



ILLINOIS HOUSING DEVELOPMENT AUTHORITY STANDARDS FOR HISTORIC PRESERVATION COMPLIANCE

December 18, 2017

All applications for Multifamily Financing to the Illinois Housing Development Authority (IHDA) must comply with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA); there are no exceptions to this requirement. If you wish to read the full version of the Act (effective August 5, 2004), please visit <http://www.achp.gov/nhpa.html>.

In the state of Illinois, the State Historic Preservation Officer (SHPO) at the Illinois Department of Natural Resources (IDNR) must grant approval to proceed after verifying compliance with Section 106. In general, IHDA requires developers and project managers to submit their historic preservation materials to IHDA as part of all financing applications. The SHPO review process with IDNR takes a minimum of 30 days. IHDA will request SHPO approval directly from IDNR.

Also, please be aware that a SHPO approval letter is valid for only two years from the date of issuance. Only letters from IDNR that is valid through initial closing are valid for complying with Section 106. If you have questions about your letter's validity, please contact IHDA immediately.

Finally, if your project's financing triggers National Environmental Protection Act (NEPA) compliance and clearance as part of a HUD required Part 58 Environmental Review, SHPO approval is a mandatory part of that compliance, and must be obtained directly by IHDA prior to the publication process.

I. Format of Application

You must submit the materials itemized below through the IHDA portal with your Application for Multifamily Financing, and IHDA will apply for SHPO approval if your project is approved for financing.

- A. Historic Preservation Checklist Form (includes several of the items below); Attached.
- B. Names of all funding, licensing or permitting agencies (ie, Illinois Environmental Preservation Agency, Army Corps of Engineers, US Department of Housing and Urban Development, Community Development Block Grant, HOME, etc.).
- C. Complete description of all elements of the proposed undertaking.
- D. Any relevant permit, project or previous IDNR log numbers.
- E. Map clearly indicating project location: may be a Google map, a city map (if in Chicago, provide a Zoning Map), or a county map.
- F. USGS 7.5 minute topographic map showing project location (only for new construction projects).
- G. Project site plans and specifications (for rehabilitation projects).
- H. Project address.
- I. Legal description (including section, township and range for vacant land).
- J. Existing site conditions (i.e. vacant lot, agricultural field [plowed, planted], pasture, etc.).
- K. Total acreage involved in project.
- L. Documentation of any prior non-agricultural disturbance at project site (photos, soils report, etc.).

- M. Color photographs of the physical site (at least two) formatted no smaller than 4"x4," and may be either 35mm or digital (if any structures are present, please skip M and move directly to N and O below).

If any existing structures will be impacted by the undertaking, please include the following additional information:

- N. Current photos (at least two) of the exterior of each structure on the subject property: these photos must be color, formatted no smaller than 4"x4," and may be either 35mm or digital.
- O. Interior photos should adhere to the same guidelines as the exterior photos.
- P. Probable/possible date of original construction of each structure.
- Q. Any known historical/cultural information, i.e. is the structure significant in the community or is it associated with an individual of significance? Include a narrative describing this historical/cultural information.
- R. Full color copy of the HARGIS map with the project area clearly marked; this map can be found at <http://gis.hpa.state.il.us/hargis/>.
- S. Copy of your search of the National Register of Historic Places at <http://www.nps.gov/nr/>.

If you have any problems gathering electronic copies to be uploaded to the portal of everything requested above, please contact IHDA to determine the best resolution to this.

II. Format of Historical and Archaeological Surveys, including Professional Qualifications and Fees

Sometimes, if there is reason to believe an area could contain historically or archaeologically significant artifacts, IDNR may require a historical or archaeological survey. IDNR will always provide a list of surveyors who are qualified and approved to do the required work, in the manner and format required by IDNR. It is up to the development team to approach whichever surveyor(s) they wish to hire, get quotes, and determine the impact of those costs on the project budget while working with their Development Officer.

III. Alternate Submission Information

If for some reason you need to submit your own request for SHPO approval to IDNR, be aware that IDNR prefers applications for SHPO approval to be submitted through the mail. Please limit the number of pages to 10. Please send your printed applications via mail or overnight shipment to:

Illinois Department of Natural Resources
Illinois State Historic Preservation Office
Attn: Review & Compliance
1 Natural Resources Way
Springfield, Illinois 62702

There is no fee required to apply for or to receive SHPO approval directly from IDNR.

IV. Questions

Any questions or requests for clarification regarding this process should be submitted to:

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

Amy Coyne, Environmental Specialist
Illinois Housing Development Authority
(312) 836-7485
acyone@ihda.org

or

Tak Louie, Manager, Architecture and Construction Services,
Illinois Housing Development Authority

(312) 836-5369
tlouie@ihda.org.

ILLINOIS HISTORIC PRESERVATION AGENCY

Archaeological Inquiries:

Joe Phillippe
Joe.Phillippe@illinois.gov
(217) 785-1279

General Architectural Inquiries:

Tina Blakenship
Tina.Blakenship@illinois.gov
217/785-4997