

## MOA Summary Report July 2024

*Memorandum of Agreement among the City of Alexandria, Virginia (“City”), Alexandria Redevelopment and Housing Authority (“ARHA”), and the Virginia State Historic Preservation Office (“DHR”) regarding the Samuel Madden Homes Redevelopment Project in the city of Alexandria, Virginia dated February 24<sup>th</sup>, 2024.*

### STIPULATIONS

The City, in coordination with ARHA, shall ensure that the following measures are implemented:

#### I. PROFESSIONAL QUALIFICATIONS

All archaeological and/or architectural work conducted pursuant to this Agreement shall be conducted by or under the direct supervision of an individual or individuals who meets, at a minimum, the Secretary of the Interior’s *Professional Qualifications Standards* (36 C.F.R. Part 61) in the appropriate discipline.

**ARHA Response:** Acknowledged. Our archeological consultant, EHT Tracerics, meets the required qualifications.

#### II. TREATMENT OF ARCHAEOLOGICAL RESOURCES

- a. All archaeological work will be conducted in accordance with the Archaeological Protection Code Section 11-411 of the Zoning Code of the City of Alexandria, archaeology conditioning on the final site plan, and City of Alexandria Archaeological Standards (revised July 6<sup>th</sup>, 2021).

**ARHA Response:** Acknowledged. The archaeological report references both the zoning code and the standards.

- b. Prior to initiating any Project activities that could affect potential archaeological sites, ARHA and/or its assignees will confirm with the City archaeologist that the approved Scope of Work: Samuel Madden Homes Archaeological Evaluation (approved December 20, 2022) has been completed and that any required Resource Management Plans will be approved and implemented to recover significant resources before or in concert with construction activities.

**Response:** Site work on the Northern block of Madden is not expected to commence until after financial closing. The closing is currently scheduled for late Q1-2025. No date has been established for a financial closing for the South block. Prior to commencing any work on either parcel, ARHA will ensure that the city's Archaeologist has approved the work.

- c. ARHA shall ensure that an approved Archaeological Data Recovery Plan is implemented, if necessary, prior to those Project activities that could affect the archaeological site(s). If such a plan is not implemented before disturbance, this stipulation is not fulfilled.

**Response:** Acknowledged.

- d. ARHA and/or its assignees shall notify the City, SHPO, and the other Concurring Parties in writing once the fieldwork portion of the Archaeological Evaluation and, if necessary, Archaeological Data Recovery Plan is complete and provide a brief management summary so that a site visit may be scheduled, if requested. The City, DHR, and the other concurring parties will respond with any comments and/or requests for a site visit with fifteen (15) calendar days of receipt of the Management Summary. Following receipt of comments and any requested site visit, the City may approve implementation of the Undertaking's construction or construction-related ground disturbing activities in the area and within the boundary of any affected archaeological site while the technical report is in preparation.

**Response:** Acknowledged.

- e. ARHA and/or its assignees shall prepare a report (following the requirements for preparation and review of draft and final reports in Stipulation VII) of the results of the Archaeological Evaluation and, if necessary, Data Recovery Plan investigations within one (1) year of the notification that fieldwork has been completed. When the final report has been approved by Alexandria Archaeology, ARHA and/or its assignees shall provide two (2) copies of that document, bound and on acid-free paper and one electronic copy in Adobe® Portable Document Format (.pdf) to the DHR; and a copy electronically to the Concurring Parties.

**Response:** Acknowledged.

### III. PUBLIC EDUCATION AND INTERPRETATION

- a. ARHA and/or its assignees will design, produce, and install wayfinding signs that interpret elements of the site history and archaeological findings into the design of the public realm. ARHA shall solicit comments on the draft content and location of the signage from the City, SHPO, and other Concurring Parties in accordance with Stipulation VII and consider those comments in the preparation of the signage plan. A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Up to two (2) signs shall be installed on-site or in the site vicinity. The theme of the first panel will focus on the history of the Samuel Madden Homes, the site's earlier history, and any archaeological findings. The theme of the second panel will focus on the Samuel Madden Homes residents and resident experiences based on oral history interviews conducted as part of the Stipulation IV. Signage will be produced and installed in accordance with the City of Alexandria Wayfinding System Design Guidelines Manual (2010). Once approved by the Office of Historic Alexandria/Alexandria Archaeology, the interpretive signage will be installed prior to issuance of the Certificate of Occupancy

**Response:** Acknowledged. An amendment to the DSUP with the signage will be submitted in the future.

- b. ARHA and/or its assignees shall prepare a brochure or website summarizing archaeological, historical, and architectural research on the Samuel Madden Homes, Public Housing in Alexandria, and housing developed for African Americans during World War II. ARHA shall solicit comments on the content of the brochure and website from the City, SHPO, and other Concurring Parties and consider those comments in the preparation of the final brochure and/or website. The brochure and/or website will be issued within two (2) years of the execution of this agreement.

**Response:** Acknowledged. The brochure will be created after the financial closing of the project.

- c. ARHA and/or its assignees will develop a fact sheet with narrative to encourage the incorporation of the Samuel Madden Homes site as a tour stop on City-sponsored, self-guided, or private walking tours.

**Response:** Acknowledged. The fact sheet will be created after the financial closing of the project.

- d. ARHA and/or its assignees in cooperation with Alexandria Archaeology will offer programming in the form of at least three Alexandria Archaeology outreach lessons to the Hopkins House Preschool Academy, Ruby Tucker Family Center, Charles Houston Recreation After School/Summer Power On Program, and/or the Jefferson Houston LINK club. These lessons will include two to three age-appropriate books provided to each institution to continue archaeology education in the future after the lesson is over.

**Response:** Acknowledged. The programming will be scheduled after the financial closing of the project.

- e. All of the information gathered throughout this process will be made publicly available on ARHA's website. In addition, ARHA and/or its assignees will contribute information and resources to any event organized by the City that addresses racial patterns in housing, especially public housing developments built in the City of Alexandria.

**Response:** Acknowledged. Website development will be scheduled after the financial closing of the project.

#### IV. TREATMENT OF ORAL HISTORY

- a. All preservation and interpretation of oral history will be completed in accordance with the Alexandria Oral History Collection Standards. ARHA and/or its assignees will complete each step of the Alexandria Oral History Collection Standards by collaborating with the City Oral Historian. Each step of the Alexandria Oral History Collection Standards undertaken by ARHA and/or its assignees requires approval from the City Oral Historian upon completion.

**Response:** The EHT Traceries team has been working closely with the City Oral Historian to ensure compliance with the Alexandria Oral History Collection Standards.

- b. ARHA and/or assignees will host at a minimum two community meetings to share information and enlist stakeholders for the oral history project.

**Response:** Community meetings were held on the following dates: Meeting #1 August 7, 2023, Meeting #2 October 30, 2023, Meeting #3 November 21, 2023, Advisory Meeting #4 December 13, 2023.

- c. ARHA and/or assignees will create a Community Advisory Group and a Scope of Work in accordance with the Alexandria Oral History Collection Standards.

**Response:** A Community Advisory Group was established with the following members: Tracy Jefferson, William Chesley, Gwen Day, and Amos Sims. A Scope of Work Community Agreement that complies with the Oral History Collection Standards has been signed by all members.

- d. ARHA and/or its assignees will conduct at a minimum, ten (10) oral history interviews with past or present residents and other stakeholders in accordance with the Alexandria Oral History Center Collection Standards. Electronic audio and/or video recordings and transcriptions of all completed oral histories will be coordinated by and curated with the Alexandria Oral History Program within two (2) years of the execution of this agreement.

**Response:** The team has recorded and transcribed two oral history interviews, from Mike Johnson and Harold Hughes. The team has not been able to contact the other subjects who were recommended by the advisory committee. The team has developed an additional list with residents and neighbors who have a wealth of information about the history of Madden and its residents.

- e. ARHA and/or its assignees will conduct at the minimum two community workshops and create an online portal, where ARHA and/or its assignees will collect donated material objects in accordance with the Alexandria Oral History Center Collection Standards.

**Response:** Acknowledged. The workshops will be scheduled when the oral history collection is complete.

- f. ARHA and/or its assignees will at the minimum create one Public Program; one Public Resource; and one Permanent Display in accordance with the Alexandria Oral History Collection Standards.

**Response:** The Oral History Advisory Committee selected the following elements: (1) A historical street marker as the Permanent Display. The street marker will be submitted as an amendment to the DSUP in the future. (2) For the Public Resource, an informational panel for display within the new development lobby, preparation

of an informational mural/exhibit for display at the Alexandria Black History Museum and/or the A. Melvin Miller Building ARHA headquarters, and a brochure that is publicly available at the redeveloped Madden Homes site. All will be developed after the project's financial closing. (3) To satisfy the Public Program element, ARHA will host a Community Event with a Time Capsule, as well as a Public Intergenerational Panel led by student members of the Black Student Union at Alexandria City High School. These activities will be scheduled after the financial closing.

## V. DOCUMENTATION

- a. ARHA and/or its assignees will produce a public summary suitable for posting on the City's website of the complete documentary study of the Samuel Madden Homes within one (1) year of the execution of this agreement. The documentary study shall consist of maps in addition to primary and secondary source information. The archival research will include, but is not limited to, deeds, plats, title documents, probate and other court records, tax and census records, business directories, published and unpublished manuscripts of first-hand accounts, historical maps, newspaper articles, and oral histories.

**Response:** Acknowledged. This summary will be delivered to the City before January 9<sup>th</sup>, 2025.

- b. ARHA and/or its assignees shall complete Historic American Buildings Survey (HABS) recordation prior to the start of any demolition work. The recordation must follow the HABS/HAER/HALS guidelines established by the National Park Service Heritage documentation Programs (HPD). The documentation shall include HABS outline format written report and thirty (30) large-format black-and-white photographs of the Samuel Madden Homes site, interior, exterior, and details. Photographs shall meet the National Park Service's "Heritage Documentation Programs HABS/HAER/HALS Photography Guidelines" updated June 2015. Three sets of written and photographic recordation meeting HABS permanence standards shall be produced and provided to the DHR Archives, Library of Congress, Alexandria Barrett Branch Library Local History/Special Collections, and the City of Alexandria Archives and Records Center.

**Response:** Demolition is expected to commence after Q1-2025. The team has contracted with EHT Tracerics to produce and submit the HABS report as required.

- c. ARHA and/or its assignees will incorporate documentation on the Samuel Madden Homes as part of the development of an architectural survey and historic context study of Public Housing in Alexandria within four (4) years of execution of this agreement.

**Response:** Acknowledged. The survey will be developed after the financial closing of the project.

## VI. CURATION

Within thirty (30) days of the City's approval of the final technical report documenting the Archaeological Evaluation and/or, if necessary, Data Recovery, notes, maps, drawing and photographic records collected as a result of archaeological investigations arising from this Agreement (with the exception of human skeletal remains and associated funerary objects) for permanent curation with the City of Alexandria, Virginia, a repository which meets the requirements in 36 CFR 79, *Curation of Federally Owned and Administered Archeological Collections*. ARHA and/or its assignees shall provide the City with a copy of the curation agreement (Deed of Gift) as evidence of its compliance with this stipulation. All such items shall be made available to educational institutions and individual scholars for appropriate exhibition and/or research under the operating policies of the City.

**Response:** Acknowledged.

## VII. SCHOLARSHIP FUND

ARHA and/or its assignees will establish a scholarship fund with seed funding of \$20,000 to benefit ARHA residents pursuing careers that impact the built environment. This may include training for a skilled trade career, or degrees in areas such as historic preservation, urban planning, archaeology, architecture, engineering, or others. The scholarship fund will be managed by an independent third-party non-profit organization to be selected by the ARHA Board of Commissioners in consultation with the City.

**Response:** Acknowledged. The financial closing for the North block is scheduled Q1-2025. Before financial closing, ARHA staff will work with city staff to provide a list of potential names of independent third party nonprofit organizations for the ARHA Board of Commissioners to designate as the manager of such funds.

## VIII. REPORTING REQUIREMENTS

Each January and July following the execution of this MOA until it expires or is terminated, ARHA shall provide all parties to this MOA with a summary report detailing work pursuant to its terms. Such a report shall be provided by the 30<sup>th</sup> day of the relevant month and shall include any scheduling changes proposed, problems encountered, and any disputes and objections received in ARHA's efforts to conduct the terms of this MOA. However, if no material changes have occurred during the period since the last report was provided, no new report will be published. Upon the completion of all stipulations to this Agreement, ARHA shall provide to the City, the SHPO, ACHP, and other Concurring Parties a signed memorandum documenting that ARHA has fulfilled all of its responsibilities under this agreement.

**Response:** Acknowledged.

Respectfully Submitted,

*Edwin Zalaya*



Edwin Zalaya  
Project Manager

*Elizabeth Marsh*

**//Fairstead**

Elizabeth Marsh  
Project Manager