



**Testimony from the Association for a Better New York to
New York City Council Committee on Rules, Privileges, Elections, Standards and
Ethics regarding the Appointment of John Mangin to the Board of Standards and
Appeals**

September 1, 2026

Good afternoon Chair Ung and members of the City Council,

Thank you for the opportunity for the Association for a Better New York to testify in support of John Mangin's nomination to serve as Chair of the New York City Board of Standards and Appeals.

The BSA plays an important role in administering the City's land-use framework, including zoning variances, appeals, and project-based relief for affordable housing. While the Board operates within parameters established by law, its decisions have significant implications for applicants, communities, and the City's broader housing goals. Its review process must therefore remain rigorous, independent, and grounded in the law and the facts.

John Mangin brings the public-sector experience and technical expertise needed to lead the agency effectively. As an attorney with more than a decade of experience at the Department of City Planning, he has developed a deep understanding of New York City's zoning and land-use system and the complex policy challenges facing the City through his work on Mandatory Inclusionary Housing, Zoning for Quality and Affordability, City of Yes for Housing Opportunity to unlock more than 80,000 additional homes across New York City, and the 2025 Charter Revision Commission, where he helped advance recommendations to remove barriers to affordable housing production.

We respect the Council's important advice-and-consent role and its responsibility to carefully consider this nomination. We also appreciate the Council's longstanding commitment to addressing the City's housing challenges and renewed focus under Speaker Julie Menin.

As we all are aware, New York continues to face significant housing pressures, including historically low vacancy rates and persistent affordability challenges. Addressing them will require collaboration across City government and with communities and the private sector, and effective administration of the City's existing land-use processes will be an important part of that effort.



We believe John Mangin's experience positions him to lead the BSA with the independence, rigor, and technical expertise this moment requires. His appointment is an opportunity to strengthen a critical City institution while helping advance the shared goal of creating more housing opportunities for New Yorkers.

Accordingly, the Association for a Better New York respectfully urges the Council to approve John Mangin's appointment as Chair and Member of the Board of Standards and Appeals.

Thank you for your consideration.

Emma Pfohman

CEO

Association for a Better New York