being encouraged to adopt standards ensuring buildings and infrastructure can be used by each person, regardless of their age or mobility limitation. What is the name for this set of standards?

- A. Universal design
- B. Building code
- C. Form-based code
- D. Americans with Disability Act

Answer: A

Explanation:

Universal Design is an approach to ensure all aspects of the built environment—buildings and public infrastructure—can be used by any person regardless of their age or ability. Building Codes can incorporate universal design standards, but often do not. Form-based codes are a type of zoning code. The Americans with Disabilities Act requires compliance with ensuring all buildings and public space can be used by anyone using an assistive device. Universal Design is considered to be more holistic than ADA requirements.

Question: 5

Township, NJ recently built a new school and plans to turn the old school into a condominium complex. What is this an example of?

- A. Brownfield development
- B. Adaptive reuse
- C. Universal design
- D. Historic preservation

Answer: B

Explanation:

Adaptive Reuse refers to the act of renovating an existing building to serve another purpose. The act of turning historic schools into new housing is a common form of adaptive reuse. Brownfield development is the redevelopment of a formerly contaminated piece of land. Universal Design and Historic Preservation can be incorporated into an Adaptive Reuse project, but their focus is much narrower.

Question: 6

A household's annual income is \$50,000. The family rents a 3-bedroom single-family house in a highly regarded school district for \$1,500/month. The federal department of Housing and Urban Development would classify the household as what:

- A. Wealthy
- B. Eligible for a housing subsidy
- C. Poor
- D. Cost-burdened

Answer: D

Explanation:

The Department of Housing and Urban Development (HUD) identifies someone as cost-burdened if they spend at least 30% of their monthly income on their housing and related expenses (such as utilities). While HUD uses this label, it does not automatically guarantee eligibility for housing subsidies.

Question: 7

The federal surface transportation act passed in 2015 is known as:

- A. SAFETEA-LU
- B. FAST
- C. MAP-21
- D. ISTEA

Answer: B

Explanation:

The Fixing America's Surface Transportation Act was signed into law in 2015. It replaced the Moving Ahead for Progress in the 21st Century (MAP-21), which was signed in 2012. The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) predated the 2005 surface transportation policy act—Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy

for Users (SAFETEA.LU).

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