

Hammack Creek Apartments

OM Housing has announced the development and upcoming groundbreaking of the 112-unit, approximately \$24-million multifamily community known as Hammack Creek Apartment homes. The 112,112-square-foot property will be a mixed income project located on 7.35 acres at 337 Kennedale Sublett Road in Kennedale, Texas, and is expected to provide excellent synergy with other surrounding uses along Kennedale Parkway.

The project is financed by Colliers Mortgage, LLC, Boston Financial, US Department of Housing and Urban Development and Texas Department of Housing and Community Affairs.

Hammack Creek will create over 150 construction jobs and 6 permanent jobs for Kennedale. Located in the Dallas-Fort Worth Metroplex, Kennedale is a small but growing city with a population of approximately 8,000 residents. At just 6.6 square miles, the city is centrally located between Forth Worth and Arlington.

The community is home to a variety of housing developments and businesses while also providing easy access to additional shopping and employment in surrounding cities. Kennedale's population has grown 17% in the last decade and is a thriving community for young families seeking a small

town feel while being minutes from arts, entertainment and other amenities offered by surrounding larger cities.

“The city is excited about the development of Village at Hammack Creek” on Kennedale Parkway,” said George Campbell, City Manager for the City of Kennedale. “The development of quality affordable National Green Building Standard-certified housing will serve as a catalyst for investment along the Parkway and in the core of the city.”

Hammack Creek Apartments will provide learning and lifestyle activities for both children and adults including aquatic activities, nutrition and computer classes, and other adult education programs in partnership with local community-based organizations such as Mission Arlington | Metroplex and the YMCA. An on-site resident services coordinator will lead an abundance of community services to residents at no cost.

Hammack Creek’s amenities include a swimming pool, gazebo, outdoor kitchen with BBQ grills and picnic seating, a pedestrian-friendly environment, crime prevention features, Wi-Fi in public spaces, a playscape, bicycle racks, and a 5,500 square-foot clubhouse with a main social center along with a community kitchen, coffee lounge, business/computer center with complimentary access to print and fax services, fitness center and a community activity center for children. Interior unit amenities include 9’ ceilings, stainless appliances, Energy Star-rated appliances and windows, high efficiency lighting and fixtures, spacious kitchens, ceiling fans in living area and bedrooms. Hammack Creek Apartments will also be the first National Green Building Standard™ (NGBS) Certified project in the City of Kennedale.

“Hammack Creek will be a great fit for Kennedale,” says former Councilwoman Sandra Lee. “OM Housing worked with the city to bring a concept that not only provides affordable housing, but also provides programs to enhance the lives of the students living at Hammack Creek”.

“This project is a great example of housing credits used as both an economic development tool to kick start the local economy and satisfy a dire need in the community by providing quality eco-friendly housing.” said Deepak Sulakhe, President / CEO of OM Housing.

The project was designed by HEDK Architects, and the general contractor is Spring Valley Construction, with engineers Barron-Stark Engineers and MMA. The project is expected to be completed in January of 2022.

About OM Housing

Founded in 2005, OM Housing, LLC (OMH) is an award-winning multifamily apartment development firm specializing in high quality, eco-friendly communities. OMH is recipient to the Best Multifamily Project, the Best Commercial Project and was Finalist of Best Rehab/Reuse Project and Best Green Project. OMH has been responsible for developing over \$950 million in multifamily projects totaling over 7,500 units. The OMH team has more than 75 years of combined experience, each committed to the company’s purpose of enriching the living experience of its residents and enhancing communities by focusing on sustainable design and delivering on promises. For more information about OM Housing and their developments, visit www.omhousing.com