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February 13, 2017

Ms. Jaime Loichinger  
Advisory Council on Historic Preservation  
401 F Street NW, Suite 308  
Washington, DC 20001-2637

Via email: [jloichinger@achp.gov](mailto:jloichinger@achp.gov)

Re: Notification of Adverse Effect Finding for Ramsey Homes,  
City of Alexandria, Virginia  
DHR Project No. 2015-0558

Dear Ms. Loichinger,

The City of Alexandria, Virginia in consultation with the Virginia Department of Historic Resources (SHPO) and consulting parties, have reached a finding of “adverse effect” regarding the proposed redevelopment of the ±0.7 acre Ramsey Homes site, located on North Patrick Street between Pendleton and Wythe Streets in the City of Alexandria, Virginia (the “Project”). The Board of Commissioners of the Alexandria Redevelopment & Housing Authority (ARHA) propose to redevelop the Project and replace the existing 15-unit public housing complex with a new 52-unit mixed income development. The United States Department of Housing and Urban Development (HUD) has determined that redevelopment of the Ramsey Homes site will constitute a federal undertaking; therefore, the project requires compliance with Section 106 of the National Historic Preservation Act. HUD has also determined that the City of Alexandria, Office of Housing is the responsible entity relevant to Section 106 review. Section 106 of 36 CFR 800.2(c) (4) allows federal agencies and their designees to authorize an applicant or group of applicants to initiate consultation with the SHPO and other consulting parties.

In accordance with §800.6(a)(1), we are notifying the Advisory Council on Historic Preservation (Advisory Council) of this finding and ask that the Advisory Council determine its participation level in the development of a Memorandum of Agreement (MOA) to resolve potential adverse effects to historic properties. Included for your review is previous correspondence with consulting parties that supports the finding of “adverse effect” and meets the documentation requirements noted at §800.11(e). Documentation submitted to SHPO and SHPO comments on the Project’s potential adverse effects to National Register of Historic Places – eligible and/or listed properties, including archeological and architectural resources have been included under Enclosure I. Additionally, documentation from consulting party meetings and comments received from other consulting parties regarding potential mitigation measures have been enclosed with this letter as Enclosure II. This information and all other updates are being archived to the Virginia Housing Development LLC (VHD LLC) website at the Ramsey Homes pulldown or <http://www.vhdllc.us/ramsey-homes.html> and on the Office of Housing web site <https://www.alexandriava.gov/housing/info/default.aspx?id=90874>.

In accordance with §800.6(d)(1)(iii), this submittal the Advisory Council can assess at this stage the level of involved with the 106 process for the Ramsey Homes project it would like to undertake and respond within 15 days, otherwise we will assume the Advisory Council does not want to participate in the development of this MOA. Thank you for your attention to this matter. As previously noted via email the City along with the Housing Authority are hosting a consulting parties meeting this Wednesday, February 15<sup>th</sup> at ARHA's Administrative Building 401 East Wythe Street at 5PM.

Please note that ARHA has contracted with Wetland Studies and Solutions, Inc. (WSSI) to provide consulting services for the 106 process. If you have any questions or require additional information, please contact: myself or Boyd Sipe, M.A., RPA (WSSI) at 703.679.5623 or [bsipe@wetlandstudies.com](mailto:bsipe@wetlandstudies.com).

Sincerely,



Eric Keeler  
Deputy Director

cc: Roger Kirchen, DHR  
Mr. Kerry Johnson, HUD  
Boyd Sipe, M.A., RPA Wetlands  
Ms. Connie Staudinger, ARHA  
Mr. Leroy Battle, ARHA