

**MEMORANDUM OF AGREEMENT
BETWEEN
THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY
AND THE
ILLINOIS HISTORIC PRESERVATION AGENCY
REGARDING THE AURORA, ILLINOIS IMPACT INITIATIVE**

WHEREAS, the Illinois Housing Development Authority (IHDA) plans to provide funding to the City of Aurora for the Aurora Impact Initiative (undertaking) pursuant funded through the Low Income Housing Tax Credit, and

WHEREAS, the undertaking consists of rehabilitation of 40 properties including the building located at 83 North Avenue, Aurora, Illinois, which is the only structure of the 40 to be considered eligible for listing in the National Register of Historic Places, and

WHEREAS, IHDA has consulted with the Illinois Historic Preservation Agency (IHPA) pursuant to the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) (the Act); and

WHEREAS, the undertaking will constitute an adverse effect on 83 North Avenue as The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" cannot be met; and

WHEREAS, IHDA has consulted with the City of Aurora regarding the effects of the undertaking on historic properties and has invited them to sign this MOA as a concurring party; and

NOW, THEREFORE, IHDA and the IHPA agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

IHDA shall ensure that the following measures are carried out:

I. Rehabilitation of 83 North Avenue

A. 83 North Avenue, in order to meet repair longevity requirements of the IHDA, shall be rehabilitated and converted from a duplex to single family usage in accordance with the following conditions with the understanding that the rehabilitation will not meet the Secretary of the Interior's Standards for Rehabilitation:

1. The existing building shall be converted to a single family home. The home shall be similar to the schematic plan submitted as attached to this agreement

document with the ground floor for living and the second floor as bedrooms with a new connecting stair, demolition of chimney, etc. see "Octagon preliminary plans".

2. Later added extension off the south side of the house and breaking the octagonal shape shall be demolished. Elevation at the removed section of house shall match the other elevations as noted below.

3. Complete octagon house shall be underpinned for new concrete foundation (backside as retaining wall for higher grade to the east (similar to the existing condition). The stone foundation to be removed in its entirety.

4. Existing front entry to be reviewed with the following scenarios:

a. Wood porch landing with shed roof above to remain with the stairs to be omitted. The original entry door opening to remain glass door access to master bedroom exterior deck/balcony. Stair opening to be provided with same as rail off sides of landing- currently no rail in-place as a precedent.

b. All stairs, landing and roof to remain. Door entry to become a window- Window may have lower section with solid wall behind window for wall finish within bedroom. The exterior shall visually read as a door.

5. Cement board to be installed to match current siding width with use of similar James Hardi Board lap siding and shingle siding with trim. The general size and configuration shall be maintained of the existing siding.

6. Existing brackets at cornice / eave of roof to be removed for cleaning/stripping and paint refinish. Brackets to be re-installed with cement board siding (same locations at corners of octagon shape).

7. Existing window openings to remain with installation of new windows per specification provided.

8. One new window to be provided at lower floor off face parallel to Rosewood Avenue (west elevation). Window to align with window above at second floor.

9. Door entry off grade to the north to remain same with removal of small roof canopy above.

10. First floor door entry to the south is to remain but may be enlarged to a larger width. The roof canopy above shall remain- rebuilt to match existing configuration.

11. New architectural shingle roof to be installed with prefinished aluminum gutters and downspouts.

12. Existing brick chimney shall be demolished.

B. Final plans and specification with the above conditions incorporated shall be provided to the IHPA for written review and approval prior to initiation of construction activities.

II. DURATION

This MOA will be null and void if its terms are not carried out within five (5) years from the date of its execution. Prior to such time, the signatories may consult to reconsider the terms of the

MOA and amend it in accordance with Stipulation III below.

III. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the IHPA.

IV. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation III, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, must either (a) execute an MOA pursuant to the Act or (b) request, take into account, and respond to the comments of the consulting parties. IHDA shall notify the signatories as to the course of action it will pursue.

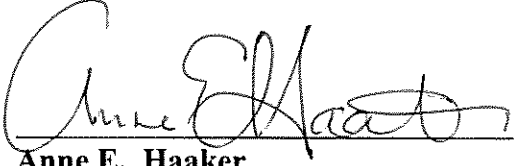
Execution of this MOA by IHDA and the IHPA and its implementation of the terms evidences that IHDA has taken into account the effects of this undertaking on historic properties in accordance with the Act.

SIGNATORIES:

Illinois Housing Development Authority

_____ Date: _____
Christine Moran
Director of Multifamily Financing

Illinois Historic Preservation Agency



Date: 11.14.14

Anne E. Haaker
Deputy State Historic Preservation Officer

Concur:

City of Aurora

_____ Date: _____
Tom Weisner
Mayor

the course of action it will pursue.

Execution of this MOA by IHDA and the IHPA implementation of its terms evidence that IHDA has taken into account the effects of this undertaking on historic properties in accordance with the Act.

SIGNATORIES:


Illinois Housing Development Authority

_____ Date
[insert agency official name and title]

Illinois Historic Preservation Agency

_____ Date
Anne E. Haaker
Deputy State Historic Preservation Officer

City of Aurora

 _____ Date
Thomas A. Weisner, Mayor