



Ridgewood Property Owners & Civic Association, Inc.

"After 90 years of community service we're still building a reputation, not resting on one!"

Founded October 1931

Newsletter Volume 90 Special Edition 2022

Our Property Rights Under Attack In Albany

NO EVICT EVER – RENT CONTROL BILL FOR 1-5 UNIT BUILDINGS COULD PASS

RPOCA LAUNCHES EFFORT TO STOP THE BILL

NYC PROPOSES LARGE PROPERTY TAX INCREASES ON 1-4 UNIT BUILDINGS

Deadline Approaches For Gas Pipe Inspection

AFTER JUNE 30, 2022 A \$10,000 FINE WILL APPLY

RPOCA LAUNCHES MEMBERSHIP CAMPAIGN: "STRONGER UNITED"

BECOME A MEMBER AND HELP US FIGHT FOR YOU! SEE PAGE 4

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NEWSLETTER EDITOR: Charles Ober	

On March 10th 60 members attended the in -person meeting. People came with checks to become members. We had a forum on the proposed no evict rent control law and wrote letters to the governor. Elected Officials attended.

GRRC Greater Ridgewood Restoration
Graffiti – Please call-in locations to get on spring schedule. Cleaning is free but donations are accepted. Landlord-Tenant counseling is available. 718-366-8721
<https://www.ridgewoodrestoration.org/>

GENERAL MEMBERSHIP & PUBLIC MEETING

FIRST Thursday, April 7th, 2022, 7 pm

Fred T. Haller III, Attorney at Law

Presentation On Legal Liability With Lead Paint

Airtek Environmental

Lead Paint Certification Training Academy

Presentation On Lead Paint Inspection And Abatement Requirements

Sign Up For March 27th 2 pm Envelope Stuffing Mailing on Membership Opposition To No Evict-Rent Control Law Pending In Albany

First Thursday, May 5th, 2022, 7 pm

Candidate Forum: State Senate, Assembly

Free Tote Bag to New Members

Sandwiches, Salads and Coffee Will be Served

Ridgewood Presbyterian Church

59-14 70th Avenue

Ground Floor Hall Through Parking Lot

Restrictions Are Lifted - Free Masks Available

***** This newsletter is funded by Councilmember Robert Holden. *****

NYC Advisory Commission on Property Tax Reform Issues Final Report

Will Ridgewood One to Four Unit Property Taxes Double?

“Proposal to overhaul New York City’s property tax system would **dramatically raise taxes** on one-to-three-family homes, hold down taxes on co-op and condominium apartments, a Wall Street Journal analysis found.” ¹

The final report, quietly released on December 29th, is substantially the same as the original proposal. A study by the Wall Street Journal (¹) (March 23rd, 2020, “New Property Tax Would Hit Manhattan Billionaires, Many in Brooklyn’s Middle Class”) showed how neighborhoods like Ridgewood would face up to a doubling of their tax burden if the tax proposal is introduced as legislation and passes the NYS legislature.

“Many Brooklyn homes are owned and occupied by less affluent families, despite the paper wealth of rising real-estate values, who could be hard pressed to pay higher taxes.

Robert Marvin, a retired city worker and his wife, Elaine, a retired teacher, face a potential tax increase of \$9,700, according to the Journal analysis, more than double their current tax bill on the row house in Prospect Lefferts Gardens they purchased in 1974 for \$28,000.He (Mr. Martin) said ‘the plan might trigger a boisterous backlash. Homeowners vote in disproportionate percentages and have a considerable amount of political clout.’ ...”

Charles Ober, our president, has joined the Queens Civic Congress platform committee on property taxes and is preparing for this fight.

Mayor’s press release:

<https://www1.nyc.gov/office-of-the-mayor/news/878-21/nyc-advisory-commission-property-tax-reform-releases-final-report>

Find the full report here:

<https://www1.nyc.gov/site/propertytaxreform/index.page>

A law called the “Good Cause” Anti-Eviction Bill A5573 and S3082 which is also a rent control law to cover most non-stabilized rentals in New York State has come close to passage in the NY State Legislature gets temporary reprieve.

Some think it may pass after small changes to the wording of the bill

State Senator Joe Addabbo has informed our organization that he is opposed to this bill and has organized a group of senators to block the bill (at least as it is currently written). We continue to speak to our Senator to make sure this bill never sees the light of day regardless of language changes.

It is understood that the speaker of the Assembly Carl Heastie is in favor of this bill, and it has many co-sponsors. We have spoken to our Assembly Member Catherine Nolan about this bill, and she has said she is taking our opposition into consideration.

Assemblymember Andrew Hevesi appears to be supporting the bill. Assembly Member Jenifer Rajkumar is currently not supporting the bill but is under a lot of pressure from Democratic Socialists who are demonstrating at her office.

We are asking our members to call your state representatives and voice your opposition.

CITY AND STATE

<https://www.thecity.nyc/housing/2022/2/15/22936346/landlords-wage-crusade-against-good-cause-anti-eviction-bill>

•[HOUSING](#)

Landlords Wage Crusade Against ‘Good Cause’ Anti-Eviction Bill

BY CLIFFORD MICHELCMICHEL@THECITY.NYC UPDATED FEB 16, 2022, 12:08PM EST REPORTING BY JOSEFA VELASQUEZ

“The real estate industry is pushing back on a state bill that would limit rent hikes and ensure lease renewals for over a million tenants — launching a house-to-house phone campaign to rally the public against the protections.

A new group called Homeowners for an Affordable New York is calling city households and warning of dire consequences if the “Good Cause” anti-eviction measure becomes law. The article warns it may pass.

More on page 3

Assembly Sponsors of Bill:

HUNTER, L. ROSENTHAL, REYES, BARNWELL, FERNANDEZ, NIOU, BARRETT, PRETLOW, EPSTEIN, RICHARDSON, DAVILA, CRUZ, TAYLOR, PICHARDO, GOTTFRIED, GLICK, McMAHON, FRONTUS, CARROLL, BICHOTTE, HERMELYN, DINOWITZ, BARRON, PERRY, BRONSON, HEVESI, SEAWRIGHT, KIM, J. RIVERA, JOYNER, DE LA ROSA, FALL, WEPRIN, ROZIC, DARLING, WALKER, RAMOS, QUART, RODRIGUEZ, JACOBSON, STECK, COLTON, O'DONNELL, COOK, AUBRY- Multi-Sponsored by M. of A. NOLAN, SIMON

Senate Sponsors of Bill:

SALAZAR, BRISPORT, STAVISKY, BAILEY, BENJAMIN, BIAGGI, BRESLIN, GIANARIS, HARCKHAM, HOYLMAN, JACKSON, KAVANAGH, KRUEGER, LIU, MAY, MAYER, MYRIE, RAMOS, RIVERA, SANDERS, SEPULVEDA, SERRANO

Full Text of Below Article In Last Newsletter NY POST OPINION

'No Eviction Ever' bill will devastate landlords — and NY's housing stock

By [Alexander Lycoyannis](#), Attorney at Law
February 18, 2022 7:09pm [Updated](#)

An Airbnb user who never intends to leave. Tenants not paying enough rent to keep up buildings. A roommate temporarily renting a room who later decides not to move out.

Under the Legislature's misleadingly named "Good Cause Eviction" bill, these occupants can all remain in their apartments forever and the property owner has virtually no recourse.

"No Eviction Ever" would be a better name for an absurdly vague, sweeping proposal that would place strict new limits on rent increases and evictions for nearly 1.6 million New York renters.

[Link to full article:](#)

<https://nypost.com/2022/02/18/albanys-no-eviction-ever-bill-will-devastate-landlords-and-nys-housing-stock/>

Periodic Gas Piping System Inspections

DEADLINE IS APPROACHING

Gas piping systems in all buildings, except for one- and two-family homes, and other buildings classified in Occupancy Group R-3, must be inspected by a Licensed Master Plumber (LMP), or a qualified individual working for an LMP. Gas piping systems must be inspected at least once every four years according to the schedule below.

The deadline for buildings in Community District 5 in all boroughs has been extended! These buildings are not required to submit Gas Piping System Periodic Inspection Certifications until June 30, 2022. LATE CERTIFICATION: \$10,000 FINE

LEAD PAINT INSPECTIONS REQUIRED FOR ALL PROPERTIES WITH LIMITED EXCEPTIONS

New York City's Local Law 31 of 2020 introduced new lead inspection requirements for landlords and building owners, enforced by the NYC Department of Housing Preservation & Development (HPD). The most notable requirement is for building owners to conduct **certified lead-based paint inspections** for all dwelling units in pre-1960 residential buildings within a specified timeframe.

Over the past few years, New York City has made several important updates to the NYC Childhood Lead Poisoning Prevention Act ([Local Law 1 of 2004](#)), strengthening existing lead laws and expanding inspection requirements for landlords and building owners.

Local Law 31 of 2020 is the most recent update, which went into effect on August 9, 2020 and mandates [X-Ray Fluorescence \(XRF\)](#) lead inspections by Environmental Protection Agency (EPA)-certified inspectors to test for the presence of lead-based paint in old residential "multiple dwelling" buildings.



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Ridgewood Property Owners & Civic Association, Inc.

Contacts:

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ridgewoodownersny@gmail.com

Ways you can help your organization protect and advocate for our neighborhood:

- Get your neighbor to join.
- Attend a meeting
- Apply to join the board of directors by mail or at a meeting.
- Support your organization's initiatives.
- Get free tote bag: attend meeting or join



HOW CAN I BECOME A MEMBER?

BY MAIL:

**FILL OUT
FORM BELOW**

IN PERSON:

**AT A MEETING OR
CALL AND WE WILL
PICK UP THE PAYMENT**

PAY BY CREDIT CARD ONLINE @

www.rpoca.net

(go to site and click on button there)

JOIN RPOCA!

APPLICATION FOR MEMBERSHIP

Please give this application to your qualifying neighbor.

Property owners in Greater Ridgewood area are eligible for membership subject to board approval. For information on membership or to report quality of life issues in the neighborhood call Paul Kerzner at 718-381-3366 or email ridgewoodownersny@gmail.com

Applications for membership on the board of directors to fill vacancies are encouraged.

Name of owner/s (one membership/ one vote per property): _____

Address of property: _____

Phone: _____ Email: _____

☐ Check box if interested in board membership; submit resume and highlight how you can contribute to our work.

Annual membership fee: \$25 by check or money order payable to "RPOCA" or credit card online

Mail to: RPOCA, PO Box 860077, Ridgewood, NY 11386

OR SIGN UP ONLINE @ www.rpoca.net

Membership benefits: Ridgewood Times mailed weekly; Monthly Newsletter; Fighting against legislation that infringes ownership rights; Advocating for neighborhood quality of life; Advocacy for ethical relationships between landlords and tenants and penalties against predatory behavior by landlords; Advocacy for capital and expense funding for neighborhood programs and infrastructure, Public Educational Meetings, Landmarks advocacy. Assistance to owners.