



January 29, 2026

Sussette Kenney,
Associate Asset Manager
TX Department of Housing & Community Affairs
221 E. 11th Street
Austin, Texas 78701

Subject: Winfield Estates - Lura Amendment Request

Dear Asset Management Team,

I am writing to formally request approval to maintain the property's designation as a 55-and-older senior housing community under the existing Land Use Restriction Agreement (LURA).

Winfield Estates has historically operated as a senior housing community and has continuously served residents aged 55 and older in compliance with applicable federal, state, and fair housing requirements. Although the original senior designation period concluded in 2016, ownership has remained committed to preserving the property's senior housing purpose due to strong resident demand, community stability, and the ongoing need for quality affordable housing for seniors in the surrounding area.

Maintaining the 55+ designation aligns with the property's operational history, tenant demographics, and mission to provide safe, stable, and age-appropriate housing. The property continues to comply with all LIHTC requirements, including income limits, set-aside requirements, and fair housing laws, including the Housing for Older Persons Act (HOPA).

Ownership respectfully requests that the LURA be acknowledged or amended, as necessary, to reflect the continued operation of the property as a 55-and-older community. We believe this request supports long-term affordability, minimizes resident displacement, and preserves an important housing resource for seniors.

Please let us know if additional documentation, certifications, or supporting materials are required to evaluate this request. We appreciate your time and consideration and look forward to working collaboratively to ensure ongoing compliance and stability for the residents we serve.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ruel M. Hamilton'.

Ruel M. Hamilton,
President of the General Partner
Winfield Estates Limited Partnership
rhamilton@amerisouthrealty.com
Direct: 214-234-7931