

Middlesex South Registry of Deeds  
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Recording Information

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**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

Property: 12 Bedford Village & 447 Concord Road, Bedford, MA



**AMENDMENT TO  
AMENDED AND RESTATED AFFORDABLE HOUSING RESTRICTION**

(Bedford Village and 447 Concord Road Apartments, 12 Bedford Village and 447 Concord Road, Bedford, Massachusetts)

This Amendment to Amended and Restated Affordable Housing Restriction (this "Amendment") is dated as of November 16, 2020 by and among Bedford Village Preservation Associates Limited Partnership, a Massachusetts limited partnership, with a mailing address at 40 Court Street, Suite 700, Boston, Massachusetts 02108 (the "Grantor"); The Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development having a mailing address of 100 Cambridge Street, Suite 300, Boston, Massachusetts 02114-2524 ("DHCD"); the Town of Bedford, Massachusetts, having an address at Office of the Town Manager, Town Hall, 10 Mudge Way, Bedford, Massachusetts 01730 (the "Town"); and Massachusetts Housing Partnership Fund Board, having a mailing address of 160 Federal Street, Boston, Massachusetts 02110, as agent for The Commonwealth of Massachusetts, acting by and through the Department of Housing and Community Development under the Capital Improvement and Preservation Trust Fund Statute, M.G.L. c. 121G ("CIPTF" and, together with DHCD and the Town, collectively, the "Holders").

**RECITALS:**

**WHEREAS**, Grantor executed and delivered to the Holders a certain Amended and Restated Affordable Housing Restriction, dated as of December 30, 2019 recorded with the Middlesex South Registry of Deeds in Book 73929, Page 89 (the "Restriction"); and

**WHEREAS**, Grantor has requested that the Holders agree to modify the unit mix of the Restriction;

NOW, THEREFORE, for consideration paid, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend the Restriction as follows:

1. Exhibit C to the Restriction is hereby deleted and the matrix attached hereto as Attachment 1 is substituted therefore.

2. The second sentence of In Section 2 of the Restriction shall be deleted in its entirety and replaced with the following:

"The Restricted Units shall include at least 36 one-bedroom Units, 58 two-bedroom Units and 14 three-bedroom Units."

3. Except as specifically modified herein, the Restriction remains in full force and effect.

4. This Amendment may be executed in several counterparts, which taken together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

*[Signatures appear on the following page.]*

[Signature Pages for Amendment to Amended and Restated Affordable Housing Restriction]

Executed under seal as of the date set forth above.

**BEDFORD VILLAGE PRESERVATION ASSOCIATES  
LIMITED PARTNERSHIP, a Massachusetts Limited  
Partnership**

By: POAH BEDFORD VILLAGE, LLC, its General  
Partner

By: PRESERVATION OF AFFORDABLE HOUSING,  
INC., its sole member

By:  \_\_\_\_\_

Its: Aaron Gemetstein  
President and CEO  
Preservation of Affordable Housing, Inc.

The undersigned Ground Lessor hereby joins in the  
grant of the foregoing Restriction.

POAH LANDOWNER, LLC

By: PRESERVATION OF AFFORDABLE HOUSING, INC.,  
its sole member and manager

 \_\_\_\_\_

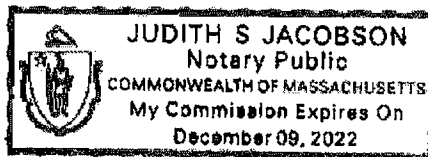
Name: Aaron Gemetstein  
Title: President and CEO  
Preservation of Affordable Housing, Inc.

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 20<sup>th</sup> day of Oct., 2020, before me, the undersigned notary public, personally appeared Avron Gornstein, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as President + CEO of Preservation of Affordable Housing, Inc., as sole member of POAH Bedford Village, LLC, as general partner of Bedford Village Preservation Associates Limited Partnership, for its stated purpose as the voluntary act of Bedford Village Preservation Associates Limited Partnership.

Judith S Jacobson  
Notary Public  
My commission expires: 12/9/2022

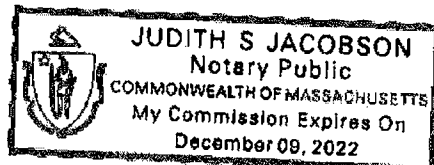


COMMONWEALTH OF MASSACHUSETTS

Middlesex  
Suffolk County, ss.

On this 20<sup>th</sup> day of Oct., 2020, before me, the undersigned notary public, personally appeared Avron Gornstein, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as President + CEO of Preservation of Affordable Housing, Inc., as sole member and manager of POAH Landowner, LLC, for its stated purpose as the voluntary act of POAH Landowner, LLC.

Judith S Jacobson  
Notary Public  
My commission expires: 12/9/2022



[Signature Pages for Amendment to Amended and Restated Affordable Housing Restriction]

THE TOWN OF BEDFORD

[Signature]  
Name: Sarah Stanton  
Title: Town Manager

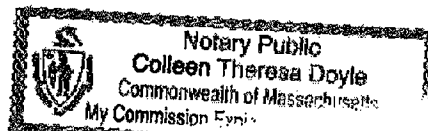
**COMMONWEALTH OF MASSACHUSETTS**

Middlesex County, ss.

On this 20<sup>th</sup> day of October, 2020, before me, the undersigned notary public, personally appeared Sarah Stanton, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Town Manager of the Town of Bedford, for its stated purpose as the voluntary act of the Town of Bedford.

[Signature]  
Notary Public

My commission expires: December 18, 2020



[Signature Pages for Amendment to Amended and Restated Affordable Housing Restriction]

MASSACHUSETTS HOUSING PARTNERSHIP FUND BOARD, FOR ITSELF AND AS AGENT FOR THE COMMONWEALTH OF MASSACHUSETTS, ACTING BY AND THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT UNDER THE CAPITAL IMPROVEMENT AND PRESERVATION TRUST FUND STATUTE, M.G.L. C. 121G

By: [Handwritten Signature]

Name:  
Title: **DANIELLE KINKEL - General Counsel**

**COMMONWEALTH OF MASSACHUSETTS**

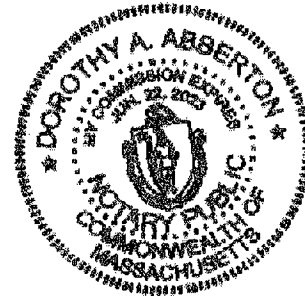
Suffolk County, ss.

On this 18 day of October 2020, before me, the undersigned notary public, personally appeared Danielle Kinkel, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as General Counsel of Massachusetts Housing Partnership Fund Board, for its stated purpose as the voluntary act of Massachusetts Housing Partnership Fund Board.

[Handwritten Signature: Dorothy A. Abberton]


Notary Public

My commission expires: 6.22.2023



[Signature Pages for Amendment to Amended and Restated Affordable Housing Restriction]


THE COMMONWEALTH OF MASSACHUSETTS ACTING BY AND THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

By:   
Name: Catherine Poirer  
Title: Associate Director

**COMMONWEALTH OF MASSACHUSETTS**

Suffolk County, ss.

On this 20<sup>th</sup> day of October, 2020, before me, the undersigned notary public, personally appeared Catherine Poirer, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Associate Director of The Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development, for its stated purpose as the voluntary act of The Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development.

  
Notary Public

My commission expires: 2/12/2021



**CARRIE A. KNUDSON**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
February 12, 2021



ATTACHMENT 1

[Please see the attached]

NUMBER/SIZE OF UNITS REQUIRED BY	TERM	INCOME CATEGORY					EXTREMELY LOW INCOME (30% AMI)
		HIGH MODERATE INCOME (100% AMI)	MODERATE INCOME (80% AMI)	LOW INCOME (60% AMI)	VERY LOW INCOME (50% AMI)		
CIPF (12 BEDFORD VILLAGE)	40 years	SRO Studio 1-BR 2-BR 3-BR 4-BR	SRO Studio 4 1-BR 6 2-BR 1 3-BR 4-BR	SRO Studio 22 1-BR 18 2-BR 5 3-BR 4-BR	SRO Studio 1 1-BR 6 2-BR 2 3-BR 4-BR	SRO Studio 3 1-BR 6 2-BR 1 3-BR 4-BR	SRO Studio 3 1-BR 6 2-BR 1 3-BR 4-BR
DHCD HOME (447 CONCORD ROAD)	40 years	SRO Studio 1-BR 2-BR 3-BR 4-BR	SRO Studio 1-BR 2-BR 3-BR 4-BR	SRO Studio 5 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2-BR 3-BR 4-BR
BEDFORD HOME (447 CONCORD ROAD)	40 years	SRO Studio 1-BR 2-BR 3-BR 4-BR	SRO Studio 1-BR 2-BR 3-BR 4-BR	SRO Studio 5 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2-BR 3-BR 4-BR
BEDFORD CPA (2008) (447 CONCORD ROAD)	Perpetual	SRO Studio 1-BR 2-BR 3-BR 4-BR	SRO Studio 1-BR 2-BR 3-BR 4-BR	SRO Studio 6 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2-BR 3-BR 4-BR
BEDFORD CPA (2018) (12 BEDFORD VILLAGE)	Perpetual	SRO Studio 6 1-BR 14 2-BR 1 3-BR 4-BR	SRO Studio 4 1-BR 6 2-BR 1 3-BR 4-BR	SRO Studio 22 1-BR 18 2-BR 5 3-BR 4-BR	SRO Studio 1 1-BR 6 2-BR 2 3-BR 4-BR	SRO Studio 3 1-BR 6 2-BR 1 3-BR 4-BR	
MHP SUBSIDY (447 CONCORD ROAD)		SRO Studio 1-BR 2-BR 3-BR 4-BR	SRO Studio 1-BR 2-BR 1 3-BR 4-BR	SRO Studio 6 2-BR 1 3-BR 4-BR	SRO Studio 2 2-BR 2 3-BR 4-BR	SRO Studio 1-BR 2-BR 3-BR 4-BR	

<b>COMPOSITE</b>	SRO STUDIO 6 1-BR 14 2-BR 1 3-BR 4-BR	SRO STUDIO 4 1-BR 6 2-BR 1 3-BR 4-BR	SRO STUDIO 22 1-BR 24 2-BR 7 3-BR 4-BR	SRO STUDIO 1 1-BR 8 2-BR 4 3-BR 4-BR	SRO STUDIO 3 1-BR 6 2-BR 1 3-BR 4-BR
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