



City of Boston  
Mayor's Office of Housing

**RECEIVED**

**By 135872 at 12:24 pm, Jun 15, 2026**

June 17, 2026

Public Facilities Commission:  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Donald E. Wright, Commissioner

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 1:15 p.m.

Dear Commissioners:

I recommend that the following vote, attached hereto and referred to as the Mayor's Office of Housing agenda, be approved by the Commission at its June 17, 2026 meeting:

**VOTE 1: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of June 25, 2025 to extend the Tentative Designation and Intent to Lease period from 84 months to 90 months to Cruz Development Corporation:** Portions of vacant land located at 135 Dudley Street, 2430 and 2406 Washington Street, Roxbury.

**Time Extension**

- 1) TD - 7/17/19 through 7/17/21 = 24 months
  - 2) TD extension for an additional twenty-four (24) months 7/17/19 through 7/17/23 = 48 months
  - 3) TD extension for an additional twelve (12) months 7/17/19 through 7/17/24 = 60 months
  - 4) TD extension for an additional twelve (12) months 7/17/19 through 7/17/25 = 72 months
  - 5) TD extension for an additional twelve (12) months 7/17/19 through 7/17/26 = 84 months
  - 6) TD extension for an additional six (6) months 7/17/19 through 1/17/27 = 90 months
- TD total time is 90 months

Ward: 12

Portions of Undivided Parcel Numbers: 01180000, 01261000, and 01263000

Undivided Parcels Square Feet: 314,034 (total)

Undivided Parcels Assessed Value Fiscal Year 2026: \$46,950,800 (total)

Future Subdivided Parcel Number: 01180030

Future Subdivided Parcel Square Feet: 69,835

Future Subdivided Parcel Address: 135 Dudley Street

Future Use: Mixed-use

Estimated Total Development Cost: \$160,703,725  
Assessed Value Fiscal Year 2026: \$46,950,800 (total)  
Appraised Value June 10, 2019: \$28,700,000  
MOH Program: Neighborhood Housing  
RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, and, thereafter as amended on August 18, 2021, July 19, 2023, June 26, 2024, and June 25, 2025 regarding the tentative designation and intent to lease portions of the vacant land located at:

135 Dudley Street, Ward: 12, Parcel: 01180000, Square Feet: 201,765

2430 Washington Street, Ward: 12, Parcel: 01261000, Square Feet: 102,533

2406 Washington Street, Ward: 12, Parcel: 01263000, Square Feet: 9,736

in the Roxbury District of the City of Boston containing approximately 69,835 total square feet of land to Cruz Development Corporation, a Massachusetts corporation, with an address of 280 Warren Street, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "84 months" and substituting in place thereof the following figure and word: "90 months" wherever such may appear.

Sincerely,

Sheila A. Dillon  
Chief and Director