



state's housing goals. In metropolitan areas, these housing elements are required every eight years. Each housing element must contain.

- a) An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
  - b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;
  - c) An implementation plan that identifies any particular programs or strategies being undertaken to meet their goals and objectives, including their RHNA target; and
  - d) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period.
- 7) Requires a local government to determine whether each site in the site inventory can accommodate some portion of the jurisdiction's share of the RHNA by income category during the housing element planning period. A community either must use the "default zoning densities" or "Mullin densities" to determine whether a site is adequately zoned for lower income housing or must provide an alternative analysis. Current Mullin densities:
- a) 15 units/acre—cities within non-metropolitan counties; nonmetropolitan counties with metropolitan areas
  - b) 10 units/acre—unincorporated areas in all non-metropolitan counties not included in the 15 units/acre category
  - c) 20 units/acre—suburban jurisdictions
  - d) 30 units/acre—jurisdictions in metropolitan counties

**This bill:**

- 1) Establishes the Affordable Housing and High Road Jobs Act of 2022.

*Affordable Housing Developments in Commercial Zones*

- 2) Provides that a housing development project shall be a use by right in a zone where office, retail, or parking are a principally permitted use and subject to a streamlined ministerial review if the following apply:
  - a) It is a legal parcel that is either in a city where the boundaries include some portion of an urbanized area or urban cluster, or in an unincorporated area,

- the parcel is wholly within the boundaries of an urbanized area or urban cluster.
- b) At least 75% of the perimeter of the site adjoins parcels that are developed with urban uses.
  - c) It is not on a site or adjoined to any site where more than 1/3 of the square footage of the site is dedicated to industrial use.
  - d) It is not on a specified environmentally sensitive site.
  - e) It is not located within 500 feet of a freeway.
  - f) For a vacant site, it does not contain tribal cultural resources that could be affected by the development that were found prior to a tribal consultation and the effects of which cannot be mitigated.
  - g) The project has at least 2/3 of the square footage designated for residential use.
  - h) The residential density will meet or exceed the Mullin Densities.
  - i) The project complies with specified objective zoning standards.
- 3) Requires a project to meet the following affordability requirements:
- a) 100% of the units are affordable to lower income households.
  - b) The units are subject to a recorded deed restriction for 55 years for rental and 45 years for owner-occupied units.
- 4) Provides that if the site is within a “neighborhood plan,” the site satisfies both of the following:
- a) The plan applicable to the site was adopted prior to January 1, 2024, as specified.
  - b) The neighborhood plan allows residential use on the site.
  - c) Defines neighborhood plan as a specific plan, area plan, precise plan, or master plan that has been adopted by a local government.

*Mixed-Income Housing Developments Along Commercial Corridors*

- 5) Provides that a housing development project shall be a use by right within a zone where office, retail, or parking are a principally permitted use and shall be subject to a streamlined ministerial review if the proposed housing development abuts a commercial corridor and has a frontage along a commercial corridor of a minimum of 50 feet, is a site that is less than 20 acres, and meets the following requirements:
- a) It is a legal parcel that is either in a city where the boundaries include some portion of an urbanized area or urban cluster, or in an unincorporated area,

- the parcel is wholly within the boundaries of an urbanized area or urban cluster.
- b) The site would not require the demolition of housing subject to a recorded covenant, rent control, or occupied by tenants in the last 10 years.
  - c) The site would not require the demolition of a historic structure placed on a national, state, or local historic register.
  - d) It is not on a site or adjoined to any site where more than 1/3 of the square footage of the site is dedicated to industrial use.
  - e) It is not on a specified environmentally sensitive site.
  - f) It is not located within 500 feet of a freeway.
  - g) For a vacant site, it does not contain tribal cultural resources that could be affected by the development that were found prior to a tribal consultation and the effects of which cannot be mitigated.
  - h) The project is at least 2/3 of the square footage is designated for residential use.
  - i) The project complies with specified objectives zoning standards.
- 6) Requires a project to meet the following affordability requirements:
- a) For rental units, 15% of the units are affordable to lower-income households for 55 years; or
  - b) For owner-occupied units, 30% of the units affordable to moderate-income or 15% affordable to lower-income households for 45 years.
- 7) Provides that the following density requirements shall apply:
- a) In a metropolitan jurisdiction, the development shall meet or exceed the greater of the following:
    - i) The residential density allowed on the parcel by the local government;
    - ii) For sites of less than one acre, 30 units per acre;
    - iii) For sites greater than one acre located on a commercial corridor of less than 100 feet, 40 units per acre;
    - iv) For sites of one acre in size or greater located on a commercial corridor of 100 feet or greater in width, 60 units per acre; or
    - v) For sites within ½ mile of a major transit stop, 80 units per acre.
  - b) In a nonmetropolitan jurisdiction, the development shall meet or exceed the greater of the following:
    - i) The residential density allowed on the parcel by the local government;
    - ii) For sites of less than one acre, 20 units per acre;

- iii) For sites greater than one acre located on a commercial corridor of less than 100 feet, 30 units per acre;
  - iv) For sites of one acre in size or greater located on a commercial corridor of 100 feet or greater in width, 50 units per acre; or
  - v) For sites within ½ mile of a major transit stop, 70 units per acre.
- 8) Provides that the height shall be the greater of the following:
- a) The height allowed on a parcel by the local government;
  - b) For sites located on a commercial corridor of less than 100 feet in width, 35 feet;
  - c) For sites located on a commercial corridor of 100 feet or greater in width, 45 feet;
  - d) For sites within ½ mile of a major transit stop and within a city with a population of greater than 100,000, 65 feet.
- 9) Provides that the following setback requirements apply:
- a) For the portion that fronts a commercial corridor,
    - i) No setbacks are required.
    - ii) All parking must be set back at least 25 feet.
    - iii) On the ground follow, a building must be within 10 feet of the property line for at least 80% of the frontage.
  - b) For the portion that fronts a side street, a building or buildings must abut within 10 feet of the property line for at least 60% of the frontage.
  - c) For the portion that abuts an adjoining property but also abuts the same commercial corridor, no setbacks required unless the adjoining property contains a residential use, as specified.
  - d) For the portion of the street line that does not abut a commercial corridor, a side street, or an adjoining property that also abuts the same commercial corridor as the property, the following shall occur:
    - i) Along property lines that abut a property that contains a residential use, the following shall occur:
      - (1) The ground floor shall be set back at 10 feet.
      - (2) Starting on the second floor, each subsequent floor shall be stepped back an amount equal to seven feet multiplied by the floor number.
      - (3) Along property lines that abut a property that does not contain a residential use, the development shall be set back 15 feet.

- 10) No parking is required except for bike parking, electrical vehicle equipment installed, or parking spaces accessible for persons with disabilities.
- 11) Provides that if the site is within a “neighborhood plan,” the site satisfies both of the following:
  - a) The plan applicable to the site was adopted prior to January 1, 2024, as specified.
  - b) The neighborhood plan allows residential use on the site.
  - c) Defines neighborhood plan as a specific plan, area plan, precise plan, or master plan that has been adopted by a local government.

*Labor Standards:*

- 12) A proponent of a development project approved pursuant to the provisions of this bill must require, in contracts with construction contractors, that all of the labor provisions of this bill's standards will be met in project construction. The proponent must certify this to the local government;
- 13) A development that is not in its entirety a public work, as specified, must be subject to all of the following wage provisions:
  - a) All construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as specified, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate;
  - b) The development proponent must ensure that the prevailing wage requirement is included in all contracts for the performance of the work for those portions of the development that are not a public work; and
  - c) All contractors and subcontractors for those portions of the development that are not a public work must maintain and verify payroll records, as specified, and make those records available for inspection and copying. This requirement does not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure.
- 14) The obligation of the contractors and subcontractors to pay prevailing wages pursuant to this bill are subject to the following enforcement provisions:

- a) They may be enforced by The Labor Commissioner, an underpaid worker, and a joint labor-management committee through a civil action, as specified; and
  - b) These enforcement provisions do not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure.
- 15) The requirement that the employer pay prevailing wages does not apply to those portions of development that are not a public work if otherwise provided in a bona fide collective bargaining agreement covering the worker;
- 16) For a development of 50 or more housing units, the development proponent must require in contracts with construction contractors, and must certify to the local government, that each contractor of any tier who will employ construction craft employees or will let subcontracts for at least 1,000 hours must ensure all of the following:
- a) A contractor with construction craft employees must either participate in an apprenticeship program approved by the State of California Division of Apprenticeship Standards, as specified, or request the dispatch of apprentices from a state-approved apprenticeship program, as specified. A contractor without construction craft employees must show a contractual obligation that its subcontractors meet these requirements.
  - b) Each contractor with construction craft employees must make health care expenditures for each employee, as specified. A contractor without construction craft employees must show a contractual obligation that its subcontractors comply with this requirement. Qualifying expenditures are credited toward compliance with prevailing wage payment requirements.
  - c) A construction contractor is deemed in compliance with the requirements of A and B, above, if it is signatory to a valid collective bargaining agreement that requires utilization of registered apprentices and expenditures on health care for employees and dependents; and
  - d) The development proponent is subject to reporting requirements, as specified.
- 17) Requires a local agency to include in its APR data related to this bill.

**COMMENTS:**

- 1) *Author's statement.* “This bill combines some of the best ideas advanced in the Legislature over the last several years for promoting affordable housing development with a requirement to create ‘high road’ jobs. To effectively take on our state’s housing issues, I firmly believe we need to do both. This legislation gives us all the opportunity to work together toward our shared goal: Building more affordable housing for struggling Californians, while also growing the thriving, high-wage construction workforce every community needs.”
- 2) *Housing needs and approvals generally.* Every city and county in California is required to develop a general plan that outlines the community’s vision of future development through a series of policy statements and goals. A community’s general plan lays the foundation for all future land use decisions, as these decisions must be consistent with the plan. General plans are comprised of several elements that address various land use topics. Seven elements are mandated by state law: land use, circulation, housing, conservation, open-space, noise, and safety. Each community’s general plan must include a housing element, which outlines a long-term plan for meeting the community’s existing and projected housing needs. The housing element demonstrates how the community plans to accommodate its “fair share” of its region’s housing needs, which is completed through the regional housing needs allocation (RHNA) process. To do so, each community establishes an inventory of sites (“site inventory”) designated for new housing that is sufficient to accommodate its fair share. Each jurisdiction then has three years to complete any rezoning necessary to accommodate the units identified in their housing element and in the site inventory than identifies where potential development would occur. Communities also identify regulatory barriers to housing development and propose strategies to address those barriers. State law requires cities and counties to update their housing elements every eight years.
- 3) *Zoning ordinances generally.* Cities and counties enact zoning ordinances to implement their general plans. Zoning determines the type of housing that can be built. In addition, before building new housing, housing developers must obtain one or more permits from local planning departments and must also obtain approval from local planning commissions, city councils, or county board of supervisors. A zoning ordinance may be subject to CEQA if it will have a significant impact upon the environment. The adoption of ADU ordinances, however, are explicitly exempt from CEQA. There are also some several statutory exemptions that provide limited environmental review for



projects that are consistent with a previously adopted general plan, community plan, specific plan, or zoning ordinance.

In addition, before building new housing, housing developers must obtain one or more permits from local planning departments and must also obtain approval from local planning commissions, city councils, or county board of supervisors. Some housing projects can be permitted by city or county planning staff ministerially or without further approval from elected officials. Projects reviewed ministerially, or by-right, require only an administrative review designed to ensure they are consistent with existing general plan and zoning rules, as well as meet standards for building quality, health, and safety. Most large housing projects are not allowed ministerial review. Instead, these projects are vetted through both public hearings and administrative review. Most housing projects that require discretionary review and approval are subject to review under the CEQA, while projects permitted ministerially generally are not.

- 4) *Mullin densities.* A local government must determine whether each site in its site inventory for its housing element can accommodate some portion of the jurisdiction's share of the regional housing needs assessment requirement by income category during the housing element planning period. A community must use the "default zoning densities," also referred to as "Mullin densities," to determine whether a site is adequately zoned for lower income housing or must provide an alternative analysis. Current default densities are as follows:
  - a) 15 units per acre: cities within non-metropolitan counties; non-metropolitan counties with metropolitan areas.
  - b) 10 units per acre: unincorporated areas in all nonmetropolitan counties not included in the 15 units per acre category.
  - c) 20 units per acre: suburban jurisdictions.
  - d) 30 units per acre: jurisdictions in metropolitan counties.
- 5) *Need for more residential zoning.* The concept of the "fiscalization of land use" is familiar to many. Ever since the passage of Proposition 13 in 1978, property taxes have constituted a diminishing source of revenue for governments. This situation was exacerbated in the early 1990s when the state effectively commandeered local property tax revenues to meet its obligation to the public schools through the Education Revenue Augmentation Fund (ERAF). In many cases, the additional revenues a local government now earns from each new housing unit are insufficient to cover the added expense of providing services to the new residents of that home. Some of the fixed costs of infrastructure can be recouped through fees, but the on-going service costs remain at issue. Thus, a

city council deciding the fate of a new housing development faces the unenviable dilemma of denying needed housing or reducing services to existing constituents. As one might expect, new housing developments tend to be the loser.

At the same time, when a city council considers an alternate proposal to develop a parcel of land as a retail center, the fiscal incentives strongly support approval. Local governments receive a large portion of all sales tax revenue generated within their borders. The additional revenue received from a large retail facility—such as a big-box retailer, online distribution center, or a car dealer—easily outweighs the costs of providing services to the facility. Local government can use these surplus revenues to enhance services to its constituents. As a result, housing is subject to a double whammy. Not only can it be difficult to get approval for a new housing development on residentially-zoned land, but more land is zoned commercial in the hope that retail establishments can be attracted. The only real fiscal incentive local governments have to approve housing is to ensure there are enough residents to support the retailers.

- 6) *COVID-19 and impacts to brick-and-mortar retail.* According to an April 24, 2020 brief published by McKinsey and Company, the onset of COVID-19 has aggravated the existing challenges that the retail sector faces, including:
- a) A shift to online purchasing over brick-and-mortar sales;
  - b) Customers seeking safe and healthy purchasing options;
  - c) Increased emphasis on value for money when purchasing goods;
  - d) Movement towards more flexible and versatile labor; and
  - e) Reduced consumer loyalty in favor of less expensive brands.

With several large retailers such as Neiman Marcus, J.C. Penney, J. Crew, and Pier 1 filing for bankruptcy, store closings have already been announced or are expected in the future. According to the research and advisory firm Coresight Research, 2020 saw the closures of 8,741 stores, and 2021 could bring as many as 10,000 additional closures. The investment firm UBS estimates that by 2025, 100,000 stores in the United States will close as online sales grow from 15% to 25% of total retail sales.

- 7) *Authorizing residential in commercial zones.* This bill would help facilitate the production of more housing by providing that specified housing developments would be a use by right in a zone where office, retail, or parking are a principally permitted use. Eligible infill sites must be in an urbanized area or urban cluster, not near a freeway, and not adjoined to a site with more than 1/3 of the uses are dedicated to industrial use. Streamlined approval is limited to

projects with 100% of the units affordable to lower income families, subject to Mullin densities; approval is not limited to any specified site size. On sites that are less than 20 acres and on a commercial corridor, mixed income projects are eligible for streamlined approval. These projects must contain at least 15% of the units affordable to lower income renters, or alternatively, ownership units in which to 15% are affordable to lower income households or 30% affordable to moderate income households. These projects are subject to specified density requirements depending on the size of the site and size of the commercial corridor, minimum height requirements depending on the size of the commercial corridor, specified setback requirements, and no parking minimums except for bike parking, electrical vehicle equipment or spaces for persons with disabilities.

- 8) *Looks familiar.* This bill is similar to SB 6 (Caballero, 2022), which was part of the Senate Housing Production Package in 2021. That bill provided that residential developments shall be deemed an allowable use in an office or retail zone not adjacent to an industrial use. Additionally, projects that otherwise meet the requirements for SB 35 streamlining would additionally receive streamlined, ministerial approval.

Similar to this bill, that bill authorizes housing on sites that are in an urban area or urban cluster, infill sites, and not be environmentally sensitive. Projects must contain 15% units affordable to lower income households, and meet the Mullin densities.

- 9) *Opposition.* The State Building and Construction Trades Council (SBCTC) and affiliated groups, argue that the bill should require the utilization of a skilled and trained workforce, as defined in labor law, that would in effect require a certain percentage of each construction craft and trade to be unionized unless the project is subject to a Project Labor Agreement. They argue that, absent these provisions, the bill provides a path to developer profits with little protections for workers and meaningful input from community members. According to the SBCTC, "We remain opposed to any effort that would create a statewide right to develop mostly market-rate and luxury housing without, at a very minimum, basic community protections, including the requirement to use a skilled and trained workforce and pay area prevailing wages."

The cities in opposition to the bill argue that it would remove local control and the ability of cities to determine the adequacy of sites for housing and the ability to provide affiliated infrastructure. They also express concern over a potential reduction in tax revenue from the loss of commercial properties.

10) *Triple-referral.* The Senate Rules Committee has ordered this bill be tripled referred to the Senate Housing Committee, the Senate Governance and Finance Committee, and the Senate Environmental Quality Committee. Due to the COVID-19 Pandemic and the unprecedented nature of the 2021 Legislative Session, all Senate Policy Committees are working under a compressed timeline. This timeline does not allow this bill to be referred and heard by more than two committees as a typical timeline would allow. In order to fully vet the contents of this measure for the benefit of Senators and the public, this analysis includes information from the third committee included in the original referral, the Senate Environmental Quality Committee.

### **RELATED LEGISLATION:**

**SB 6 (Caballero, 2021)** — enacts, until January 1, 2029, the Neighborhood Homes Act, which establishes housing as an allowable use on any parcel zoned for office or retail uses. *This bill is pending in the Assembly Housing and Community Development Committee.*

**FISCAL EFFECT:** Appropriation: No    Fiscal Com.: Yes    Local: Yes

**POSITIONS:** (Communicated to the committee before noon on Wednesday, June 15, 2022.)

### **SUPPORT:**

California Conference of Carpenters (Co-Sponsor)  
 California Housing Consortium (Co-Sponsor)  
 AARP  
 Abundant Housing LA  
 Affirmed Housing  
 All Home  
 Alta Housing  
 American Planning Association, California Chapter  
 Bay Area Council  
 Black Leadership Council  
 Bridge Housing Corporation  
 Burbank Housing Development Corporation  
 California Apartment Association  
 California Association of Local Housing Finance Agencies  
 California Coalition for Rural Housing  
 California Community Builders  
 California Community Economic Development Association (CCEDA)  
 California Forward Action Fund

California Housing Partnership  
California Housing Partnership Corporation  
California School Employees Association  
California YIMBY  
Carpenter Local Union 1599  
Carpenters Local 152  
Carpenters Local 22  
Carpenters Local 562  
Carpenters Local 619  
Carpenters Local 661  
Carpenters Local 701  
Carpenters Local 714  
Carpenters Local 721  
Carpenters Local 909  
Carpenters Local 951  
Carpenters Local Union 1109  
Carpenters Local Union 1789  
Carpenters Local Union 2236  
Carpenters Union Local 180  
Carpenters Union Local 405  
Carpenters Union Local 46  
Carpenters Union Local 505  
Carpenters Union Local 605  
Carpenters Union Local 713  
Carpenters Union Local 805  
Carpenters Women's Auxiliary 001  
Carpenters Women's Auxiliary 007  
Carpenters Women's Auxiliary 101  
Carpenters Women's Auxiliary 1904  
Carpenters Women's Auxiliary 417  
Carpenters Women's Auxiliary 66  
Carpenters Women's Auxiliary 710  
Carpenters Women's Auxiliary 91  
Central City Association  
Central Valley Urban Institute  
City of Maywood  
Civicwell  
Clinica Romero  
Community Coalition  
Community Corporation of Santa Monica  
Congress for The New Urbanism  
Construction Employers' Association

Council of Infill Builders  
Councilmember Zach Hilton, City of Gilroy  
Destination: Home  
Drywall Lathers Local 9109  
Drywall Local Union 9144  
East Bay Asian Local Development Corpor  
East Bay for Everyone  
East Bay Yimby  
Eden Housing  
Endangered Habitats League  
Enterprise Community Partners, INC.  
Fieldstead and Company, INC.  
Generation Housing  
Govern for California  
Greenbelt Alliance  
Housing Action Coalition  
Housing California  
ICON  
IKAR  
Lathers Local 681  
Linc Housing  
Lisc San Diego  
Los Angeles Business Council  
Los Angeles County Young Democrats  
Making Housing and Community Happen  
Mayor Jesse Arreguín, City of Berkeley  
Mayor John Bauters City of Emeryville  
Mayor Rick Bonilla City of San Mateo  
Mayor Ron Rowlett City of Vacaville  
Mercy Housing  
Merritt Community Capital Corporation  
Midpen Housing  
Midpen Housing Corporation  
Millwrights Local 102  
Modular Installers Association  
Monterey Bay Economic Partnership  
Mountain View YIMBY  
New Way Homes  
Non Profit Housing Association of Northern California (NPH)  
Nor Cal Carpenters Union  
Northern California Carpenters Regional Council  
Novin Development Corp.

Peninsula for Everyone  
People for Housing - Orange County  
Pile Drivers Local 34  
Richmond Community Foundation  
SALEF  
San Diego Housing Federation  
San Francisco Bay Area Planning & Urban Research Association (SPUR)  
San Francisco Housing Development Corporation  
Sand Hill Property Company  
Santa Cruz Yimby  
Satellite Affordable Housing Associates  
Sequoia Riverlands Trust  
Service Employees International Union (SEIU) California  
Sierra Business Council  
Silicon Valley Community Foundation  
Silicon Valley Leadership Group  
Southern California Association of Nonprofit Housing  
Southern California Contractors Association  
Southwest Regional Council of Carpenters  
Southwest Regional Council of Carpenters Local 562  
Southwest Regional Council of Carpenters Local 721  
SV@Home Action Fund  
The Greenlining Institute  
The Kennedy Commission  
The Los Angeles Coalition for The Economy & Jobs  
The Pacific Companies  
The San Francisco Foundation  
The Two Hundred  
United Latinos Action  
United Lutheran Church of Oakland  
United Ways of California  
Urban Environmentalists  
Urban League, San Diego County  
USA Properties Fund, INC.  
Ventura County Clergy and Laity United for Economic Justice  
Wall and Ceiling Alliance  
West Angeles Community Development Corporation  
Wildlands Network  
YIMBY Action  
YIMBY Democrats of San Diego County

**OPPOSITION**

California Nurses Association  
California State Association of Electrical Workers  
California State Pipe Trades Council  
Calle 24 Latino Cultural District  
Care Clt (a Division of Care Assn, Inc)  
Catalysts for Local Control  
City of Arcata  
City of Beverly Hills  
City of Bishop  
City of Burbank  
City of Clovis  
City of Corona  
City of Del Mar  
City of El Centro  
City of Fairfield  
City of Fillmore  
City of Fort Bragg  
City of Fortuna  
City of Fremont  
City of Glendale  
City of Glendora  
City of Huntington Beach  
City of Indian Wells  
City of La Canada Flintridge  
City of La Mirada  
City of La Puente  
City of Laguna Hills  
City of Menifee  
City of Novato  
City of Orange  
City of Palm Desert  
City of Pleasant Hill  
City of Rancho Palos Verdes  
City of Redlands  
City of Ripon  
City of Rohnert Park  
City of Rolling Hills Estates  
City of Rosemead  
City of San Clemente  
City of Santa Maria



City of Solana Beach  
City of Sunnyvale  
City of Torrance  
City of Vista  
City of Whittier  
District Council of Iron Workers of The State of California and Vicinity  
Los Angeles County Division, League of California Cities  
Marin County Council of Mayors & Councilmembers (MCCMC)  
Poder  
South Bay Cities Council of Governments  
State Building & Construction Trades Council of California  
Town of Truckee  
Tri-valley Cities of Dublin, Livermore, Pleasanton, San Ramon, and Town of  
Danville  
Western States Council Sheet Metal, Air, Rail and Transportation  
Young Community Developer  
1 Individual

**-- END --**