



Ridgewood Property Owners & Civic Association, Inc.

"After 94 years of community service, we're still building a reputation, not resting on one!"

www.rpoca.net

Newsletter Volume 94 Issue 4 April 2026

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NEWSLETTER EDITOR: Charles Ober

The Board of Directors met on a Zoom meeting March 16th, 2026 to plan the year and propose new initiatives. Committees will meet to work on programming, new initiatives and membership development. Our next zoom board meeting will be on April 9th. Members can request time to speak by sending request to our email at least two full weeks in advance or at a membership meeting.

Members: What would you like to see in our newsletter? Do you have an article or restaurant review you would like to contribute? Let us know. Can you contribute photos?
718-381-3366

GRRRC Greater Ridgewood Restoration Graffiti – Cleaning is free, but donations are accepted. Landlord-Tenant counseling is available.
 718-366-8721
<https://www.ridgewoodrestoration.org>

GENERAL MEMBERSHIP MEETING

Thursday, April 2nd, 2026

Food & Refreshments: 6:45 pm;

Prompt Start: 7 pm

MEMBERS AND THEIR GUEST ONLY

PANEL OF GARDENING AND COMPOSTING EXPERTS TO ANSWER YOUR QUESTIONS

PLANTS AS DOOR PRIZES FOR UP TO 6 PEOPLE
FREE COMPOST FOR THE FIRST 10 PEOPLE
AT THE DOOR

WRITING LETTERS AGAINST
PROPERTY TAX INCREASE
AND RPOCA WILL AFFIX THE STAMP9
AND MAIL THE LETTERS

Next Meeting May 7th, 2026
Candidates Forum TBA
Free Tote Bag to New Members

Ridgewood Presbyterian Church

59-14 70th Avenue

GROUND FLOOR AUDITORIUM THROUGH PARKING LOT

Masks Encouraged; Restrictions Are Lifted

THE COMMUNITY OPPORTUNITY TO PURCHASE ACT IS EXPECTED TO BE REINTRODUCED IN THE CITY COUNCIL

Under the December 2025 NYC [COPA legislation \(Intro 902-B\)](#), eligible buildings generally include Class A multiple dwellings with four or more units that are deemed at-risk due to distress, safety violations, or expiring affordability restrictions. Key criteria for covered properties include those in the [HPD Alternative Enforcement Program \(AEP\)](#), in rem foreclosure, or those with specific hazardous violations. Eligible "Covered Properties" under COPA include:

- **Size Requirements:** Class A multiple dwellings containing four or more dwelling units.
- **Distress & Safety Triggers:** Buildings participating in the HPD Alternative Enforcement Program (AEP) for at least one year.
- **Foreclosure/Violations:** Properties subject to an in rem foreclosure action or an order to correct specific hazardous conditions.
- **Affordability Restrictions:** Buildings that have had affordability restrictions expire within the past two years.
- **Certificate of No Harassment:** Properties that have been denied a Certificate of No Harassment.

Key Exemptions:

- Owner-occupied buildings with five or fewer units are excluded.
- Buildings with fewer than four rental units are generally exempt.
- Well-maintained buildings with no significant violations or expiring affordability restrictions are not covered.

New York Law Journal

[Expert Opinion](#) Real Estate

NYC's Community Opportunity to Purchase Act: A New Era in Housing Policy

Benjamin Flavin analyzes COPA's legal and economic framework, reviews its practical implications for New York City real estate transactions, and examines the potential consequences of its political development to date.

March 16, 2026 at 09:00 AM By **Benjamin Flavin**

As New York's generational housing affordability issues come to a head, COPA—or variants of it—will likely reemerge and become part of New York City's transactional fabric.

The [Community Opportunity to Purchase Act \(COPA\)](#) was passed by the New York City Council and subsequently vetoed by Mayor Eric Adams. COPA represented one of the most ambitious

The [Community Opportunity to Purchase Act \(COPA\)](#) was passed by the New York City Council and subsequently vetoed by Mayor Eric Adams. COPA represented one of the most ambitious housing preservation efforts by affordable housing advocates in recent history. It seeks to give qualified not-for-profit organizations the opportunity to bid first on certain multi-dwelling residential buildings for sale.

This article analyzes COPA's legal and economic framework, reviews its practical implications for New York City real estate transactions, and examines the potential consequences of its political development to date.

What Did the Legislation Provide?

COPA was first introduced to the City Council as Intro 196 but later revised and reintroduced as [Intro 902-B](#). The final COPA bill voted into existence by the City Council on Dec. 18, 2025 was subsequently vetoed by Mayor Adams on Dec. 31, 2025.

The veto held when the City Council failed to muster enough votes to override the mayor's veto. The law provided the New York City Department of Housing Preservation and Development (HPD) with oversight authority over "class A multiple dwelling" buildings with "four or more dwelling units". *Continued on page 3*

Within its first year of COPA's effective date the following categories of building were subject to the law:

- a) buildings participating in [New York City's Alternate Enforcement Program](#);
- b) buildings subject to an in-rem foreclosure action;
- c) buildings subject to an underlying condition that has caused the city to issue a [violation](#);
- d) buildings that were denied a certificate of no harassment;
- e) buildings with affordability restrictions set to expire within two years; or
- f) buildings meeting any other criteria [established by HPD].

After the first year, the law would have applied to the sale of multiple dwelling buildings with four or more units as follows:

- a) has an average of at least open "hazardous or immediately" violation;
- b) subject to affordability restrictions set to expire within two years; or
- c) any other criteria [established by HPD].

It is also important to note the law did not apply to a property with "five or fewer units in which the owner" occupied one of the units. HPD would have been required to publish these criteria on its website and provide written notice to all owners of properties meeting these criteria that they would be subject to COPA if the property had been offered for sale.

Owners were required to provide advance written notice to HPD through HPD's website, thus commencing the 25-day timeline for "qualified entities" who were afforded the first opportunity to submit a purchase offer. To successfully put HPD on notice of their interest in purchasing the property, qualified entities were required to file a statement of interest which would then suspend any activity by the property owner to further the sale of the building.

This notice period was then followed by an additional 80-day window for the qualified entity to submit a bona fide purchase offer. If the owner declined that offer, the qualified entity then had 15 days to exercise a right of first refusal by matching a third-party offer.

If that offer was rejected, the qualified entity retained a right of first refusal, allowing them to match any third-party offer on the same terms as any proposed purchase. If the property owner and qualified entity agreed on the terms of a sale, or if the qualified entity exercised its right of first refusal, they had 30 days to enter into a contract of sale.

State and National Context

Commentators have [compared COPA](#) to state and national initiatives often referred to as Tenant Opportunity to Purchase Act (TOPA). New York State housing advocates have submitted proposals such as [as Senate Bill S401 \(2025-S401\)](#), which would establish a statewide TOPA under the Real Property Actions and Proceedings Law.

While S401 is still in committee, NYS's TOPA shares similar affordable housing preservation goals with NYC's COPA, but would operate through state property and civil practice rules rather than supervised by any local agency such as HPD

Nationally, the [District of Columbia's Tenant Opportunity to Purchase Act \(TOPA\)](#) provides expansive tenant purchase rights, granting tenants notice and an exclusive negotiation period, with assignability to third-party not-for-profit sponsors.

Washington D.C.'s TOPA provides 45 days to tenants of properties listed for sale to voice their interest in purchasing the property and 120 days to negotiate a deal with the property owner. Here, ongoing tenant organizing and technical assistance has been critical "before, during and after" tenants acquire the building. Acquisition, rehabilitation and permanent financing present challenges given the buildings for sale often reflect years of under-investment (i.e. poor condition) in rental properties. Financing has typically been obtained through highly subsidized public and private sources.

Similar to NYC's COPA, [San Francisco's "COPA"](#) instead vests rights in a pre-certified pool of nonprofit housing organizations. Tenant-led models emphasize resident bargaining and ownership; nonprofit-first models rely on institutional acquisition capacity and layered subsidy. San Francisco's COPA likewise channels rights to pre-certified qualified entities on a similar timeline. Qualified entities here are able to secure at least some of the necessary funding to acquire properties quickly through San Francisco's public-private [Housing Accelerator Fund](#) EDITOR: RPOCA OPPOSES THIS LEGISLATION

What About the New York Market

Like San Francisco, the focus of New York City's COPA on qualified entities rather than tenants reflects the scale of New York's larger real estate market. In New York, rental buildings frequently exceed 50 units creating challenges for tenant associations without significant assistance organizing and technical support to purchase these properties. While not insurmountable, a mechanism to provide tenant associations ongoing organizing and technical assistance would be crucial to success in New York City.

The central question is not whether COPA has precedent, but whether New York's market scale fundamentally alters the administrative and economic calculus. Under New York City's COPA framework, a qualified entity may have up to 150 days before a property owner can secure a fully executed contract of sale—and potentially longer depending on how and when the right of first refusal is exercised. Compounding this concern, the statute imposes no deadline for a qualified entity to close once a contract has been executed, introducing further uncertainty and delay into the transaction process.

Given New York City's already overburdened housing [agency](#), even modest procedural delays could produce outsized aggregate effects. Successful implementation of COPA will require HPD to promulgate regulations to administer such a program, which is something HPD has historically failed to do for other prominent programs such as their Mitchell-Lama and H.D.F.C. initiatives. At a minimum to administer COPA, HPD will be required to: a) identify, certify and maybe most importantly, keep track of Qualified Entities; b) maintain an online registry – presumably an addendum to their [NYC Housing Connect](#) portal; c) track notices and deadlines; d) resolve matching-right disputes when a qualified entity exercises its right of first refusal; e) coordinate acquisition financing; and f) send annual notices to all “qualifying” property owners. Administrative capacity will be crucial in the real-life implementation of COPA. Delayed supervision will cause significant transactional difficulties including issues raised in financing, title clearance and contractual deadlines. Given HPD's existing programmatic demands, New York City will be forced to devote significant new resources to the administration of COPA.

Transactional Considerations

Setting aside the constitutional law questions regarding takings and property for exploration by more learned legal minds, implementation of COPA will have practical implications on the transactional side of each proposed sale. Owners hoping to sell their rental properties will need to first confirm their property qualifies or is exempt from COPA's thresholds.

While the law would have required HPD to provide annual notice to any qualifying property owners, being absent from the list would not create an explicit exemption from COPA.

Property owners would also be required to identify whether any applicable statutory exemptions, such as intra-family, foreclosure, or court-ordered sales, apply to their proposed transactions. Such initial research will likely require an opinion by a qualified attorney.

Once the initial inspection is completed and it is determined the sale is subject to COPA, the current owner of such property will then be required to prepare its formal notices to HPD and by extension any pre-certified qualified entities.

Presumably, the property owner's counsel will be required to address and disclose all COPA timelines into any offering material. Contracts of sale will likely require representations and additional disclosures concerning COPA compliance. All timelines and any escrows would be required to be adjustable to match the COPA schedule, including inherent flexibility for qualified entities' right of first refusal inspection.

Title insurers may craft endorsements and require evidence of a property owner's compliance with COPA. Considering the extensive notice and procedural requirements of COPA, any defects from initial notice to HPD to closing could render transactions voidable, a significant risk surely to be evaluated by non-public lenders and their underwriters.

In a market already grappling with higher interest rates and post-pandemic volatility, lenders' perceptions of security, and their ability to underwrite and value properties and loans, will depend heavily on the clarity and predictability of HPD implementation of COPA.

Conclusion

COPA is more than a bill. COPA indicates a reckoning of the transfer of privately owned property in New York City. After five years of revision and attempts to pass COPA, “Intro 902-B” was vetoed on Dec. 31, 2025, and the override attempt in January 2026 fell short. However, momentum [persists](#).

ON MARCH 5th, 2026, MEMBERS GOT UP TO DATE INFORMATION FROM PO MICHAEL GONZALEZ, NYPD CRIME PREVENTION, ASSEMBLY MEMBER JENIFER RAJKUMAR, AND COUNCILMEMBER PHIL WONG



Air Conditioning – Ductless

Weston Brothers 718-793-2000
Metropolitan Ave., Forest Hills

Asbestos Removal

- Hillview Station, Khaïd Mehmood
728-669-2210
- Leinster Construction, Patrick Hogan
718-651-9100/917-681-8906(cell)

Automobile Repair

- Bruno's VW-Audi Repair, Inc., 718-386-2428
- Five "Zs" Auto Repair Inc. 718-386-2428
- O & M Automotive Repair 59050 Decatur St.
718-386-2482
- S&F Service 718-497-6791 (64-51 Metropolitan
Ave)

Brownstone Stoop Repair, Brick Pointing, Cornice

- (including filing with NYD Landmarks Commission)
- Innovation Brownstone Authority, 718-666-7679
 - Anthony Tranchina 718-8459-7123 (see masonry)

Carpeting

Barry's Carpet, 516-285-0502

Custom Alterations & Sewing

- Eileen Tipple, 917-238-2774
- Antoinette Cleaner & Custom Dressmaker 718-456-
1000

Electrician

- Tom Munetz 718-416-2686
1. Sureline Electric, Eduardo 917-543-3589
 2. Valentino 347-737-8320
 - 3.

Gardening, Lawn care & Landscaping

Sal Mangano, 718-779-2548

General Contracting, Permitted Renovations

- Skillman USA Construction, Inc. 718-472-0400 –
917-362-1187 cell)
- Leinster Construction, Patrick Hogan,
718-8651-9100/917-681-8906(cell)

Glass

Ridgewood Glass 718-497-1698

Home Repairs, Maintenance, Painting, Masonry, Carpentry (lower scale projects)

- Handyman Husband, Frank Angerano
516-474-4491 handymanfrankmv@aol.com
- Hudson Maintenance Corp., Zee 917-336-0887
- Manny Lucas 347-488-2810 (parapet inspection)

- Thomas Kowal, 917-617-2165
- Miguel Rodriguez 347-845-8695
- Alex Sprenger, 917-854-0604
- Mike Siragusa 718-386-0104/347-538-2041

Iron Works, Fences, Cellar Doors

- Walter Iron Works 718-894-1108
- Torpedo Iron Works, 718-417-4072 -Zika
- LK & Sons Ironworks, Stairs, Masonry 718-456-
8422

Lead Inspection, Lead Abatement; Mold

- Hillview Station Inc., Khalid Mehmood, 380 E18 St.,
Brooklyn, NY (preferred rate for RPOCA members)

Locksmith

Major Lock & Glass Co. 718-821-7213

Masonry, Water Proofing, Cornices, Stone Cleaning

- Mark Alke 718-381-5155
- Anthony Tranchina 718-459-7121/718-459-5619
(roofing, carpentry, historic district certification)

Pest Control

Advanced Pest Management 718-418-8986

Plumbing & Heating

- Al Haig 79-69 77 Ave., 718-456-4953
- Kew Forest Plumbing 718-456-0800
- Chris Owens (inspections) 718-738-0967
- James Simpson & Son Inc. 718-821-6022 –
6216 60 St, Maspeth, NY – (Gas Piping &
Inspections)
- L. Spina Plumbing & Heating 718-897-0922
(emergency weekend service)

Roofing

- Acero Restoration & Siding 929-329-5406
- McGavin Roofing (parapet inspection) 718-810-
5775/212-468-2844 www.mcgavinroofing.com

Roofing & Brick Pointing

Dennis Baljak 347-89-4264

Sewer Clog

- Joe Persico 347-9992-8258
- Sunrise Sewer Service (\$75) 718-805-9152
- \$49.95 Sewer & Drain Co. (\$100) 718-845-5995

Tile & Granite

ZB Tile & Granite Inc., -Nickolay Bachvarov 646-361-
2035

Veterinary

Animal Clinic of Queens, 65-12 Fresh Pond Road,
718-417-6200

Board Of Directors

President Emeritus
 President
 Exec VP
 VP -Technology
 Treasurer
 Recording Secretary
 Financial Secretary
 Corporate Secretary
 Sergeant-at-Arms
 Board
 Chair
 Mey Joy Choy
 Joseph Haufe
 Frederick Hoefflerle
 Sadije Kolar

Paul Kerzner
 Joseph Segreti
 Charles Ober
 Angela Dykshorn
 Maryellen Borello
 Peggy O'Kane
 Helen Kuch
 Peter Comber
 Luis Rodriquez

 TBD
 Rosemarie Limbacher
 Wojtek Oktawiec, R.A
 Jacek Olszewski

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



Ridgewood Property Owners & Civic Association, Inc.

Contacts: Paul Kerzner- 718-381-3366 ridgewoodownersny@gmail.com; www.rpoca.net

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 is encouraged.

RENEW BY MAIL OR ONLINE AT WWW.RPOCA.NET – CLICK ON BECOME MEMBER TAB

Name of owner/s – mailing address (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"

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

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. Restaurant discounts.

Mayor Mamdani proposed 9.75% property tax increase. Letter writing campaign at our April 2nd, 2026, general membership meeting.
FIGHT PROPOSALS TO RAISE OUR TAXES! PHOTOS INSIDE!!!

GARDENING PANEL AT NEXT MEETING
DOOR PRIZES : FREE PLANTS FOR UP TO 6 PEOPLE!
FIRST 10 PEOPLE GET 4 LBS OF COMPOST FREE
NYC ANNOUNCES FREE COMPOST CENTERS - APPOINTMENTS
STARTING in APRIL THROUGH SEPTEMBER – nyc.gov/GETCOMPOST
*****77-28 19th Av – Wednesdays and Saturdays- UP TO 10 BAGS*****
RIDGEWOOD PRESBYTERIAN CHURCH GROUND FLOOR AUDITORIUM
THURSDAY, April 2nd, 2026 - 7 PM
Food Served Starting at 6:45PM; Prompt start at 7 PM

Ridgewood Property Owners & Civic Association Newsletter

RPOCA
PO Box 860077
Ridgewood NY 11386
Address Service Requested

PRST STD
U.S. POSTAGE
PAID
FLUSHING, NY
PERMIT #1648

Addressee