



Fourth Quarter 2005

Volume 2, Number 4

## Fourth Quarter Highlights

Allina Hospitals & Clinics began moving its 1,800 employees into corporate headquarters at [Midtown Exchange](#), a \$190 million mixed-use development, in December (photo below).



Photo: © Bob Perzel

The City has completed a \$21 million refunding, the final step in the overall plan to transfer ownership of the [Orpheum, State and Pantages](#) theaters from the City to the nonprofit Hennepin Theatre Trust, as approved by the City Council in October.

The [Minneapolis Common Bond Fund](#), a 23-year-old bonding tool used for manufacturing and industrial projects, received a two-step upgrade from Standard & Poor's, from an "A-" to an "A+"; this upgrade will result in lower interest rates for future projects.

The [Northside Home Fund's](#) neighborhood partner, the Jordan Area Community Council, selected a development team for the first "Northside Cluster" project at 25<sup>th</sup> and James Avenues North. The NHF Board selected a second cluster at 31<sup>st</sup> Avenue North and 6<sup>th</sup> Street North. Clusters are small geographic areas with vacant and boarded homes targeted for intensive redevelopment.

The Planning Commission and City Council approved three small area plans: [Midtown Minneapolis Land Use and Development Plan](#), [South Lyndale Corridor Plan](#), and [Lake Street/Midtown Light Rail Transit Station Area Rezoning Study](#).

The renovation of the [St. Barnabas](#) hospital by CCHT into 52 affordable rental units for homeless youths received the National Association of Local Housing Finance Agencies' "Meritorious Achievement Award" (photo below).



Several CPED-supported housing developments began construction, including:

- [Hiawatha Commons](#) - 80 units of new, mixed-income workforce rental housing (developer: Alliance Housing);
- [St. Anthony Mills Apartments](#) - 93 units of new, mixed-income rental housing (Brighton Dev.)
- [The Jourdain](#), (Phase 2 of the Franklin-Portland Gateway development) - 41 units of new, mixed-income rental housing (CCHT)

The City closed on a total of 208 affordable housing units (affordable to households earning 50 percent of metropolitan median income) this quarter, bringing the 2005 total to 571, and the three year total to 2,475 units, exceeding the City's three-year goal of 2,100 units.

CPED released its final [2006-2010 Business Plan](#).

We are pleased to share our fourth quarter highlights. For more information about any of the initiatives, please click on the Web links or give our staff a call.

Lee E. Sheehy, Director  
(612) 673-5125  
[lee.sheehy@ci.minneapolis.mn.us](mailto:lee.sheehy@ci.minneapolis.mn.us)  
[www.ci.minneapolis.mn.us/cped](http://www.ci.minneapolis.mn.us/cped)

## Part I: Progress on Key Initiatives in 2005 Business Plan

### Community Planning

Complete, Prepare and Assist with Several Plans  
(Contact Pam Miner 673-3240)

- The Planning Commission and City Council approved the [Midtown Minneapolis Land Use and Development Plan](#).
- The Planning Commission approved the [38<sup>th</sup> Street LRT Station Area Plan](#) draft; the Zoning and Planning Committee referred the plan back to a community task force to develop additional development scenarios for one part of the study area.
- Community meetings completed, data collection nearly completed, and analysis conducted for the [Industrial Land Use and Employment Policy Plan](#).
- The Planning Commission approved the [South Lyndale Corridor Plan](#) (the City Council will consider it in early 2006).
- Community meetings are nearly completed for the [Midtown Greenway Land Use and Development Plan](#).
- The Planning Commission approved the action to incorporate the [SEMI Refined Master Plan](#) into the City's comprehensive plan (the City Council will consider it in early 2006).
- Participation continued in the [Access Minneapolis](#) 10-year transportation planning effort.
- City Council approved the recommendation to create new [neighborhood boundaries for Midtown Phillips and East Phillips](#).
- Submitted final draft of Critical Area Plan to the Metropolitan Council

### Economic Policy and Development

Create New Riverfront Partnership  
(Contact: Ann Calvert 673-5023)

The consultant team is studying ways to enhance the City's capacity to revitalize the riverfront. Task 1 of Phase 1 was completed, and a report summarizing the results of this task was posted at [www.ci.minneapolis.mn.us/cped/docs/RFRevitalTask1Rprt.pdf](http://www.ci.minneapolis.mn.us/cped/docs/RFRevitalTask1Rprt.pdf). This task included gathering information about the organizations already involved in riverfront revitalization and examining organizational models used in other communities. Interested parties may follow the process at: [www.ci.minneapolis.mn.us/cped/riverfront\\_study.asp](http://www.ci.minneapolis.mn.us/cped/riverfront_study.asp)

Develop Plan for University Research Park  
(Contact: Jim Forsyth 673-5179)

- Revisions to the [SEMI Refined Master Plan \(RMP\)](#) were approved by the Southeast Minneapolis Economic Development (SEED) committee. Revisions increased the land recommended for industrial use, reduced land recommended for residential use, recognized University of Minnesota property ownership and clarified boundaries between SEMI and adjacent neighborhoods. The revisions to the RMP will be presented to the City Council and forwarded to the Metropolitan Council for incorporation into the City's comprehensive plan.
- The City Council authorized City acquisition of University of Minnesota property for infrastructure needs in SEMI.
- Pollution remediation was completed for the east portion of Wall Development Company's Minnesota Innovation Center. The Metropolitan Council grant used to remediate the site was closed.
- CPED reviewed and commented on the University of Minnesota football stadium environmental impact statement.
- Malcolm Avenue reconstruction design work proceeded, and the Minnesota Department of Employment and Economic Development grant used for partial funding of the work was used.

## Implement Business Services and Toolbox (Contact: Kent Robbins 673-5187)

- The [Minneapolis Business Toolbox](#) was updated in October and is available on the CPED Web site. The toolbox combines user-friendly information on how the City of Minneapolis can help start a business, provide grants and loans and find employees.
- CPED staff brought the toolbox to 12 Minneapolis companies to discuss economic development programs and services.
- Reviewed proposal from Minneapolis Business Service team (multi-jurisdictional group). The “Minneapolis Matrix” seeks to create a single source in Minneapolis for employment and training services.

## Workforce Development

### Conclude the “Close the Gap” Campaign (Contact: Deb Bahr-Helgen 673-6226)

- The 2005 annual average unemployment rate gap between Minneapolis and the metro area was 0.4 percent. For 2004, the gap was 0.7 percent.
- The campaign to close the gap between Minneapolis and metro area unemployment rates placed 92 more Minneapolis residents in jobs this quarter with an average wage of \$9.96 an hour.
- Received more than \$23,000 in matching funds under a provision of the Federal Food Support Program.
- With support from the city, the Neighborhood Development Center (NDC) opened the Lake Street Entrepreneur and Career Center in the Plaza Verde building. The Center also provides services at the Northside Residents Redevelopment Council (NRRC) on the north side of Minneapolis to individuals interested in opening up a business. In 2005, 14 entrepreneurial classes were held with 137 people in attendance. The ethnically diverse groups consisted of 82 males and 55 females all with a common interest of developing their own businesses.

### Support Creation of Public Service Careers Institutes (Contact: Deb Bahr-Helgen 673-6226)

The Minneapolis Employment and Training Program (METP) began a public service explorer program called “Passport to Public Service.” The goal is to expose youths to a variety of careers in the public sector. Employees of the City of Minneapolis, Hennepin County, the State of Minnesota, and federal agencies will share their expertise with the youths. The class will visit post-secondary institutions, the Legislature and various government facilities. METP has enrolled 36 students in the project.

## Housing Policy and Development

### Complete the Heritage Park Development (Contact: Elfric Porte 673-5145)

- Five building plans were approved for ownership housing units.
- Completed eight owner-occupied housing units.
- Two new households bought homes and moved into the Heritage Park development.
- Completed construction on the final rental housing phase of the development.
- Leased 75 percent of the rental housing units.
- The City of Minneapolis’ Five Year Capital Program for 2005-2010 was adopted by the City Council, with \$3,647,000 allocated for 2006.

## Implement Corridor Housing Strategies (Contact: Kevin Dockry 673-5075)

- Issued request for proposals (RFP) for the Metropolitan Council's CMAQ (Congestion Mitigation and Air Quality) program; these funds assist compact, mixed-use, pedestrian and transit-oriented development (TOD) projects located within 1,500 feet of Hiawatha LRT transit stations.
- Corridor Housing Initiative (CHI) Steering/Selection Committee approved proposals for Standish Ericsson Neighborhood Association (SENA) and Corcoran neighborhood.
- Acquisition in process on 6+ Higher Density Corridor sites. One property acquired, disposition in process.
- CPED funding approved for numerous corridor housing developments (38<sup>th</sup> & Nicollet, Spirit of the Lakes, Marshall Stacey Townhomes, Greenway at Midtown, Karamu West, Agape Apartments, The Wellstone, Kinglsey Commons, Lutheran Social Services Park Avenue and St. Anne's).
- Meter Farm site, a surface parking lot in Loring Park, is being transferred to CPED for disposition.

## Implement the Northside Home Fund (Contact: Elizabeth Ryan 673-5128)

- Through a Request for Qualifications (RFQ) process, the Jordan Area Community Council (JACC) has selected a development partner for the demonstration cluster project. They have selected Neighborhood Housing Services of Minneapolis (NHS) and Powderhorn Residents Group (PRG) to be members of the project development team.
- The second Northside Home Fund (NHF) cluster has been selected by the NHF Board and is located at the intersection of 31<sup>st</sup> Avenue North and 6<sup>th</sup> Street North in the Hawthorne neighborhood.
- A working group composed of representatives from the Jordan Area Community Council, Hawthorne Area Community Council, CPED, Department of Regulatory Services, Department of Health and Family Support, and the Minneapolis Police Department meets regularly to coordinate and execute cluster activities.
- CPED solicited site nominations from neighborhood organizations for the NHF-Pilot Project Fund. A total of 18 sites were nominated, of which 11 were eligible "249" (boarded and vacant) properties. Additional NHF cluster development areas will be selected by the NHF Board in late January 2006.

## Improve the Quality of Housing Stock (Contact: Elfric Porte 673-5145)

- Reviewed proposals for 23 new single-family construction developments and worked with developers to ensure their plans were consistent with the neighborhoods' architectural styles.
- Received City Council approval for sale of one non-buildable lot for green space and 13 buildable lots for construction of new single-family housing.
- Actively marketed 53 buildable lots.
- Acquired eight blighted properties for subsequent housing development.
- Issued 16 completion certificates for single-family housing developments to be sold to owner-occupants.
- Demolished two blighted properties for subsequent development of owner-occupied housing.

## Development Services

### Implement Minneapolis One Stop and Related Customer Service Improvement (Contact: Steve Poor 673-5837)

- Working with Minneapolis One Stop partners to improve preliminary development review process. Met with stakeholders to share customer feedback, discuss facility restructuring, mapping of intake processes, Web content and communications, and coordination of development into One Stop work flow.

## Part II: Other Key Events and Milestones during third quarter

### Community Planning

#### PLANNING

**(Contact: Barb Sporlein 673-2616)**

- The City Council approved the [Lake Street/Midtown Light Rail Transit Station Rezoning Study](#) and its associated zoning code map and district changes.
- The consultant portion of the Downtown East/North Loop rezoning study is complete.
- Staff initiated work on the rezoning necessary to implement the [Bassett Creek Valley master plan](#).
- Procured the consultant and held the first community meeting for the Nokomis East transit station area plan
- Completed the [City response to the Metropolitan Council's draft system statements](#); which describe projected needs for transportation, wastewater and parks. This is a preliminary step in the future update of the City's comprehensive plan.
- Streamlined and coordinated the land disposition process, now allowing the City to fully review proposals before taking action.

### Economic Policy & Development

#### BUSINESS DEVELOPMENT

##### **Neighborhood Commercial and Mixed Use/Transit Corridor**

**(Contact: Mike Christenson 673-5122)**

- Completed construction on several components of [Midtown Exchange](#). Allina Hospitals & Clinics began moving into its new offices. Construction of the Midtown Global Market continues.
- Four proposals were received in response to an RFP for the City-owned property at 1101 West Broadway. Proposals are currently being analyzed.
- Analysis and community review of two proposals to redevelop City-owned property on the southeast corner of Penn and Lowry Avenues North continued.
- The City Council authorized four projects to apply for the Metropolitan Council's Congestion Mitigation and Air Quality (CMAQ) funding.

##### **Land Recycling and Infrastructure**

**(Contact: John Harrington 673-5018)**

- The Minnesota Department of Employment and Economic Development awarded \$338,637 total for the three projects in the fall 2005 funding round.
- Drafted revisions to the [Land Recycling Campaign](#) document. Developing implementation steps and revising current grant application review processes for the spring 2006 funding round.
- Prepared and distributed Redevelopment and Tax Increment plans to affected parties for [Humboldt Industrial Park](#) (contact: **Jim Forsyth 673-5179**).
- The City approved use of Minneapolis Industrial Land & Employment Strategy (MILES) funds for proposed project at 26<sup>th</sup> and Minnehaha, including a preliminary decision (pending findings of Industrial Land Use Study) to use MILES funds to acquire land needed for infrastructure to support industrial activities (contact: **Jim Forsyth 673-5179**).

## Downtown

**(Contact: Tom Daniel 673-5079)**

- The [Ivy Tower](#) closing occurred, allowing construction to begin. The development includes 88 residential condominiums (20 percent are affordable to households earning 50 percent of metropolitan median income), a 136-room boutique hotel, a 200-space underground parking garage, and 20,000 square feet of supportive retail. This Development preserves the Ivy Tower and will result in excess of \$800,000 in annual real estate taxes and more than 150 new jobs.
- Executed lease agreement and related documents for the [State, Orpheum, and Pantages Theaters](#).
- Completed construction and began earning revenue for the Clear Channel rooftop sign at Stimson Building.
- Continued support of the [Downtown Security Collaborative](#), a partnership among CPED, the Minneapolis Police and downtown businesses.

## Riverfront

**(Contact: Ann Calvert 673-5023)**

- Additional research and planning to determine the feasibility and possible timeline of redeveloping the City-owned Upper Harbor Terminal continue.
- The Public Works Department completed construction on the Riverfront Municipal Ramp in accordance with the [Guthrie Theater](#) redevelopment contract.
- Construction of Phases IIA and IIB of the Chicago Avenue Plaza/Mall continue.
- Redevelopment contracts were executed for four housing and mixed-use buildings on "Parcel D" in the Mill Quarter. The Washington Live/Work parcel was conveyed for development, and environmental remediation on that parcel was completed.
- The City approved distribution of a [Request for Proposals for development of the Riverfront East Parcel](#).
- An inter-agency staff group and consultant continued work to evaluate the outcomes from the 1990 *St. Anthony Falls Heritage Zone Interpretive Plan* and whether the plan should be updated.
- The City Council approved the 2006 operating budget for the [Upper Harbor Terminal \(UHT\)](#) and an amendment to the UHT operating agreement. The City Council also authorized the sale of the towboat, the Rose Bee (contact: **Jim Forsyth 673-5179**).

## BUSINESS FINANCE

**(Contact: Bob Lind 673-5068)**

- Closed on \$21 million Common Bond Fund refund for the [Orpheum, State and Pantages theaters](#) with Hennepin Theatre Trust.
- Closed on CPED's first working capital loan guarantee for the Bad Waitress Restaurant under the new [Emerging Small Business Loan Guarantee Program](#) in partnership with the Minneapolis Consortium of Community Developers.
- The [Minneapolis Common Bond Fund](#) received a Standard & Poor's two-step upgrade from an "A-" bond rating to an "A+."
- Closed on a fourth quarter record of 43 loans to small businesses, leveraging \$33.5 million in private financing.

## Housing Policy and Development

### MULTIFAMILY

**(Contact: Cynthia Lee 673-5266)**

- Construction completion of [Marshall River Run](#) rental (74 mixed-income rental units), Many Rivers West (28 mixed-income rental units), [Midtown Exchange](#) rental (219 mixed-income rental units) and several others.

- Closing and construction start on [Hiawatha Commons](#) (80 units), [St Anthony Mills Apartments](#) (93 units), Anpa Waste (11 units), Indian Neighborhood Club (14 units), Lowell Curve (14 units), Greenway at Midtown (57 units), City Flats stabilization (27 units), [The Jourdain](#) (41 units), Paige Hall stabilization (69 units) and 2100 Bloomington (90 units).
- Affordable Housing Trust Fund (AHTF) request for proposals (RFP) – City Council approved 15 developments (\$4.9 million, 519 units).
- [Affordable Ownership Housing Program](#) funding approved for nine developments (\$1.99 million, 289 units ).
- [Emergency Shelter Grant \(ESG\)](#) – City Council approved three transitional housing developments (\$566,823) – Bridge Center for Youth, Simpson Housing, [St. Anne's Place](#).
- Developed AHTF pipeline criteria.
- Received the National Association of Local Housing Finance Agencies' (NALHFA) Meritorious Achievement award for [St. Barnabas](#) (52 affordable rental units for homeless youths – developed by Central Community Housing Trust [CCHT]).
- Project Analysis Authorization (PAA) received for Central Avenue Lofts (66 mixed-income rental housing units plus seven for-sale townhome units – Sherman Associates).
- Grain Belt redevelopment contract amendments approved.

## SINGLE FAMILY

**(Contact: Elfric Porte 673-5145)**

- Held a development forum for single-family housing development.
- Contracted with three neighborhoods to manage housing contracts as part of their Neighborhood Revitalization Program (NRP) Action Plan.
- Supported two single-family housing developments as part of the Combined Affordable Ownership Housing Program.
- Assisted in the implementation of a new land sale review process.
- Amended Memorandum of Understanding with Hennepin County to allow the City of Minneapolis to acquire tax-forfeited land for \$1.
- CPED in partnership with Hennepin County Sentence to Serve and the Greater Metropolitan Housing Corporation constructed a new single-family house and marketed it for sale to an owner-occupant.

## Development Services

**(Contact: Jason Wittenberg 673-2297 and/or Steve Poor 673-5837)**

- Five zoning code text amendments were completed by staff and approved by the City Council: interim ordinances (approved 11/4/05), limits for minimum side and rear yards for residential and hotel uses (11/4/05), non-conforming uses (12/2/05), emergency shelter hours of operation (12/2/05) and permitted required yard obstructions (12/23/05).
- Staff completed two additional text amendment drafts: comprehensive revisions to conditional and permitted uses by district, and minimum lot area for R2B districts.

## Department-wide Initiatives

- Executed a consultant contract with MentorSource, LLC to provide services to CPED mentor program.  
*(Contact: Kent Robbins 673-5187)*
- Completed [2006-2010 CPED Business Plan](#) *(Contact: Jeff Schneider 673-5124)*

## Part III: Progress on Key Departmental Performance Measures

*Note: numbers in **bold** reflect revisions from previously published numbers due to updated information*

	2003 Actual	2004 Actual	2005 Projected	2005 1 <sup>st</sup> Quarter Actual	2005 2 <sup>nd</sup> Quarter Actual	2005 3 <sup>rd</sup> Quarter Actual	2005 4 <sup>th</sup> Quarter Actual	2005 Actual	Comments
<b>Economic Development</b>	[\$ in millions]								
Estimated increase in property taxes due to Economic Development projects	\$3.2	\$0.4	\$0.8	\$0.18	\$0.10	\$0.10	\$0.50	\$0.89	
# of new jobs projected due to City-assisted projects	1,554	378	447	68	63	342	186	659	
# of small business loans	170	115	158	18	29	53	43	143	
\$ value of business loans	\$282	\$246	\$300	\$4.3	\$548.4	\$20.8	\$34.4	\$607.9	
# of businesses assisted by City market advocates/case managers	n/a	7	50	16	14	8	10	48	
Real estate marketing contacts	571	522	200	48	81	56	63	248	
\$ amount of contamination grants secured	\$4.7	\$4.2	\$1.5	0	\$1.0	\$0.9	\$0.3*	\$2..2*	*Only DEED awards shown for 4 <sup>th</sup> quarter
Acreage of land to be recovered due to secured cleanup grants	n/a	n/a	5 – 25 acres	0	12 acres	12 acres	12.2* acres	36.2* acres	*Metropolitan Council and Hennepin County decisions still pending
Attendance at City-owned entertainment venues: Historic theaters Target Center	$\frac{428,458}{1,196,894}$	$\frac{429,399}{1,420,833}$	$\frac{500,000}{2,000,000}$	$\frac{107,000}{\mathbf{503,167}}$	$\frac{230,136}{\mathbf{165,216}}$	$\frac{97,284}{\mathbf{151,597}}$	$\frac{181,256}{335,264}$	$\frac{615,676}{1,155,244}$	
# of Empowerment Zone businesses funded	50	40	5	6	<b>5</b>	4	3	18	
# of Empowerment Zone businesses receiving technical assistance	414	402	20	47	56	<b>26</b>	19	148	

	2003 Actual	2004 Actual	2005 Projected	2005 1 <sup>st</sup> Quarter Actual	2005 2 <sup>nd</sup> Quarter Actual	2005 3 <sup>rd</sup> Quarter Actual	2005 4 <sup>th</sup> Quarter Actual	2005 Actual	Comments
<b>Housing</b>									
# of new/conversion multifamily housing units completed (# located downtown)	1,151 (461)	650 (0)	1,193 (578)	97 (52)	<b>74</b> (0)	622 (426)	416 (0)	1,209 (478)	
# of rehabilitated multifamily housing units completed (# located downtown)	418 (69)	1,240 (381)	560 (0)	12 (0)	43 (0)	144 (0)	394 (0)	593 (0)	
# of multifamily units affordable to households < 50% of MMI (subset of above two categories) (# located downtown)	594 (142)	1,283 (220)	751 (52)	64 (52)	<b>45</b> (0)	246 (0)	207 (0)	562 (52)	
# of multifamily units under construction (# located downtown)	2,122 (0)	1,345 (471)	1886 (25)	231 (25)	180 (0)	381 (35)	637 (248)	1,429 (308)	
# of single-family units (new construction) completed	116	80	80	<b>24</b>	15	10	16	65	
# of single-family units rehabilitated	8	10	13	1	2	2	2	7	
# of single-family units affordable to households < 80% of MMI (subset of SF units completed)	62	42	40	11	9	5	1	26	
# of lots sold for single-family development or side yards	120	64	80	4	24	14	8	50	
# and average amount of home improvement loans	48 loans \$11,289	9 loans \$13,728	45 loans \$ 13,000	4 loans \$12,420	17 loans \$12,945	6 loans \$10,108	24 loans \$13,628	51 loans \$12,892	
# and average amount of mortgage loans	2 loans \$112,760	198 loans \$178,460	150 loans \$180,000	27 loans \$178,880	164 loans \$182,615	<b>101 loans</b> <b>\$181,320</b>	77 loans \$192,733	369 loans \$184,099	
# and average amount of down payment assistance loans	13 loans \$13,103	96 loans \$4,563	105 loans \$5,000	22 loans \$4,000	124 loans \$7,535	<b>60 loans</b> <b>\$7,835</b>	67 loans \$7,662	273 loans \$7,347	

	2003 Actual	2004 Actual	2005 Projected	2005 1 <sup>st</sup> Quarter Actual	2005 2 <sup>nd</sup> Quarter Actual	2005 3 <sup>rd</sup> Quarter Actual	2005 4 <sup>th</sup> Quarter Actual	2005 Actual	Comments
<b>Community Planning</b>									
# of small area plans prepared by staff and approved or amended by City Council	4	0	6	0	1	3	3	7	
% of surveyed residents confident that their input will be valued	n/a	n/a	80%	n/a	n/a	n/a	n/a	n/a	Survey administered; working to develop reports and review results
# film permits issued	212	190	195	48	55	37	47	187	Total production budgets of \$8.9 million
# of public art projects installed or renovated (major conservations)	3	5	4	0	0	2	1	3	3 renovations of existing public art; 11 commissions under way
<b>Development Services</b>									
# of building permits reviewed	7,905	8,100	7,900	894	2,349	2,273	1,523	7,039	Plus assisted 8,152 permit counter customers; 19,962 zoning admin calls and 6,499 zoning enforcement calls
# of land use applications reviewed	1,083	1,197	1,400	188	239	221	247	895	685 Planning Commission and 210 Board of Adjustment
% of land use applications processed within state mandated timeframes	99+%	99+%	99+%	100%	100%	100%	100%	100%	
# of Heritage Preservation Commission applications reviewed	180	175	200	36	50	39	58	183	
# of properties designated for historic preservation	n/a	n/a	2	1	0	0	1	2	
# of historic demolition permits reviewed	n/a	n/a	160	40	38	53	60	191	

	2003 Actual	2004 Actual	2005 Projected	2005 1 <sup>st</sup> Quarter Actual	2005 2 <sup>nd</sup> Quarter Actual	2005 3 <sup>rd</sup> Quarter Actual	2005 4 <sup>th</sup> Quarter Actual	2005 Actual	Comments
# of zoning code text amendments adopted	6	9	10	1	4	1	5	11	
# of state and federal environmental reviews conducted	16	24	30	18	19	5	3	45	
<b>Workforce Development</b>									
Metro unemployment rate	4.6%	4.4%	4.3%	4.2%	3.7%	3.43%	3.4%	3.7%	
City unemployment rate	5.5%	5.1%	4.5%	4.5%	4.2%	3.96%	3.7%	4.1%	
Gap between City and metro unemployment rates	.9%	.7%	.2%	.3%	.5%	.53%	.3%	.4%	
# of Job Linkage new hires	4,122	4,607	4,700	1,152 (est.)	<b>1,200 (est.)</b>	<b>1,200 (est.)</b>	<b>1,100 (est.)</b>	4,700 (est.)	