

From: [Ashlie Lebhar](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 6:02:29 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

Until Local Law 18, it was possible for lower- and middle-income New Yorkers to own a home, particularly in the outer boroughs. Regular New Yorkers like me could make ends meet by renting out a spare room, renting out our homes while traveling, or renting an in-law's space for the holidays while they're away visiting family.

I don't own multiple units that could be long-term rentals, and I am not taking housing off the market. I own the home I live in. Throughout the year, my family and I use our whole home to welcome family and community members in need of temporary housing. In between, we rely on home-sharing to help make ends meet. I have not contributed to the disruption and safety concerns associated with short-term rentals in apartment buildings, nor am I the cause of NYC's housing crisis. Punishing homeowners like me is only making communities more vulnerable, making homeownership unsustainable, and pushing regular New Yorkers out of the city, ceding our neighborhoods to wealthy speculators.

Keeping the strongest protections in place to prevent party homes and keep our communities safe, 948A will make small, common-sense updates so that New Yorkers like us who own and live in our homes full-time can:

- host up to 4 guests, not including children (current law only allows 2 guests including children)
- rent out their property without being physically present, like while traveling
- put locks on private spaces

These simple changes will mean the difference between low- and middle-income New Yorkers being able to stay in the city we love or not. Please pass Intro 948A.

Ashlie Lebhar

[REDACTED], Maspeth , NY, US, 11378

From: [Berkeley Keller](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Sunday, December 14, 2025 10:17:29 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Berkeley Keller

[REDACTED], Ridgewood, NY, US, 11385

From: [Brittany Solem](#)
To: [Testimony](#)
Subject: [EXTERNAL] Intro 948A helps families - please vote yes
Date: Monday, December 15, 2025 10:42:33 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

I am writing to express my strong support for Bill 948A, which proposes small, thoughtful amendments to Local Law 18 by allowing NYC homeowners to engage in responsible home sharing.

These are not the party homes or abusers of the system. These are families who live in and maintain their properties, care about neighborhood safety, and contribute to the social fabric that keeps our community vibrant and strong. With rising property taxes, insurance premiums, utilities, and repair expenses, many homeowners now face growing financial pressures that threaten their housing security.

Bill 948A offers a balanced and fair solution. By permitting responsible home sharing, it gives owner-occupants a way to earn modest supplemental income—often the difference between keeping and losing a home. This financial flexibility helps families stay current on mortgages, avoid deed theft, tax liens, and other predatory practices, and preserve the generational wealth that is so vital to community stability.

Additionally, responsible home sharing in our neighborhoods provides much-needed accommodations for visiting loved ones who want to stay close by, while also generating additional income for our local small businesses—from cafés and corner stores to repair shops and restaurants. This helps strengthen our local economy and supports the entire community.

Importantly, this legislation maintains protections against commercial operators and “bad actors” who exploit the system. At the same time, the bill ensures honest, responsible homeowners are not unfairly penalized for trying to stay afloat in an increasingly unaffordable city.

We want to thank the New York City Council for its continued efforts to preserve homeownership opportunities for middle- and lower-income families across the city, particularly in the outer boroughs. Keeping homeowners in their homes strengthens our neighborhoods and safeguards the cultural and social diversity that makes New York City so special.

For these reasons, I urge the Council to pass Bill 948A to help homeowners remain in their communities, support responsible home-sharing, and advance a fairer, more sustainable housing future for New York City.

With appreciation for your leadership and continued commitment,

Brittany Solem

[REDACTED], Brooklyn, NY, US, 11201

From: [Carlota Ruiz](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Sunday, December 14, 2025 9:51:41 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

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[REDACTED], [REDACTED], Brooklyn , NY, US, 11212

From: [Carol Robinson](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Tuesday, December 16, 2025 9:59:34 AM

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Carol Robinson

[REDACTED], New York City, NY, US, 10466

From: [Cheryl Parks](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Sunday, December 14, 2025 12:31:39 PM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Cheryl Parks

[REDACTED], New York City, NY, US, 11238

From: [Clinton Hollis](#)
To: [Testimony](#)
Subject: [EXTERNAL] Intro 948A helps families - please vote yes
Date: Monday, December 15, 2025 10:03:43 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

I am writing to express my strong support for Bill 948A, which proposes small, thoughtful amendments to Local Law 18 by allowing NYC homeowners to engage in responsible home sharing.

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We want to thank the New York City Council for its continued efforts to preserve homeownership opportunities for middle- and lower-income families across the city, particularly in the outer boroughs. Keeping homeowners in their homes strengthens our neighborhoods and safeguards the cultural and social diversity that makes New York City so special.

For these reasons, I urge the Council to pass Bill 948A to help homeowners remain in their communities, support responsible home-sharing, and advance a fairer, more sustainable housing future for New York City.

With appreciation for your leadership and continued commitment,

Clinton Hollis

[REDACTED], Bronx, NY, US, 10452

From: [DeAnna Lenhart](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Sunday, December 14, 2025 10:08:44 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

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DeAnna Lenhart

[REDACTED], New York City, NY, US, 11226

From: [Eduardo Garcia Rolland](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 7:46:38 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Eduardo Garcia Rolland

[REDACTED], New York City, NY, US, 10027

From: [Elise Long](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 8:53:57 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

In the past, I have written to my councilwoman, tried to arrange an in person meeting, called the mayor's office, written to NYTimes, etc etc all in an attempt to discuss the dire consequences of killing short term Airbnb stays to me and people like me- a senior, single, hard working female artist who runs a 47 year old, not-for-profit community arts center in Park Slope- all to no avail.

This is the money I live on. The only other income I have is \$992 from social security and that barely pays my building's utilities.

I have to refinance my building again next year and I fear the higher interest rate, the crushing insurance and property taxes I barely manage to pay now, will force me to close my business, sell my building, move out of the city and try to find a new job at age 71. As someone who has been given funding and awards for my community service by the city, does this seem right or fair? To create more senior poverty and homelessness by eliminating a way many low income small building owners like me have managed to stay afloat in one of the most expensive cities on earth?

While I am thankful to live in the greatest city in the world, it is already a challenge to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me.

Until Local Law 18, it was possible for lower- and middle-income New Yorkers to own a home, particularly in the outer boroughs. Regular New Yorkers like me could make ends meet by renting out a spare room, renting out our homes while traveling, or renting an in-law's space for the holidays while they're away visiting family.

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Elise Long

[REDACTED] Brooklyn , NY, US, 11215

From: [Fabricio Pereira](#)
To: [Testimony](#)
Subject: [EXTERNAL] Intro 948A helps families - please vote yes
Date: Monday, December 15, 2025 11:11:57 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

I am writing to express my strong support for Bill 948A, which proposes small, thoughtful amendments to Local Law 18 by allowing NYC homeowners to engage in responsible home sharing.

These are not the party homes or abusers of the system. These are families who live in and maintain their properties, care about neighborhood safety, and contribute to the social fabric that keeps our community vibrant and strong. With rising property taxes, insurance premiums, utilities, and repair expenses, many homeowners now face growing financial pressures that threaten their housing security.

Bill 948A offers a balanced and fair solution. By permitting responsible home sharing, it gives owner-occupants a way to earn modest supplemental income—often the difference between keeping and losing a home. This financial flexibility helps families stay current on mortgages, avoid deed theft, tax liens, and other predatory practices, and preserve the generational wealth that is so vital to community stability.

Additionally, responsible home sharing in our neighborhoods provides much-needed accommodations for visiting loved ones who want to stay close by, while also generating additional income for our local small businesses—from cafés and corner stores to repair shops and restaurants. This helps strengthen our local economy and supports the entire community.

Importantly, this legislation maintains protections against commercial operators and “bad actors” who exploit the system. At the same time, the bill ensures honest, responsible homeowners are not unfairly penalized for trying to stay afloat in an increasingly unaffordable city.

We want to thank the New York City Council for its continued efforts to preserve homeownership opportunities for middle- and lower-income families across the city, particularly in the outer boroughs. Keeping homeowners in their homes strengthens our neighborhoods and safeguards the cultural and social diversity that makes New York City so special.

For these reasons, I urge the Council to pass Bill 948A to help homeowners remain in their communities, support responsible home-sharing, and advance a fairer, more sustainable housing future for New York City.

With appreciation for your leadership and continued commitment,

Fabricio Pereira

[REDACTED], New York , NY, US, 10003

From: [Hally Erickson](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Sunday, December 14, 2025 10:33:28 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

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Hally Erickson

[REDACTED], New York City, NY, US, 11211

From: [Helene Pierre](#)
To: [Testimony](#)
Subject: [EXTERNAL] Intro 948A helps families - please vote yes
Date: Monday, December 15, 2025 4:01:25 PM

[REDACTED]

Dear Official NYC Council Testimony Submission,

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With appreciation for your leadership and continued commitment,

Helene Pierre

[REDACTED], New York City, NY, US, 11203

From: [Ibrahim Greenidge](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Sunday, December 14, 2025 10:33:21 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

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Ibrahim Greenidge

[REDACTED] Brooklyn, NY, US, 11233

From: [James Duffy](#)
To: [Testimony](#)
Subject: [EXTERNAL] Intro 948A helps families - please vote yes
Date: Sunday, December 14, 2025 11:21:25 AM

Dear Official NYC Council Testimony Submission,

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For these reasons, I urge the Council to pass Bill 948A to help homeowners remain in their communities, support responsible home-sharing, and advance a fairer, more sustainable housing future for New York City.

With appreciation for your leadership and continued commitment,

James Duffy

[REDACTED], Brooklyn, NY, US, 11205

From: [Jason Mitchell](#)
To: [Testimony](#)
Subject: [EXTERNAL] Intro 948A helps families - please vote yes
Date: Monday, December 15, 2025 2:06:50 PM

[REDACTED]

Dear Official NYC Council Testimony Submission,

I am writing to express my strong support for Bill 948A, which proposes small, thoughtful amendments to Local Law 18 by allowing NYC homeowners to engage in responsible home sharing.

These are not the party homes or abusers of the system. These are families who live in and maintain their properties, care about neighborhood safety, and contribute to the social fabric that keeps our community vibrant and strong. With rising property taxes, insurance premiums, utilities, and repair expenses, many homeowners now face growing financial pressures that threaten their housing security.

Bill 948A offers a balanced and fair solution. By permitting responsible home sharing, it gives owner-occupants a way to earn modest supplemental income—often the difference between keeping and losing a home. This financial flexibility helps families stay current on mortgages, avoid deed theft, tax liens, and other predatory practices, and preserve the generational wealth that is so vital to community stability.

Additionally, responsible home sharing in our neighborhoods provides much-needed accommodations for visiting loved ones who want to stay close by, while also generating additional income for our local small businesses—from cafés and corner stores to repair shops and restaurants. This helps strengthen our local economy and supports the entire community.

Importantly, this legislation maintains protections against commercial operators and “bad actors” who exploit the system. At the same time, the bill ensures honest, responsible homeowners are not unfairly penalized for trying to stay afloat in an increasingly unaffordable city.

We want to thank the New York City Council for its continued efforts to preserve homeownership opportunities for middle- and lower-income families across the city, particularly in the outer boroughs. Keeping homeowners in their homes strengthens our neighborhoods and safeguards the cultural and social diversity that makes New York City so special.

For these reasons, I urge the Council to pass Bill 948A to help homeowners remain in their communities, support responsible home-sharing, and advance a fairer, more sustainable housing future for New York City.

With appreciation for your leadership and continued commitment,

Jason Mitchell

[REDACTED], Brooklyn, ny, NY, US, 11213

From: [Jason Moses](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Tuesday, December 16, 2025 8:46:31 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

Until Local Law 18, it was possible for lower- and middle-income New Yorkers to own a home, particularly in the outer boroughs. Regular New Yorkers like me could make ends meet by renting out a spare room, renting out our homes while traveling, or renting an in-law's space for the holidays while they're away visiting family.

I don't own multiple units that could be long-term rentals, and I am not taking housing off the market. I own the home I live in. Throughout the year, my family and I use our whole home to welcome family and community members in need of temporary housing. In between, we rely on home-sharing to help make ends meet. I have not contributed to the disruption and safety concerns associated with short-term rentals in apartment buildings, nor am I the cause of NYC's housing crisis. Punishing homeowners like me is only making communities more vulnerable, making homeownership unsustainable, and pushing regular New Yorkers out of the city, ceding our neighborhoods to wealthy speculators.

Keeping the strongest protections in place to prevent party homes and keep our communities safe, 948A will make small, common-sense updates so that New Yorkers like us who own and live in our homes full-time can:

- host up to 4 guests, not including children (current law only allows 2 guests including children)
- rent out their property without being physically present, like while traveling
- put locks on private spaces

These simple changes will mean the difference between low- and middle-income New Yorkers being able to stay in the city we love or not. Please pass Intro 948A.

Jason Moses

[REDACTED], Brooklyn, NY, US, 11236

From: [Jennifer Mielke](#)
To: [Testimony](#)
Subject: [EXTERNAL] Intro 948A helps families - please vote yes
Date: Sunday, December 14, 2025 10:31:24 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

I am writing to express my strong support for Bill 948A, which proposes small, thoughtful amendments to Local Law 18 by allowing NYC homeowners to engage in responsible home sharing.

These are not the party homes or abusers of the system. These are families who live in and maintain their properties, care about neighborhood safety, and contribute to the social fabric that keeps our community vibrant and strong. With rising property taxes, insurance premiums, utilities, and repair expenses, many homeowners now face growing financial pressures that threaten their housing security.

Bill 948A offers a balanced and fair solution. By permitting responsible home sharing, it gives owner-occupants a way to earn modest supplemental income—often the difference between keeping and losing a home. This financial flexibility helps families stay current on mortgages, avoid deed theft, tax liens, and other predatory practices, and preserve the generational wealth that is so vital to community stability.

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For these reasons, I urge the Council to pass Bill 948A to help homeowners remain in their communities, support responsible home-sharing, and advance a fairer, more sustainable housing future for New York City.

With appreciation for your leadership and continued commitment,

Jennifer Mielke

[REDACTED], Brooklyn , NY, US, 11220

From: [Joanna Woersching](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 7:27:25 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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I don't own multiple units that could be long-term rentals, and I am not taking housing off the market. I own the home I live in. Throughout the year, my family and I use our whole home to welcome family and community members in need of temporary housing. In between, we rely on home-sharing to help make ends meet. I have not contributed to the disruption and safety concerns associated with short-term rentals in apartment buildings, nor am I the cause of NYC's housing crisis. Punishing homeowners like me is only making communities more vulnerable, making homeownership unsustainable, and pushing regular New Yorkers out of the city, ceding our neighborhoods to wealthy speculators.

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These simple changes will mean the difference between low- and middle-income New Yorkers being able to stay in the city we love or not. Please pass Intro 948A.

Joanna Woersching

[REDACTED], Brooklyn, NY, US, 11233

From: [Jocelyne Celifie](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 9:03:39 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Jocelyne Celifie

[REDACTED], New York City, NY, US, 11385

From: [Lakshmee Singh](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Sunday, December 14, 2025 10:10:38 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Lakshmee Singh

[REDACTED], New York, NY, US, 11434

From: [Lauren McGrath](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Sunday, December 14, 2025 10:43:38 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Lauren McGrath

[REDACTED], New York, NY, US, 10031

From: [Maya M](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 10:56:32 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Maya M
[REDACTED], Brooklyn, NY, US, 11222

From: [Mia Gazibekova](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 11:56:55 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I was recently let go from my job and it's my only source of income since I recently gave birth. The job market has been so brutal and childcare is not an option at the moment.

I have several neighbors who have been forced to leave our community because they can no longer make ends meet. Until Local Law 18, it was possible for lower- and middle-income New Yorkers to own a home, particularly in the outer boroughs. Regular New Yorkers like me could make ends meet by renting out a spare room, renting out our homes while traveling, or renting an in-law's space for the holidays while they're away visiting family.

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Mia Gazibekova

[REDACTED], New York City, NY, US, 10301

From: [Nathanael Horne](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 5:44:35 PM

[REDACTED]

Dear Official NYC Council Testimony Submission,

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Nathanael Horne

[REDACTED], Long Island City, NY, US, 11101

From: [Nick Leon](#)
To: [Testimony](#)
Subject: [EXTERNAL] Intro 948A helps families - please vote yes
Date: Sunday, December 14, 2025 11:05:44 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

I am writing to express my strong support for Bill 948A, which proposes small, thoughtful amendments to Local Law 18 by allowing NYC homeowners to engage in responsible home sharing.

These are not the party homes or abusers of the system. These are families who live in and maintain their properties, care about neighborhood safety, and contribute to the social fabric that keeps our community vibrant and strong. With rising property taxes, insurance premiums, utilities, and repair expenses, many homeowners now face growing financial pressures that threaten their housing security.

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Additionally, responsible home sharing in our neighborhoods provides much-needed accommodations for visiting loved ones who want to stay close by, while also generating additional income for our local small businesses—from cafés and corner stores to repair shops and restaurants. This helps strengthen our local economy and supports the entire community.

Importantly, this legislation maintains protections against commercial operators and “bad actors” who exploit the system. At the same time, the bill ensures honest, responsible homeowners are not unfairly penalized for trying to stay afloat in an increasingly unaffordable city.

We want to thank the New York City Council for its continued efforts to preserve homeownership opportunities for middle- and lower-income families across the city, particularly in the outer boroughs. Keeping homeowners in their homes strengthens our neighborhoods and safeguards the cultural and social diversity that makes New York City so special.

For these reasons, I urge the Council to pass Bill 948A to help homeowners remain in their communities, support responsible home-sharing, and advance a fairer, more sustainable housing future for New York City.

With appreciation for your leadership and continued commitment,

Nick Leon

[REDACTED], Brooklyn , NY, US, 11203

From: [Piotr Kotonski](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 11:57:05 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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- host up to 4 guests, not including children (current law only allows 2 guests including children)
- rent out their property without being physically present, like while traveling
- put locks on private spaces

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Piotr Kotonski

[REDACTED], Staten Island, NY, US, 10301

From: [Roxanne Cummings](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 1:19:25 PM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Roxanne Cummings
[REDACTED], Brooklyn, NY, US, 11206

From: [Terrence Moran](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 9:42:23 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

While I am thankful to live in the greatest city in the world, I have to string together multiple streams of income to be able to afford the monthly mortgage and housing expenses, repair costs that come with owning a hundred-year-old home, and provide for my family. Local Law 18 stripped away an essential source of income for me and my family. I have several neighbors who have been forced to leave our community because they can no longer make ends meet.

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Terrence Moran

[REDACTED] Staten Island , NY, US, 10301

From: [ZHI GUO](#)
To: [Testimony](#)
Subject: [EXTERNAL] Pass Intr948A and protect outer borough communities
Date: Monday, December 15, 2025 8:41:29 AM

[REDACTED]

Dear Official NYC Council Testimony Submission,

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Until Local Law 18, it was possible for lower- and middle-income New Yorkers to own a home, particularly in the outer boroughs. Regular New Yorkers like me could make ends meet by renting out a spare room, renting out our homes while traveling, or renting an in-law's space for the holidays while they're away visiting family.

I don't own multiple units that could be long-term rentals, and I am not taking housing off the market. I own the home I live in. Throughout the year, my family and I use our whole home to welcome family and community members in need of temporary housing. In between, we rely on home-sharing to help make ends meet. I have not contributed to the disruption and safety concerns associated with short-term rentals in apartment buildings, nor am I the cause of NYC's housing crisis. Punishing homeowners like me is only making communities more vulnerable, making homeownership unsustainable, and pushing regular New Yorkers out of the city, ceding our neighborhoods to wealthy speculators.

Keeping the strongest protections in place to prevent party homes and keep our communities safe, 948A will make small, common-sense updates so that New Yorkers like us who own and live in our homes full-time can:

- host up to 4 guests, not including children (current law only allows 2 guests including children)
- rent out their property without being physically present, like while traveling
- put locks on private spaces

These simple changes will mean the difference between low- and middle-income New Yorkers being able to stay in the city we love or not. Please pass Intro 948A.

ZHI GUO

[REDACTED], East Elmhurst, NY, US, 11369