

728.1  
(7445)  
L18  
1943

LAWRENCE HOUSING AUTHORITY, LAWRENCE, MASS.

Annual Report



11701

VF  
728,1  
(1945)  
L18  
1943

493  
492  
493

# ANNUAL REPORT

## of the LAWRENCE HOUSING AUTHORITY, "Merrimack Courts" for the year 1943

We have the pleasure to present this Annual Report of the Lawrence Housing Authority, for the year 1943, in accordance with the provision of the Housing Authorities Lawrence of the Commonwealth of Massachusetts.

### MEMBERSHIP:

The membership of the Authority is as follows:

- Timothy H. O'Neil, Chairman
- Thomas M. Howard, Treasurer
- Judge John J. Darcy
- Joseph B. Stillman

On December 27th, 1943, a letter of resignation was received from Mr. Weston F. Eastman. Owing to pressure of personal duties he felt he must tender his resignation as a member of the Lawrence Housing Authority.

To date a new member has not been assigned to take Mr. Eastman's place.

### MEETINGS OF THE AUTHORITY:

The regular meetings have been held as follows:

- January 12th, 1943; February 9th, 1943; March 8th, 1943;
- April 13th, 1943; May 11th, 1943; June 8th, 1943; July 13th,
- 1943; August 10th, 1943; September 14th, 1943; October 12th,
- 1943; November 9th, 1943; December 14th, 1943.

Special meetings were held as follows:

- March 23rd, 1943.
- April 24th, 1943 (adjourned from meeting of April 13th, 1943).
- July 16th, 1943 (adjourned from meeting of July 13th, 1943).
- August 24th, 1943 (adjourned from meeting of August 10th, 1943).
- September 24th, 1943 and December 24th, 1943.

### PERSONNEL:

In August, 1943, Mr. James Houston tendered his resignation as Executive Director and Acting Housing Manager of MERRIMACK COURTS.

At a regular meeting held on August 10th, 1943 Edward T. Balfrey was elected Acting Housing Manager.

At an adjourned regular meeting (adjourned from August 10th, to August 24th, 1943) Mr. Balfrey was elected Permanent Executive Director. Mrs. Marjorie Ganley was appointed as Acting Auditor.

We have continued the policy of giving the public full information of the progress of the development of MERRIMACK COURTS, and the proceedings of our regular monthly and special meetings.

MERRIMACK COURTS is now entirely occupied. An approximate survey of present tenants at MERRIMACK COURTS is as follows:

- 217 male heads of family
- 74 female heads of family
- 270—21 years and over
- 47—16 years to 20 years
- 74—11 years to 15 years
- 128— 6 years to 10 years
- 115— 2 years to 5 years
- 80—under two years of age

All are citizens and residents, at the time of application, for a year or more of the City of Lawrence.

We are required by law, once a year, to check the incomes of the tenants in all projects. The incomes of the two hundred and ninety-two families were checked. The incomes of one hundred and thirty-five families rechecked had increased since their admission to the project. The income of eighteen had decreased. The income of one hundred and thirty-nine remained the same. It was expected that the level of wages under present circumstances would be reflected in the incomes of our tenants.

As suggested by the Federal Public Housing Authority, because of the difficulty of finding other suitable living quarters, those having incomes in excess of the income limits for admission would be allowed to remain as tenants, but their rents would be adjusted in accordance with the rent schedule set up by the Federal Public Housing Authority.

The new rentals will go into effect as of January 1st, 1944. It is anticipated that the increase in the yearly rents will be approximately fourteen thousand dollars.

There has been some misunderstanding in the community concerning those families whose incomes are now in excess of the maximum allowed for admission.

Whenever this matter has been called to our attention we have explained that any such increases have come after admission. Prior to admission incomes were within the limits set by law.

Many of the tenants of MERRIMACK COURTS have gone into military service. Upon induction the rents were immediately reduced to comply with the allotment received by the wives of the men in service.

Plans are underway for community activities for the children of MERRIMACK COURTS, and it is expected that they will be put in action soon after the first of the new year. We hope to purchase the very necessary playground equipment and have it ready for the children in the early summer. Owing to the great number of very young children, it is hoped that with the co-operation of the City of Lawrence a kindergarten may be formed at MERRIMACK COURTS.

The Community Hall is very nicely equipped and could be readily used for such a school. Plans are being formulated for a First Aid Class and Home Nursing Course under the auspices of the Red Cross.

It has been said that people generally like and appreciate the good things in life. The best evidence that our tenants appreciate the good things provided for them in the matter of housing and an adequate social program is the fact that up to the present date not a single case of juvenile delinquency has been reported to the Courts from the residents of this project.

the project.  
We hope to expand our social program in order that the children of our project will be supervised during their play hours in an adequate manner to the end that they will become better citizens of our city.

In accordance with the rules of the Federal Public Housing Authority the Development Fund could not be closed during the year 1943, but we anticipate having an early closing in 1944.

We were compelled to convert two oil fired boilers to stoker fed coal and the contract was awarded to Hooper Setting Service, Inc. The work has now been completed.

The erection of an outside coal pocket, for which a contract was awarded to Louis C. Cyr, has been completed also. Because of the extra work involved in the handling of the coal and the burners, it was necessary to increase the maintenance staff by adding three temporary men.

Summarizing this annual report:

MERRIMACK COURTS is now completed and completely occupied. Matters are being taken care of in orderly and satisfactory manner.

It is hoped however, especially with the publicity given to juvenile delinquency all over the Country, that more and more can be accomplished for the children occupants of this project: that a supervised playground may be had, the aforementioned kindergarten school for the pre-school children, and supervised instructions in arts and manuals, for which the community hall is so available.

Attached and made a part of this our balance sheet taken as of December 31st, 1943.

Respectfully submitted,

EDWARD T. BALFREY,  
Acting Housing Manager and  
Executive Director of Lawrence  
Housing Authority,  
"MERRIMACK COURTS".

LAWRENCE HOUSING AUTHORITY

General Balance Sheet as of December 31, 1943

Mass 10-1

Lawrence, Massachusetts  
Loan Contract No. 532

ASSETS

<b>CURRENT ASSETS:</b>			
<b>CASH ON HAND OR IN BANK:</b>			
Development Fund	.....	\$ 6,672.71	
Administration Fund	.....	28,490.41	
Reserve Fund	.....	5,391.54	
Security Deposits Fund	.....	1,304.30	
Change Fund	.....	100.00	\$41,058.90
<b>ACCOUNTS RECEIVABLE:</b>			
Tenants Accounts	.....	( 626.29)	
<b>FISCAL AGENTS ACCOUNTS:</b>			
Rental Debt Service Account	.....	\$ 1,726.68	
Series "A" Bond Fund	.....	1,913.50	
Series "B" Bond Fund	.....	17,700.00	
Series "A" Reserve Fund	.....	9,394.18	
General Bond Reserve Fund	.....	3,175.87	33,910.23
<b>PREPAID EXPENSES:</b>			
<b>INVESTMENTS: War Bonds</b>			
Insurance	.....	1,364.69	11,100.00 \$80,342.00
Fuel	.....	1,490.89	2,864.48
<b>FIXED ASSETS:</b>			
Development Costs	.....		1,610,090.61
<b>Total Assets</b>	.....		<b>\$1,735,298.02</b>

LIABILITIES

<b>CURRENT LIABILITIES:</b>			
<b>ACCOUNTS PAYABLE:</b>			
Contract Retentions	.....	\$ 4,763.35	
Sundry	.....	2,203.71	\$ 7,027.06
<b>PREPAID INCOME and DEPOSITS:</b>			
Tenants Security Deposits	.....		1,408.80
<b>FIXED LIABILITIES:</b>			
<b>Series "A" Bonds:</b>			
Authorized	.....	\$ 220,000.00	
Less: Retired	.....	34,000.00	\$ 186,000.00
<b>Series "B" Bonds:</b>			
Authorized	.....	1,476,000.00	
Less: Unissued	.....	48,000.00	1,428,000.00
<b>Total</b>	.....		<b>1,614,000.00</b>
<b>RESERVES:</b>			
Repairs, Maintenance and Replacements	.....	16,036.77	
Vacancy and Collection Loss	.....	9,022.43	
Development Cost Liquidation	.....	34,000.00	
Debt Service	.....	33,910.23	
Working Capital	.....	7,800.00	
			100,769.43
Income and Expense Clearance Account	.....		12,092.73
<b>Total Liabilities</b>	.....		<b>\$ 1,735,298.02</b>

Subscribed and sworn to before me  
this twenty-seventh day of January, 1944.

Joseph Cusnell  
Notary Public.

My commission expires December 11, 1949.