



LancasterHistory

Opportunity Housing, Inc. Records, 1965-1976

Object ID: MG0464

1 box 11 folders .25 cubic ft.

Repository: LancasterHistory (Organization); PV7

Shelving Location: Archives South, Side 11

Scope and Content Note: The Opportunity Housing, Inc. Records contain the by-laws and articles of incorporation, board meeting minutes, correspondence, bonds, deeds and shareholder certificates.

Creator: Neuhauser, Robert.

Conditions for Access: No restrictions.

Conditions Governing Reproductions: Collection may not be photocopied. Please direct questions to Research Center Staff at research@lancasterhistory.org. Permission for reproduction and/or publication must be obtained in writing from LancasterHistory.

Language: English

Biographical and Historical Note: Opportunity Housing, Inc. was incorporated in 1965 during the country-wide Civil Rights movement. The volunteer organization's purpose was "to engage generally in the real estate business" and their goal was to help African-Americans and other minorities find housing in a racially segregated Lancaster and to encourage integration throughout the community. Opportunity Housing, Inc. purchased and/or managed properties at 726 First Street, 632 North Queen Street, and 146 East Lemon Street with apartments that could be rented.

Source of Acquisition: Gift of Robert Neuhauser, 16 February 2008.

Accruals: No further accruals are expected.

Preferred Citation: Title or description of item, date (day, month, year), Opportunity Housing, Inc. Records (MG0464), Folder #, LancasterHistory, Lancaster, Pennsylvania.



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Subject Headings:

Business records
Housing
Letters
Minorities--Housing
Minutes (Records)
Mortgages

Search Terms:

Business records
Correspondence
Finding aids
Housing
Letters
Manuscript groups
Minutes (Records)
Mortgages
Opportunity Housing, Inc.

Processing History: Processed and finding aid prepared by CL, January-February 2012. This collection has been documented, preserved and managed according to professional museum and archives standards. The collection was cataloged using DACS conventions.



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Folder 1 References from *Lancaster New Era*

Subjects: Opportunity Housing; Lancaster Fair Housing; Opportunity Housing. Dates of references range from October 1963 to April 1989.

Folder 2 Corporate Records and Articles of Incorporation

Insert 1 Corporate Records of Opportunity Housing, Inc. 1965. 29 pages.

Incorporated under the Laws of the Commonwealth of Pennsylvania

Prepared by Law Offices of Geisenberger, Pfannebecker, & Geisenberger.

Articles of Incorporation. June 1965.

By-Laws. No date.

Waiver of Notice, First Meeting of Shareholders. 25 June 1965.

Minutes of the First Meeting of Shareholders. 25 June 1965.

Waiver of Notice, First Meeting of the Board of Directors. 25 June 1965.

Minutes of the First Meeting of the Board of Directors. 25 June 1965.

Copy of Certified Copy of Resolutions Authorizing Officers to Open a Deposit Account. 25 June 1965.

Insert 2 Instructions, Articles of Incorporation. 4 June 1965. 1 page.

Copy of Articles of Incorporation. 4 June 1965. 1 page.

Certificate of Incorporation. 7 June 1965. 1 page.

Copy of Certificate of Election to Dissolve. No date. 2 pages.

Certificate of Election to Dissolve. No date. 2 pages.

Folder 3 Shareholding Lists, Correspondence, and Certificates

Letter from Robert L. Pfannebecker to Secretary of Pennsylvania Securities

Commission, Robert M. Anthony, regarding Opportunity Housing, Inc. documents. 13 November 1969. 2 pages.

Information required to determine the status of Opportunity Housing, Inc. by the Pennsylvania Securities Commission. 26 July 1965. 1 page.

Handwritten list of shareholders and number of shares. No date. 1 page.

Copy of a list of shareholders and number of shares. 1 July 1965. 1 page.

Application for Certificate of Exemption from Department of Banking, Pennsylvania Securities Commission. August 1965. 1 page.

Registry of Domestic or Foreign Companies. 9 August 1965. 1 page.

Copy of a letter from Vice President and Controller of Opportunity Housing, Inc.,

Norman W. Patrick to Robert L. Pfannebecker regarding information to be forwarded to the Pennsylvania Securities Commission. No date. 1 page.

Insert 1 Handwritten list of shareholders and their addresses. 21 October 1965. 1 page.



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Insert 2 Envelope used to contain shareholders' certificates. No date. 1 page.
Shareholder's Certificate No. 60 to Robert V. Moss, Jr. for two shares. 21 October 1968.
Issued March 26, 1969. 1 page.

Shareholder's Certificate No. 78 to The Moderator of the Congregation of St. Peter's United Church of Christ for four shares. 21 October 1968. Issued 16 April 1969. 1 page.
Shareholder's Certificate No. 79 to The President of the Senior High Youth Fellowship of St. Peter's United Church of Christ for one share. 21 October 1968. Issued 16 April 1969. 1 page.

Insert 3 Specimen of a shareholder's certificate. No date. 1 page.

Insert 4 Certificate of Exemption from the Pennsylvania Securities Commission. 4 November 1965. 1 page.

Certificate of Exemption from the Pennsylvania Securities Commission. 25 April 1967. 1 page.

Folder 4 Treasurer's Reports

Insert 1 Copy of a handwritten treasurer's report by Norman W. Patrick, Treasurer of Opportunity Housing, Inc. 7 June 1967. 7 pages.

Insert 2 Treasurer's report by Norman W. Patrick, Treasurer of Opportunity Housing, Inc. 6 June 1966. 9 pages.

Folder 5 Articles of Amendment

Unsigned Articles of Amendment. 21 May 1968. 1 page.

Signed and sealed Articles of Amendment. 21 May 1968. 1 page.

Duplicate signed and sealed Articles of Amendment. 21 May 1968. 1 page.

Duplicate signed and sealed Articles of Amendment. 21 May 1968. 1 page.

Certificate of Amendment. 27 February 1969. 1 page.

Proof of publication of Articles of Amendment in Lancaster New Era. 18 March 1969. 1 page.

Proof of publication of Articles of Amendment in Lancaster Law Review. 21 March 1969. 1 page.

Letter from Director, Corporation Bureau of the Department of State, John E. Groome, to Geisenberger, Pfannebecker, & Geisenberger regarding the approval of the Articles of Amendment. 12 March 1969. 1 page.

Copy of a letter from Robert L. Pfannebecker to Corporation Bureau of the Department of State regarding the Articles of Amendment. 25 February 1969. 1 page.

Copy of a notice from Geisenberger, Pfannebecker, & Geisenberger regarding the approval of the Articles of Amendment. No date. 1 page.



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Folder 6 Meeting Minutes

Board of Director's Meeting minutes. 11 September 1974. 1 page.
Notice from Secretary Pro tem, John E. Henderson, regarding Board of Directors Meeting. 11 September 1974. 1 page.
Stockholders' Meeting minutes by Secretary, Paul E. Irion. 26 April 1974. 2 pages.
Business card of Paul Irion of Lancaster Theological Seminary. No date. 1 page.
Handwritten notes regarding Hershey Groff. No date. 1 page.
Board of Directors Meeting minutes with attachment by Secretary Pro tem, Austin E. Hardy. 25 March 1974. 2 pages.
Attachment 1 – notice from Secretary, Paul Irion, of stockholders' meeting to be held 26 April 1974. 11 April 1974. 1 page.
Annual Meeting minutes by Secretary, P. B. Branin. 4 October 1972. 1 page.
Copy of Executive Committee meeting minutes by Henry N. Williams, M.D. 9 February 1970. 1 page.
Copy of Resolution of Board of Directors from Secretary, Henry N. Williams, regarding the purchase of the property at 302 North Lime Street, Lancaster. 20 July 1967. 1 page.
Copy of a notice from Secretary, Henry N. Williams, M.D., of the meeting held on 12 June 1967. 12 June 1967. 1 page.

Folder 7 Correspondence

Insert 1 Letter from Geisenberger, Zimmerman, Pfannebecker, & Gibbel to Robert Neuhauser regarding a proposal for the upcoming Friday. 26 April 1974. 3 pages.
File copy of letter from Geisenberger, Zimmerman, Pfannebecker, & Gibbel to Robert Neuhauser regarding a proposal for the upcoming Friday. 26 April 1974. 3 pages.
Notice from Secretary, Paul Irion, of stockholders' meeting to be held 26 April 1974. 11 April 1974. 1 page.
Duplicate notice from Secretary, Paul Irion, of stockholders' meeting to be held 26 April 1974. 11 April 1974. 1 page.
Copy of a notice of stockholders' meetings dates by Secretary, Henry N. Williams, M.D. 28 October 1969. 1 page.
Letter with attachment from Henry N. Williams, M.D. to James S. Sorrentino, Esq., regarding the stockholders' meeting held on 21 May 1968. 27 January 1969. 1 page.
Attachment 1 – copy of stockholders' meeting minutes from 21 May 1968. No date. 1 page.
Copy of a notice from Secretary, Henry N. Williams, for the annual stockholders' meeting to be held 16 March 1966. 11 February 1966. 1 page.



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Insert 2 Copy of a letter from Robert L. Pfannebecker to Thelma Holly regarding the tax assessment of the property at 632 North Queen Street, Lancaster. 27 July 1976. 1 page.

Copy of a letter from Vice-President Controller, M. K. Rogers, to Mrs. Jefferson regarding her rental of 146 East Lemon Street. 21 September 1974. 1 page.

Letter from Austin E. Hardy to Robert L. Pfannebecker regarding the settlement of Opportunity Housing apartments. No date. 1 page.

Power of attorney notice regarding the properties at 726 First Street, Lancaster; 302 North Lime Street, Lancaster; 146 East Lemon Street, Lancaster; and 632 North Queen Street, Lancaster. February 1973. 2 pages.

Copy of a letter from Geisenberger, Zimmerman, Pfannebecker, & Gibbel to Commonwealth National Bank, regarding the mortgage on the property at 632 North Queen Street, Lancaster. 24 July 1970. 1 page.

Copy of a letter from Robert L. Pfannebecker to First Federal Savings and Loan Association regarding the mortgage on the property at 726 First Street. 9 August 1966. 1 page.

Letter from Vice-President of First Federal Savings and Loan Association, William E. Glasmire, to Robert L. Pfannebecker, Esq., regarding the mortgage for the property at 726 First Street, Lancaster. 13 May 1966. 1 page.

Letter from Executive Vice-President of First Federal Savings and Loan Association, James N. Esbenshade, regarding the mortgage on the property at 146 East Lemon Street, Lancaster. 29 June 1965. 1 page.

Copy of a letter from Robert L. Pfannebecker to Executive Vice-President of First Federal Savings and Loan Association, James N. Esbenshade regarding the property at 146 East Lemon Street, Lancaster. 25 June 1965. 2 pages.

Insert 3 Letter from Certified Public Accountant of Trout, Ebersole, & Groff, Homer C. Moore, to Robert L. Pfannebecker, Esq., regarding the dissolution of Opportunity Housing, Inc. 2 April 1975. 1 page.

Copy of a receipt for legal fees from Geisenberger, Zimmerman, Pfannebecker, & Gibbel. 3 October 1974. 1 page.

Receipt from Lancaster Title Abstracting Company to Robert L. Pfannebecker, Esq. 24 June 1968. 1 page.

Copy of a receipt for legal fees from Geisenberger, Zimmerman, Pfannebecker, & Gibbel. 7 July 1965. 1 page.

Letter from Robert L. Pfannebecker to Edward Kirchner, Real Estate, regarding fee amounts requested. 11 June 1965. 1 page.



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Folder 8 Property at 146 East Lemon Street

Letter from Robert L. Pfannebecker to Opportunity Housing, Inc. regarding the deed to 146 East Lemon Street. 7 September 1965. 1 page.

Copy of deed between Robert P. and Marian J. Bitzer (sellers) and Opportunity Housing, Inc. (purchaser) for the property at 146 East Lemon Street, Lancaster. June 1965. 2 pages.

Settlement worksheet between Robert P. Bitzer (seller) and Opportunity Housing, Inc. (purchaser) for the property at 146 East Lemon Street, Lancaster. No date. 1 page.

Copy of an Agreement for Sale of Real Estate between Robert P. and Marian J. Bitzer (sellers) and Robert G. Neuhauser (purchaser) for the property at 146 East Lemon Street, Lancaster. 24 May 1965. 2 pages.

Affidavit for the sale of the property at 146 East Lemon Street from Robert P. and Marian J. Bitzer (sellers) to Opportunity Housing, Inc. (purchaser). 1 July 1965. 3 pages [stapled].

Certificate of Information No. 8251 for the title of the property at 146 East Lemon Street. 8 June 1965. 6 pages [stapled].

Copy of Affidavit for the sale of the property at 146 East Lemon Street from Robert P. and Marian J. Bitzer (sellers) to Opportunity Housing, Inc. (purchaser). 1 July 1965. 3 pages [stapled].

Copy of a bond for Opportunity Housing, Inc. 1965. 1 page.

Copy of a bond for Opportunity Housing, Inc. 1965. 1 page.

Copy of a bond for \$12,450.00 for the property at 146 East Lemon Street, Lancaster. No date. 2 pages.

Copy of a settlement statement between Opportunity Housing, Inc. (seller) and Constantinos P. and Angelica Flouras (purchasers) for the property at 146 East Lemon Street. [date illegible] 1 page.

Copy of Agreement for Sale of Real Estate between Opportunity Housing, Inc. (seller) and Constantinos P. and Angelica Flouras (purchasers) the property at 146 East Lemon Street. 30 August 1974. 1 page.

Folder 9 Property at 302 North Lime Street

Affidavit for the sale of the property at 302 North Lime Street, Lancaster from William B. Jackson (Executor of Estate for Woodland B. Jackson; seller) to Opportunity Housing, Inc. (purchaser). 31 July 1967. 4 pages [stapled].

Copy of Affidavit for the sale of the property at 302 North Lime Street from William B. Jackson (seller) to Opportunity Housing, Inc. (purchaser). 31 July 1967. 4 pages [stapled].

Copy of deed between William B. Jackson (seller) and Opportunity Housing, Inc. for the property at 302 North Lime Street, Lancaster. July 1967. 2 pages.

Copy of a deed between Dorothy F. Jackson (widow) and Opportunity Housing, Inc. for the property at 302 North Lime Street, Lancaster. July 1967. 2 pages.



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Copy of a letter from Robert L. Pfannebecker to Assistant Trust Officer of the Estate of Woodland B. Jackson, R. William Maurer, regarding the property at 302 North Lime Street. 5 September 1967. 1 page.

Settlement worksheet between Opportunity Housing, Inc. (seller) and J. Gary Neff and Allen G. Stoltzfus (purchasers) for the property at 302 North Lime Street. 20 December 1974. 1 page.

Folder 10 Properties at 726 First Street and 632 North Queen Street

Insert 1 Pamphlet deed from Executors for the Estate of Mary Rehkla, Anna Wiegand and John Krallinger, to Alfred T. Schober for the property at 726 First Street, Lancaster. 21 August 1961. 1 piece.

Copy of a mortgage bond for the property at 726 First Street. No date. 2 pages.

Insert 2 Deed from William D. and Florence W. Zell (sellers) to Max Weisman (purchasers) for the property at 632 North Queen Street. 29 May 1954. 1 page.

Deed from Max and Katie Weisman (sellers) to Lloyd F. and Elma I. Blew (purchasers) for the property at 632 North Queen Street. 1 December 1959. 1 page.

Settlement worksheet between Lloyd F. and Elma I. Blew (sellers) and Opportunity Housing, Inc. for the property at 632 North Queen Street. 12 June 1970. 2 pages.

Certificate of Information No. 15906 for the title of the property at 632 North Queen Street. 29 April 1970. 6 pages [stapled].

Mortgage between Opportunity Housing, Inc. and Commonwealth National Bank for the property at 632 North Queen Street in the amount of \$12,000. No date. 1 page.

Copy of deed between Lloyd F. and Elma I. Blew (sellers) and Opportunity Housing, Inc. (purchaser) for the property at 632 North Queen Street. 12 June 1970. 2 pages.

Insert 3 Handwritten figures for the properties at 726 First Street and 632 North Queen Street. No date. 1 page.

Letter from Josephine Pederson to Robert L. Pfannebecker, Esq., regarding sales agreements for 726 First Street, 632 North Queen Street, and 146 East Lemon Street. 3 September 1974. 1 page.

Copy of Agreement for Sale of Real Estate between Opportunity Housing, Inc. (seller) and Ray N. Mylin (purchaser) for the properties at 726 First Street and 632 North Queen Street. 7 August 1974.

Copy of Closing Statement for settlement between Opportunity Housing, Inc. (seller) and Ray N. Mylin (purchaser) for the properties at 726 First Street and 632 North Queen Street. 16 September 1974. 1 page.

Signed copy of Closing Statement for settlement between Opportunity Housing, Inc. (seller) and Ray N. Mylin (purchaser) for the properties at 726 First Street and 632 North Queen Street. 16 September 1974. 1 page.



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Folder 11 Void Sale of Opportunity Housing, Inc. Properties

Copy of Agreement for Sale of Real Estate between Opportunity Housing, Inc. (seller) and Jerry A. Hake (purchaser) for the properties at 726 First Street, 302 North Lime Street, 632 North Queen Street, and 146 East Lemon Street, Lancaster. March 1974. 1 page.

Duplicate copy of Agreement for Sale of Real Estate between Opportunity Housing, Inc. (seller) and Jerry A. Hake (purchaser) for the properties at 726 First Street, 302 North Lime Street, 632 North Queen Street, and 146 East Lemon Street, Lancaster. March 1974. 1 page.

Certified Copy of Resolution made at the shareholders' meeting held on 26 April 1974 to sell all real estate to Jerry Hake. 26 April 1974. 1 page.

Copy of a certified copy of resolution made at the shareholders' meeting on April 1974 regarding the sale of real estate. 26 April 1974. 1 page.