

# Mill Creek Choice Neighborhood

Implementation Grant Project



**CHOICE HUNTSVILLE**  
MILL CREEK NEIGHBORHOOD





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# What is “CNI”?

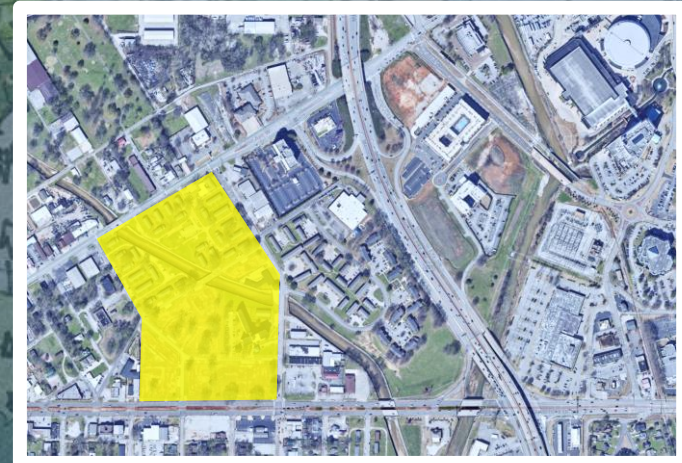
- Choice Neighborhoods Initiative
- CNI is a U.S. HUD grant program to help communities redevelop aging public housing
- Three Pillars: Neighborhood, Housing, and People

# Mill Creek Neighborhood



CHOICE HUNTSVILLE  
MILL CREEK NEIGHBORHOOD

- The Mill Creek Neighborhood is property owned by Huntsville Housing Authority.
- The existing neighborhood is comprised of Butler Terrace, Butler Terrace Addition, and Johnson Towers.
- Located between U.S 231, U.S. 431, Governors Drive and Clinton Avenue.



# Mill Creek CNI Progression



**2019**  
City of Huntsville  
awarded  
Planning Grant



**2019**  
High levels of radon are  
found in Butler Terrace  
Addition; HHA applies for  
and receives demo  
approval, provides  
vouchers, and relocation  
assistance to residents



**2020-2021**  
A Transformation Plan is  
prepared through seven  
visioning sessions with  
residents and the  
community



**Late 2022**  
Butler Terrace Addition  
demolished

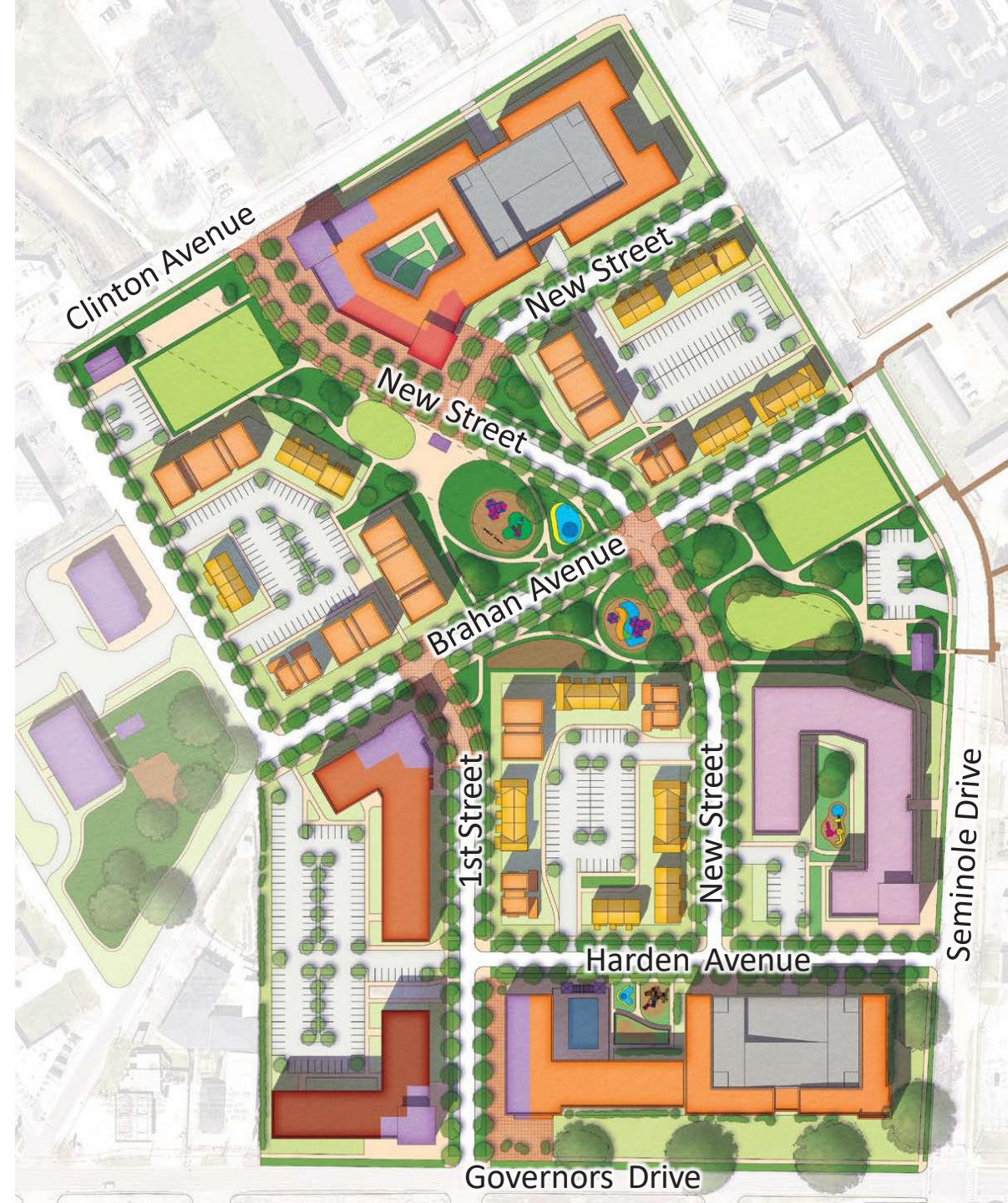
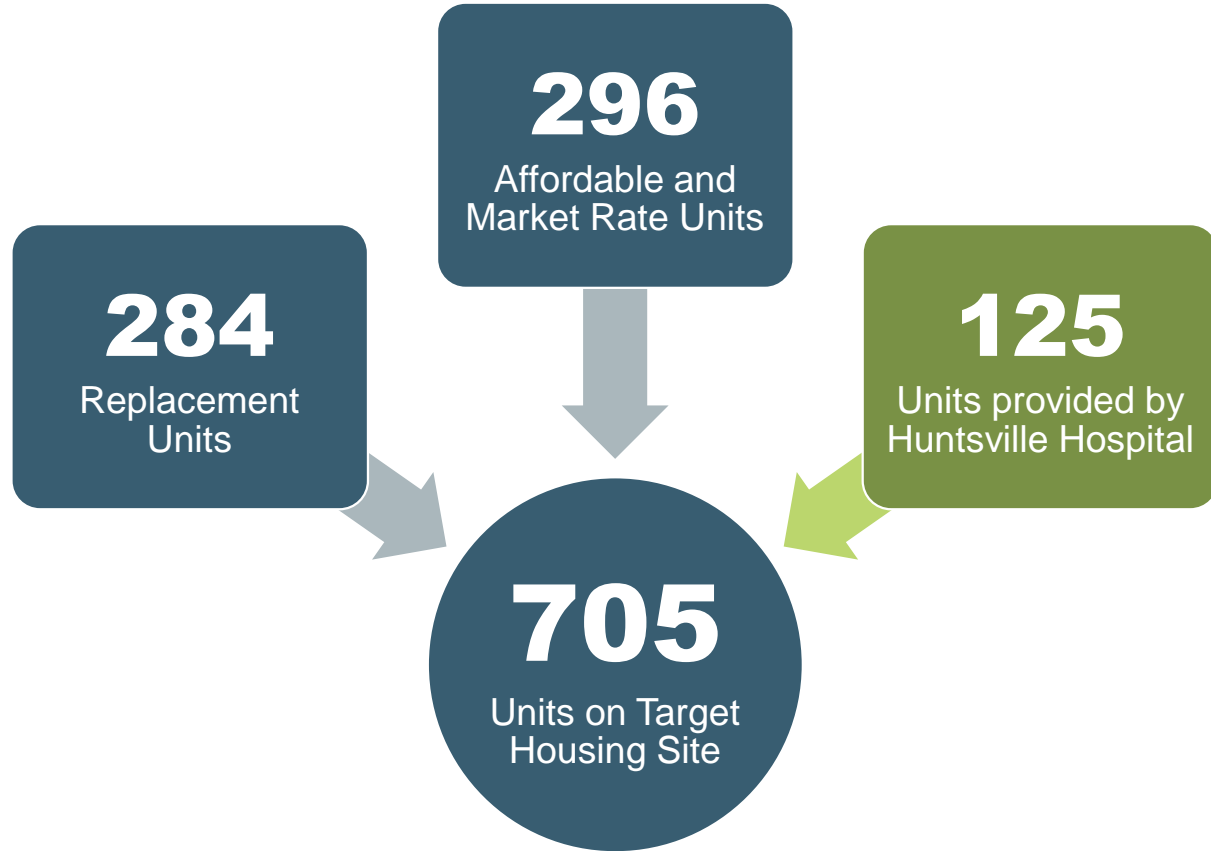


**Late 2023-Early  
2024**  
Residents and the  
surrounding community  
are re-engaged in over  
two dozen meetings to  
update the  
Transformation Plan

# Housing Plan








# Housing Plan




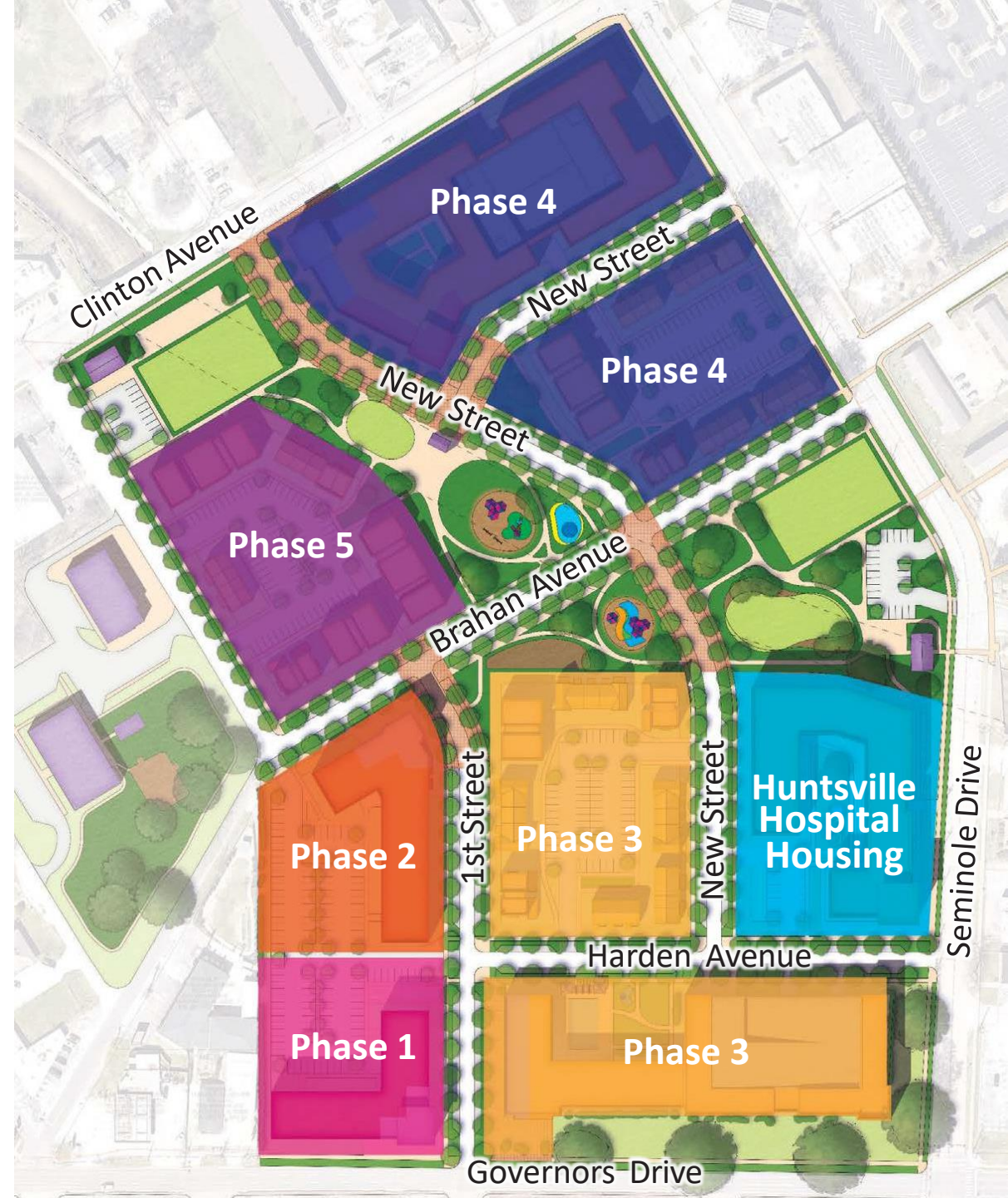
# Phasing Plan

## CNI PHASING BREAKDOWN

Phase	Unit Count
 Phase 1 — UD/Disabled	84
 Phase 2 — Senior	100
 Phase 3 — Family	151
 Phase 4 — Family	172
 Phase 5 — Family	73
<b>Total</b>	<b>580</b>

## OVERALL SITE

CNI Phases	580
 Huntsville Hospital Housing	125
<b>Total</b>	<b>705</b>



# Project Amenities

- 28,250 SF Management and Amenity Space
  - Management/Maintenance Offices
  - Fitness Center
  - Community Rooms
  - Business Center
- Mill Creek Park
- Community Pool/Splash Pad
- Green Spaces
- Pocket Parks
- 7,350 SF Commercial Space





# People Plan



# People Plan

1. Households are economically stable
2. Children, youth and adults are physically and mentally healthy
3. Improve health outcomes through prevention and wellness programming and health navigation
4. Children enter kindergarten ready to learn
5. Children are proficient in core academic subjects
6. Youth graduate from high school, college and be career-ready



# Neighborhood Plan



# Six Neighborhood Strategies

1. Establish Mill Creek as a mixed-income neighborhood
2. Create major new public amenities throughout Mill Creek neighborhood
3. Promote the creation of economic development generators in Mill Creek Area
4. Support the growth of nearby Mill Creek businesses
5. Enhance pedestrian and bike access into and out of the Mill Creek neighborhood (connectivity)
6. Use evidence-based community policing strategies to enhance public safety





# **Total Leverage**

**\$50M leverages \$290M+**

**\$133M in Neighborhood Leverage**

**\$112M in Housing Leverage**

**\$45M in People Leverage**

# Project Timeline



# Project Timeline (2024 – 2033)

**2024** | Formalize Grant Agreement with HUD and Finalize Develop Partner Agreements

**2025** | Complete design of public infrastructure, residential, and other project components

**2025** | Q4 begin construction of Phase I residential building and public infrastructure

**2026-2027** | Small business support (classes, grants, façade work by owners)

**2027-2028** | Completion of Phase 1 Begin construction of Phase 2

**2028-2031** | Completion of Phase 2 Construction of Phase 4 and Phase 5

**2032** | Public Art installations are completed

**2033** | Final Report Submission to HUD

# Project Partners



MCCORMACK  
BARON  
SALAZAR



# Committed Community Partners





**Thank you.**

**housing. people. neighborhood.**  
building a better tomorrow. together.