Follow these instructions carefully:

- Spend no more than 2 hours on this exam.
- **Pick 6 of the 8 questions to answer.** Read through all the questions first before picking which 6 you will answer. But try not to take too long before you get started on your first question.
- With 2 hours and 6 questions, you should pace yourself at about 20 minutes per question.
- You may use the book, your notes, and other resources if you wish, but use most of your time for thinking and writing.
- Type your answers to the exam questions (you don’t need to rewrite the questions themselves).
- Use your own words. Do not use long quotes from sources. As long as you use your own words, do not worry about citations.
- Do NOT consult with other students in the class. I will be checking for overly similar answers, and I’m sure I do not need to warn you that copying answers would be a serious form of cheating with significant consequences for your UCD career.
- This year’s questions are different from last year’s questions, so answers from students from previous years will not help you, and I’m sure I do not need to warn you that copying answers would be a serious form of cheating with significant consequences for your UCD career.
- Your answers must not go over the 200-word limit per answer; your answers can be less than 200 words.
- To check how much you’ve written, use the word count function and provide the total word count for all your answers at the end of the exam. (If you don’t have this function or don’t know how to use it, don’t worry about it.)
- Single-space your answers, number the answers to match the questions, number your pages, and be sure to put your name on each page of your exam.
- Each question is worth the same amount of points.

Submit via SmartSite by 12:45pm, unless you have made other arrangements with Dr. Handy. In case of SmartSite failure, email your exam to slhandy@ucdavis.edu.

** We will grade you on the thoughtfulness of your answers and your demonstrated knowledge and comprehension of planning concepts and tools**

**You will not be graded on the quality of your writing, but you must write clearly enough that we can see how thoughtful your answers are**

**We must understand what you are saying, and we must see that you understand what you are saying**
Introduction
Sometime in the not so distant future, you land a job as the senior planner for Handyville, a small city of about 50,000 people in Pon County in the Central Valley of California. The city is situated on the banks of the Sacramento River, about twenty miles from the capital, and is bounded on two sides by agricultural land, one side by uncultivated open space, and the river on the fourth. Most of the land within the city has been developed, though some undeveloped parcels remain. Major employers in the city include a tomato processing plant and a major retail warehouse facility, but a growing number of residents commute to the Sacramento area. The population includes a high share of recent immigrants and household incomes are lower than for the state as a whole.

Like other cities in the Central Valley, Handyville has been feeling the pressures of the economic downturn. A few years ago, development was booming, but now many homes in the city are in foreclosure or sitting vacant, and construction in two half-completed residential subdivisions has come to a halt. A new shopping center at the edge of town is finally almost fully occupied, but many stores in downtown and the older neighborhood shopping centers have closed. Several small industrial sites on the riverfront are now vacant. On top of it all, the city is now facing significant across-the-board budget cuts. Long-time residents are concerned that quality of life in the community is decaying. Activists have called for improved conditions in lower-income neighborhoods and an expansion of higher-wage job opportunities. The agricultural community is worried about its long-term viability in the county. All are demanding that the City Council develop an effective growth management strategy to address these issues.

The City Council has directed the Planning Commission to look into the possibilities, and in response the Planning Commission has directed you, the senior planner, to develop a growth management strategy for the city. At their last meeting, the Commission raised a series of questions about growth management for which they asked you to provide short answers at their next meeting. To respond, you write a short and specific answer of no more than 200 words for 6 out of the 8 questions for the Planning Commission (whose members know the basics of planning but not much about innovative growth management approaches and have a limited attention span). Your boss warns you that if you want to keep your job, you must:
- Answer the question that the commissioners have asked.
- Give them a coherent discussion, rather than an unstructured dump of information.
- Use correct spelling and grammatically correct sentences.

Answer 6 out of the following 8 questions for the Planning Commission:

1. This seems like a good time to reflect on how we might have done things differently to avoid the mess we now find ourselves in. Maybe if we’d be better off if we had slowed the pace of growth. How could we have slowed the pace at which new housing was built? What could we have done to prevent so many big box stores and instead preserve our downtown businesses? What kind of legal problems might slow growth policies have created for us?

2. We’ve been told by the Sacramento Area Council of Governments (SACOG) that we must adopt policies that will help the region meet its target for reducing vehicle miles of travel,
3. A citizens’ group has been pressing us to improve bicycling infrastructure as a way to get people out of their cars, to increase safety for children bicycling to school, and to provide residents with a low-cost transportation option. Given the current budget crisis, what strategies might we use to fund these improvements? Once the economy picks up, how can we ensure that new development has good bicycling infrastructure from the start? What legal factors do we have to consider with these strategies?

4. We’ve been working on a redevelopment plan for the industrial area by the river, with the goal of attracting “green jobs” to the city. If the state abolishes redevelopment agencies, as Governor Brown is proposing, what tools will the city lose and why would this be detrimental? Would we be able to continue with our redevelopment plans anyway, and if so, what other strategies might we use, and what are their limitations?

5. Even with all the foreclosures, housing affordability remains a problem. What are some ways we could use planning policies to help increase the stock of affordable housing? Is there anything the city can do to lessen the problem now, even with so little new development occurring in the city? What are potential pros and cons of these strategies?

6. The agricultural lands that surround the city are important to our economy and contribute to the character of our community. One good thing about the economic slow-down is that proposals to develop these lands have also slowed down. What policies can we put in place now to help preserve agricultural land, inside and outside the city limits, once development pressures pick up again? What are the pros and cons of the possible approaches?

7. The city has been considering annexing a large tract of undeveloped land surrounded on three sides by existing development. This tract makes lots of sense as a location for the next wave of residential development, once the housing market picks up. But it is also home to the endangered Handyville toad. What regulatory hurdles will the developer face? What can be done, if anything, to enable development to occur here but also ensure the viability of the toad?

8. Now seems like a good time to set a boundary for future growth, to ensure that development occurs in an efficient pattern, with a sharp line between city and country. What factors would we want to consider in deciding where to put the boundary, and what would happen if we made a poor choice? What strategies could we use to enforce this boundary, and what are their pros and cons?