



January 19, 2026

Karen Treadwell, Senior Asset Manager
TDHCA
221 E. 11th Street
Austin, TX 78701

Re: 24456 Residences at Pearsall Park – Amendment to Application Request Letter

On behalf of Pearsall Park Limited Partnership, the Owner of Residences at Pearsall Park, below please find a written request for an amendment to application number 24456 related to a minor revision in the number of units at the property. We are seeking guidance as to whether the requested amendment would be considered a notification, requires Executive Director Approval, or is a change that must be approved by the TDHCA Board. We are also seeking guidance on next steps in the process.

Change being requested: Application included 238 total units, 112 one-bedroom units and 126 two-bedroom units. The plans were revised to include an additional trash-chute and trash room in Building 1 resulting in 237 total units, 115 one-bedroom units and 122 two-bedroom units

The reason the change is necessary and the good cause for the change: Due to the size of Building 1, we felt it was not appropriate for our senior residents to travel an extended distance to drop their trash. The updated plans removed a unit from the first floor and instead includes a second ground floor trash room. Additionally, the stack of units above the second trash room was revised to replace three (3) two-bedroom units, one each on floors 2, 3, and 4, with one (1) one-bedroom unit on each floor. This allowed the room needed to create the trash chute above.

Financial Impact: Given the revision consists of a reduction in only one unit (less than half of 1 percent), the financial impacts are seen as non-material from the development team, but we are seeking TDHCA input as to whether or not additional action or information is required.

Was the necessity of the amendment reasonably foreseeable: There were discussions throughout the design process regarding elevator placement, trash chutes, and other project amenities wherein several scenarios were considered. It could have been foreseen that adding an additional trash room was in the best interest of the senior residents, but ultimately a final decision was still outstanding.

Thank you and we look forward to your feedback.

A handwritten signature in blue ink, appearing to read "B. Hopkins", with a long horizontal flourish extending to the right.

Blake Hopkins
Vice President & Regional Project Partner
Lincoln Avenue Communities

