

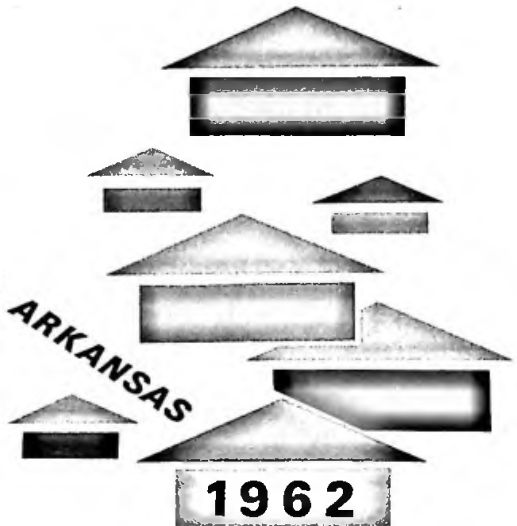
711.585
(767731)
L47
1962

HOUSING AUTHORITY OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS

HOUSING AND HOME FINANCE AGENCY
OFFICE OF THE ADMINISTRATOR
LIBRARY
WASHINGTON 25, D.C.

MAR 6 1963

ANNUAL REPORT



1962



The Low-Rent Housing Program, created by Congress in the Housing Act of 1937, was established to aid local communities in creating safe, decent, and sanitary housing to replace slum dwelling and substandard housing. This program is the only existing source providing a sufficient supply of standard housing to fill the pressing housing needs of the low-income families and the elderly. The nation's elderly population has increased at a tremendous rate since 1900, and is expected to double in the next 40 years. This is a rapidly growing group urgently needing adequate housing at rents they can afford. In addition, the program provides communities, such as North Little Rock, low-rent housing for families displaced by Urban Renewal, highway constructions, and other urban improvements.

The Housing Authority of the City of North Little Rock, established December 29, 1939, has been extremely active during the year 1962 and great strides have been made in planning developments for the future. The members of the Housing Authority are proud to present the story of how low-rent housing is helping our city to replace substandard housing in our Annual Report for 1962.

... a year of planning and building for better living



THE COMMISSION

The Housing Authority with two Projects providing homes for 240 low-income families, is owned by the people of North Little Rock.

The Authority is administered by five North Little Rock citizens who have been appointed by the Mayor and confirmed by the City Council. The term of appointment is for five years. The Commissioners serve without pay.

The Commissioners are:

(Seated, left to right) S. W. Bowker, Insurance Executive, Chairman and Earl T. Paul, Missouri Pacific Locomotive Fireman, Vice Chairman.

(Standing, left to right) Commissioners Dr. H. Solomon Hill, President of Shorter College; Cecil A. Keller, Manager of Miller-Ragland Farms; and S. Robert Lyon, owner of Lyon Drug.

The chief function of the Board is to serve as a policy making body. The Commission determines the amount of housing needed, selects the proper site, contracts with local architects for the preparation of necessary plans and awards the bid to the successful low bidder. The Board sets requirements for eligibility, and determines the rents that shall be paid.



NORTH LITTLE ROCK MAYOR, W. F. "CASEY" LAMAN

MAN OF THE YEAR

North Little Rock's Mayor Laman was named man of the year in housing and re-development for 1962 by the Southwest Regional Council of Housing and Re-development Officials at Wichita, Kansas.

Mayor Laman was selected for his contribution in explaining public housing and urban renewal to the public and to other city officials, in North Little Rock and other cities throughout the State.

He is considered by national housing officials as one of the nation's most active mayors in the field of housing and urban renewal. His support of the public housing programs has not been merely political and administrative—it has been personal. He has made numerous trips to the national and regional offices of P.H.A. following the city's housing plans step by step. Mayor Laman attends many local, regional and national housing conferences and workshops, always taking an active part in the programs.

NORTH LITTLE ROCK HOUSING AUTHORITY

During 1962, the Housing Authority continued to stress the development and expansion of its community facilities and programs. The present and proposed housing developments provide resources for the whole community and help to promote a unified community spirit.

A local public corporation, the Housing Authority is constantly seeking new ways to improve physical facilities for its residents. Working toward this aim are: (left to right) Mrs. Lavada Perkins, Clerk typist; Mrs. Margaret Dickens, Re-examination Clerk; Miss Mac Hardison, Administrative Accountant; William S. Clements, Executive Director; Mrs. Reba Woodyard, Administrative Secretary; and Mrs. Ida Sadler, Home Counselor.



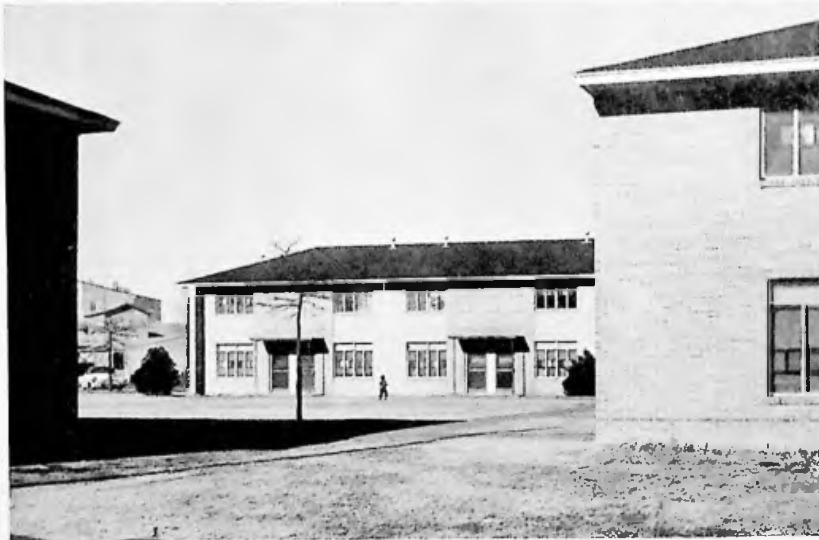


MAINTENANCE CREW

The Housing Authority Maintenance Crew is responsible for making necessary repairs and additions to the Projects presently operated by the Local Authority. Preventive maintenance consumes much of their daily work hours and prevents costly emergencies. Our Maintenance Crew working under the direction of our Supervisor, Leo LaRiviere, includes (left to right) Elmer Harris, L. V. Alsup, Monroe Lackey, LaRiviere, B. C. Brimmage and Freddie Bradley.



The first program constructed under the auspices of the Housing Authority was completed in 1941. Known as "Silver City Courts," this public development houses 148 families and provides recreational and community facilities for all of its 530 occupants. Silver City Courts is located at 701 West 45th Street, North Little Rock, Arkansas.



Shortly after the completion of the Authority's initial project, construction was begun on "Hemlock Courts." Housing 400 occupants, this second project still maintains its original beauty and utility featuring recreational facilities for all age groups. Recreation in Hemlock Courts is planned and supervised by the North Little Rock East End Boys Club and the City Recreation Department.

The first project earmarked for actual construction in June of 1963 is a 75-family unit of the standard duplex type—featuring a playground area and community center building. This Project will be built on a beautiful hillside site located at the base of Ft. Roots Hill on 19th Street and will consist of single dwelling units and duplex type buildings. Due to the terrain of the Project site, many units will be attractively designed split level homes.

The groundbreaking ceremonies on this project will initiate the Housing Authority's first construction in 1963 at an estimated cost of more than one million dollars.

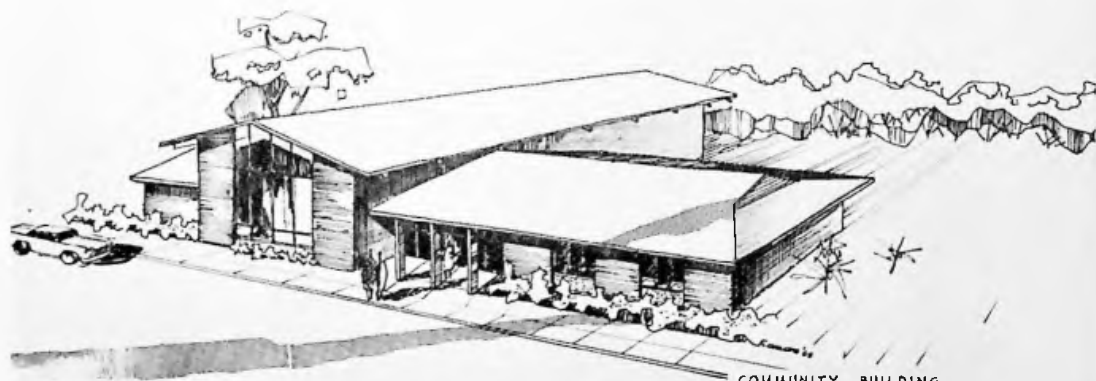


TWO BEDROOM DUPLEX
HOUSING AUTHORITY OF THE CITY OF NORTH LITTLE ROCK, ARK

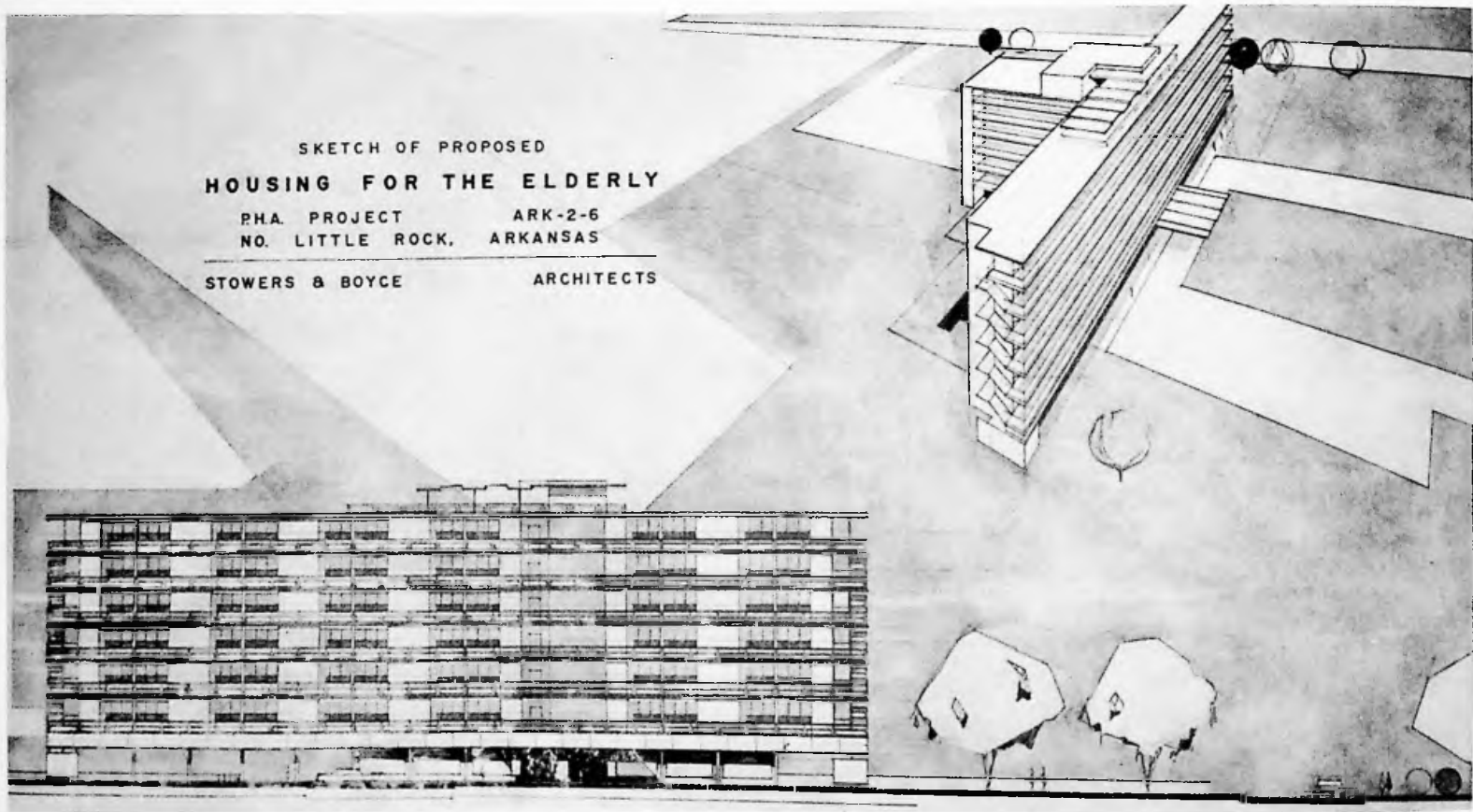
PROJECT ARK 2-4
STANLEY BROWN - ARCHITECT - LITTLE ROCK



Another housing project scheduled for approval will afford 200 units for the low-income families and will replace typical slum housing in the area — (shown above). Highlighting this proposed development will be a five story building containing 40 single bedroom units. Elevators will be installed for easy access to all floors. This Project will cover a 22 acre site near the Carver Elementary School and will feature a 7,200 sq. ft. community building containing a gymnasium, branch library, small games area, kitchen, craft shop and counselling rooms.



COMMUNITY BUILDING
PROJECT ARK. 2-5
ERRART EIGENBAUM RAUCH & BLASS ARCHITECTS



Another proposed project for North Little Rock is this seven-story elderly housing unit containing 78 apartments located in the Shorter College area. This building will contain a large community center, outside recreation area and will incorporate all the latest safety devices designed especially for elderly homes. This ultra-modern building will house single elderly persons as well as elderly families.



Every action undertaken in 1962 by the North Little Rock Housing Authority was designed to reflect its basic philosophy . . . that the end result of its program must be better living for the residents and their neighbors.

With this in mind, an eleven-story housing unit for the elderly at the bottom of Memorial Drive has been planned for the near future. This new structure will include such facilities as: community center, branch library, small games area, art and crafts room, laundry facilities and outside recreation area.

Units will have special features for elderly persons, such as grab rails in halls and bathrooms, emergency signal system, specially designed kitchens, electrical outlets located four feet above baseboard and many other safety features designed especially for elderly persons.

Pictured at right is the beautiful North Little Rock Memorial Hospital at the top of Memorial Drive.





\$10,000,000 IN PROJECTS

Better housing means better living . . . better neighborhoods and community growth . . . a better North Little Rock.

You have seen how the Housing Authority of the City of North Little Rock has undertaken an active construction program in 1962, with 1963 promising to be an even more active year in housing development.

The Housing Authority will spend an estimated Ten Million Dollars (\$10,000,000.00) over the next three year period in North Little Rock. This will be a tremendous boost to the local economy. When present projects are completed, the Local Authority will have some 3,000 local citizens in decent homes with pleasant surroundings, at rents they can afford to pay. By keeping rents in line with income, families living in low rent housing will be able to enjoy a more abundant life.

**THE HOUSING AUTHORITY OF
THE CITY OF NORTH LITTLE ROCK, ARKANSAS**

BALANCE SHEET

Fiscal Year Ending September 30, 1962

ASSETS

Cash	\$ 13,948.77
Accounts Receivable—Tenants	199.93
Investments	45,500.00
Debt Amortization Funds	62,502.00
Deferred Charges—Insurance	5,313.62
Land, Structure and Equipment	1,494,440.73
TOTAL ASSETS	<u>\$1,621,905.05</u>

LIABILITIES

Accounts Payable	\$ 3,910.67
Notes Payable	398,767.00
Accrued Liabilities	
Interest Payable	\$5,415.93
Payment in Lieu of Taxes	5,700.61
Tenants Prepaid Rents	11,116.54
Fixed Liabilities—Bonds	433.50
TOTAL LIABILITIES	<u>696,000.00</u>
TOTAL LIABILITIES	<u>1,110,227.71</u>
SURPLUS FROM OPERATIONS:	
Unreserved, Operating Reserves, PHA	
Contributions	511,677.34
TOTAL LIABILITIES AND SURPLUS	<u>\$1,621,905.05</u>

HOUSING AND HOME
FINANCE AGENCY

MAR 4 3 37 PM '63

MAIL ROOM O. A.



HOUSING AUTHORITY OF THE CITY OF NORTH LITTLE ROCK

Planning & Building
For Better Living



701 WEST EIGHTEENTH STREET / PHONE FR 5-8148