

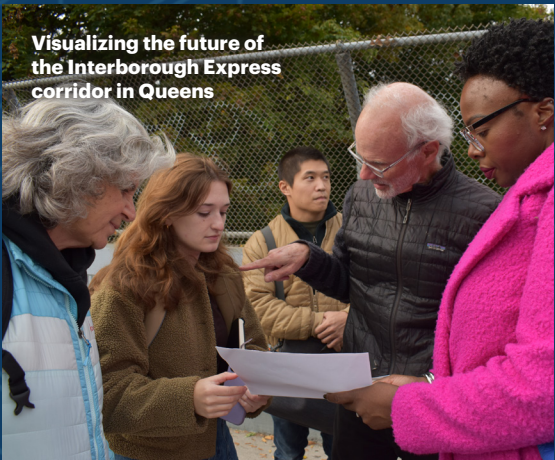
R P A



ANNUAL REPORT FY2025

Advocacy and Accomplishments

Guided by our principles of equity, sustainability, health, and prosperity, RPA's legacy is inventing good ideas and seeing them through to fruition. From congestion pricing to the Gateway Program, from the Interborough Express to Work Live Ride legislation in Connecticut, our advocacy plays the long game and works to turn good ideas into reality.



- **Championing New York's congestion pricing program** — RPA finally saw the implementation of congestion pricing in New York City after decades of advocacy. Following the start of the country's first congestion pricing program, RPA continues to help lead the Congestion Pricing Now coalition and has released original research monitoring the program's effectiveness and success. RPA is also helping in the legal defense of congestion pricing, filing an amicus brief in support of the program.
- **Leading the way for housing in Connecticut** — RPA and DesegregateCT hosted the country's flagship pro-housing conference, YIMBYtown, in September, gathering 1,000 people in New Haven to focus on solutions to the country's housing and transit crisis. Work Live Ride, legislation in Connecticut to unlock transit-oriented development across the state, passed both the House and the Senate as part of HB 5002. The governor vetoed the bill but gave assurances that housing legislation would move forward in Connecticut later in the year.
- **Shaping the future of outer borough transit** — The Interborough Express (IBX), a project that originated as the "Triboro" plan in the RPA's Third Regional Plan, entered the design phase this year. RPA is focused on the IBX's completion and success: the project will be New York's first light rail serving nearly 900,000 residents along its 14-mile route and remains the only expansion project in the MTA's current capital plan.
- **Defending renewable energy in the region** — The federal government has rolled back, paused, or stopped a number of offshore wind and other renewable projects in the tri-state region. RPA has long supported the implementation of offshore wind to meet our region's energy and economic development needs in a sustainable way. Our advocacy is focused on encouraging states to take every step to ensure they are offshore wind-ready by planning for and investing in port infrastructure and transmission upgrades, so that once federal opposition lifts, projects can be built and plugged into the grid without further delay.
- **Securing the future of transit in New Jersey** — From convening the Fund NJ Transit coalition, to vocal opposition of the NJ Turnpike expansion, to ensuring that the 2026 FIFA World Cup will have appropriate transportation options, RPA continues to convene decision makers and community stakeholders to center transit riders, working families, and community health in New Jersey.
- **Revising New York City's charter** — Thanks in part to RPA's Lab post, podcast, and widely shared social media explainers, the Yes on Affordable Housing coalition was successful in working to convince New York voters to pass pro-housing ballot propositions 2 - 4 this November. These housing and land use reforms will make affordable housing easier and faster to build across New York City.
- **Advocating for the Gateway Program** — New York and New Jersey saw shovels in the ground for the Hudson Tunnel Project this year! RPA leads advocacy for the project via the Build Gateway Now coalition and continues to support the full Gateway Program via research and advocacy efforts — work that is desperately needed in an uncertain political environment.
- **Steering the future of the Brooklyn waterfront** — As part of the Brooklyn Marine Terminal Advisory Task Force, RPA helped pass the Brooklyn Marine Terminal Vision Plan, which will create a modern port for freight mobility, open space access, thousands of housing units, and a resilient waterfront.
- **Advancing health equity and opportunity in cities across the U.S.** — This summer, RPA convened 25 organizations from 10 cities for a Healthy Regions Planning Exchange conference in Minneapolis, Minnesota focused on best practices in urban planning that promote public health. The Exchange continues to support a national network of community organizations working to overcome structural barriers that influence health and equity in regional planning.

Research and Reports

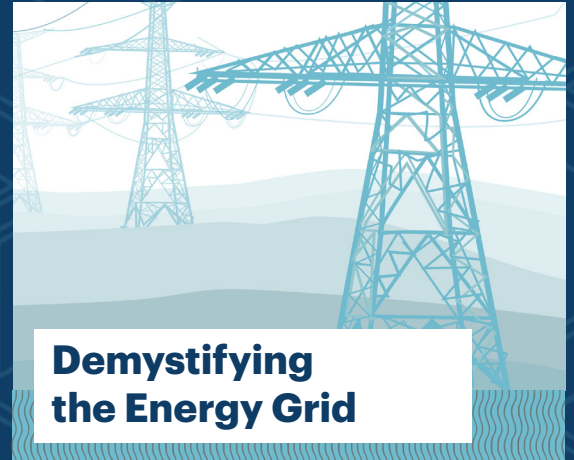
As planners, designers, and academics, RPA staff use cutting-edge research to inform the public and guide policymakers in cities around the region. From supply/demand dynamics in energy markets to in-depth zoning analysis for housing development, RPA's planning recommendations are based on our rigorous research publications.

- ▶ **Averting Crisis** — Housing shortages and flooding both threaten the future of the region. RPA's "Averting Crisis" report, written with the National Zoning Atlas, quantified housing loss due to flooding and housing need in New York by 2040. "Averting Crisis" also explored how zoning codes can be reformed to provide affordable, resilient housing.
- ▶ **The Economic Promise of the Gateway Program** — The Gateway Program, a portfolio of 11 projects to improve rail service between Newark and New York and throughout the entire Northeast Corridor, will enhance reliability for commuters in the region and deliver incredible regional and national economic benefits. RPA and WSP quantified the impact of the Gateway Program and found that it will generate close to \$445 billion in economic benefits and sustain 46,100 jobs.
- ▶ **The Value of NJ TRANSIT** — NJ TRANSIT is one of the largest transit providers in the U.S., connecting hundreds of thousands of people to work, school, and community every day. RPA found that NJ TRANSIT generates between \$12.7 and \$13.8 billion in economic benefits per year in the state of New Jersey — essentially, a return of \$5 for every operating dollar invested in the system.
- ▶ **Demystifying the Energy Grid** — This year, RPA published a series of reports on the state of the region's energy grid infrastructure, including an overview of the history of the energy grid, improvements needed to support growing energy demand, the impact of data centers on our region's infrastructure, and an explainer on why energy rates have surged in New Jersey.
- ▶ **Mapping New Jersey's Growth** — To better inform the New Jersey State Plan, RPA analyzed housing trends in the Garden State from 2000 and 2020 and found that New Jersey developed 28% less housing from 2000-2020 compared to 1980-2000, the majority of which was single family detached homes — demonstrating the suburbanization of the state. RPA will continue this work by examining the Mount Laurel Doctrine's impact on the state.
- ▶ **Homes on Track: Connecticut** — As a follow up to RPA's 2024 "Homes on Track" report, RPA released a Connecticut-specific analysis of transit-oriented development potential across the Constitution State. RPA's analysis found that, while transit-oriented communities have most of the state's jobs and homes, there must be more density (and comprehensive planning) to create effective transit in the state. RPA plans to research rail potential in Connecticut in the coming months.
- ▶ **Reduced Fares** — As part of RPA's work with the Healthy Regions Planning Exchange, RPA looked at free and reduced fare programs in 18 municipalities across the U.S. to understand the social benefits of reduced fare programs, explore approaches to enrollment, and find best practices for increasing enrollment for eligible riders.
- ▶ **Congestion Pricing: Faster All Around** — Six months into New York City's congestion pricing program, RPA analyzed Waze traffic data and found that the program was benefitting not just Manhattan but the outer boroughs and even New Jersey. From the start of congestion pricing through the end of April, traffic delays dropped 25% in Manhattan and 9% in the regions outside of the borough, including a 10% drop in the Bronx and a 14% drop in Bergen County, New Jersey.
- ▶ **How MTA's 2025-2029 Capital Plan Will Benefit All New Yorkers** — RPA analyzed the MTA's 2025-2029 Capital Plan to understand the benefits of investing in the region's transit. The \$68 billion investment in the MTA's critical infrastructure supports millions of transit riders, hundreds of thousands of jobs, and allows commuters to access \$187 billion in wages — creating an economic engine for both transit users and non-transit users alike.

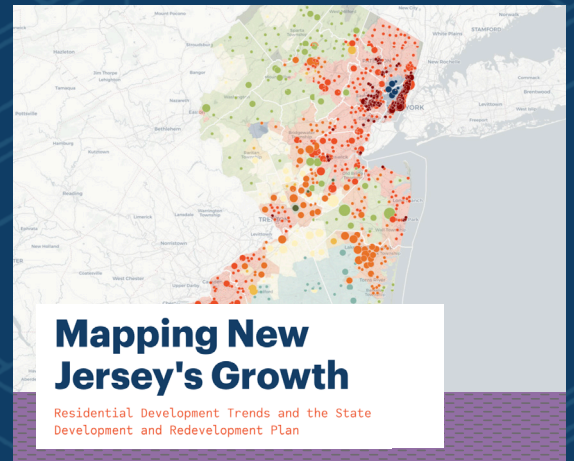


Averting Crisis

Zoning to Create Resilient Homes for All



Demystifying the Energy Grid



Mapping New Jersey's Growth

Residential Development Trends and the State Development and Redevelopment Plan



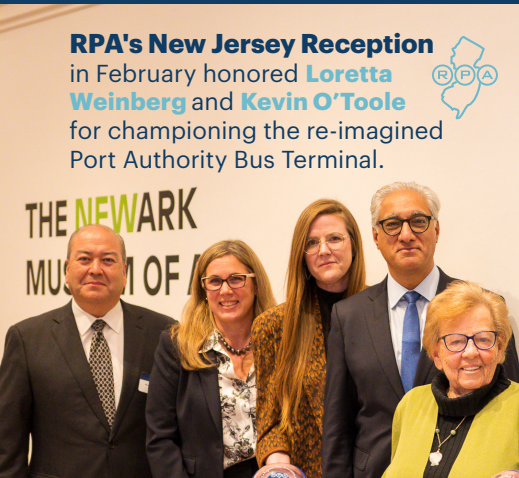
Homes on Track: Connecticut

Analysis of Existing Conditions for Transit-Oriented Communities in Connecticut



RPA Assembly
Join us for
the **2026**
RPA Assembly
online from
April 27-30,
and in-person
on May 1.

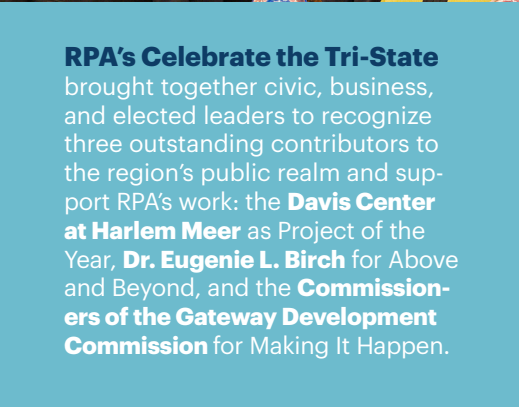
The **2025 RPA Assembly** honored **Kathryn Wylde** with the Zuccotti Award. Each year, RPA convenes 1,000 policy experts, public officials, and business leaders to propose bold solutions for the tri-state metropolitan region's most pressing challenges.



RPA's New Jersey Reception
in February honored **Loretta Weinberg** and **Kevin O'Toole**
for championing the re-imagined
Port Authority Bus Terminal.



RPA in London: RPA led a delegation of local leaders to London as part of
a learning exchange with counterparts in the U.K.



RPA's Celebrate the Tri-State
brought together civic, business,
and elected leaders to recognize
three outstanding contributors to
the region's public realm and sup-
port RPA's work: the **Davis Center**
at **Harlem Meer** as Project of the
Year, **Dr. Eugenie L. Birch** for Above
and Beyond, and the **Commission-
ers of the Gateway Development
Commission** for Making It Happen.



RPA
Celebrate
the Tri-State



Dr. Eugenie L. Birch *Commissioners of the Gateway Development Commission*



RPA/DesegregateCT's
Pete Harrison interviewed
environmentalist Bill McKibben.



Desegregate Connecticut
and RPA hosted **YIMBYtown**,
the nation's largest pro-homes
conference! With more than
1,000 experts, advocates, and
elected officials gathering for
three days in New Haven, Con-
necticut, it was the most attend-
ed conference since YIMBYtown
started in 2016. Attendees shared
success stories and learned best
practices to create more homes
in their communities.

YIMBYTOWN
NEW HAVEN
PRO-HOMES
PRO-RIDERS
PRO-PIZZA



RPA Members join staff on a tour of the NYC Ferry system.

The RPA Membership Program features exclusive tours, panels, and events. Learn more at rpa.org/membership



RPA Member Tour of Ravenswood Generating Station

MAKING THE REGION WORK FOR EVERYONE

Using good research, informed planning, and compassionate advocacy, RPA's staff works to make the New York City metropolitan region work for everyone.

The projects that RPA works on — like congestion pricing in New York, funding NJ TRANSIT in New Jersey, and advancing housing reform in Connecticut — come from our commitment to ensuring a healthy, sustainable, prosperous, and equitable future for all of the 23 million residents that call this region their home.

RPA first proposed the **Interborough Express** in 1996. The new light rail line will help 900,000 New Yorkers get where they need to go. RPA is helping to make it happen.



Guiding our Region's Future

Trusted Leadership in Uncertain Times



Supporters, Partners, and Friends:

As I approach the end of my tenure as Regional Plan Association's Board Chair, please give me leave to thank you for your invaluable support of the work that we do to create a better future for our region.

I started my time with RPA in 2023, just as the organization was celebrating its centennial and looking forward to its next century. In that time, we have accomplished much together, from the start of congestion pricing in New York City to land use reform in Connecticut to dedicated transit funding in New Jersey. Thanks to these successes, we are able to help families get home on time, give communities the power to have true choices for housing, and ensure more access to opportunities for the next generation.

Much has changed in this time and much may now feel uncertain. Local leadership transitions are upon us. Decisions in Washington are being felt throughout our region. Major projects — like the Gateway Program, the Second Avenue Subway, transit-oriented development legislation, clean energy projects and more — have unclear futures. Technological innovations are reshaping the ways by which we move and build, consume energy, think and work.

History has demonstrated that in times of uncertainty, RPA has proven over and over again, its importance. We have weathered the storm and provided stability and guidance to the tri-state region. Our four Regional Plans, in addition to our daily efforts, prove that quality research, planning, and advocacy are able to impact progress and development for the better, no matter the political or economic conditions of the time.

In fact, RPA has already been at the forefront of advocacy and research to keep the region running — joining the legal defense of congestion pricing, advocating for the Gateway Program, and keeping the fire in the fight for housing in Connecticut.

These efforts will only continue in the years to come and I have no doubt that RPA will remain relentless carrying it forward. It has been an honor to serve this organization and region with Tom Wright and Kate Slevin. I am grateful for the refined judgement and wise counsel from my fellow board members, the passion of the talented staff members, and the camaraderie and support from our many partners. I look forward to the work that lies ahead.

Thank you for making a difference in our region.

With respect and gratitude, I am,

Raymond J. McGuire
Chair



Contributions – FY 2025: July 1, 2024 to June 30, 2025

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HNTB Corporation
David Huntington &
Susanna Phillips
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New York Power Authority
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Financials



Thank You

The generosity of our supporters powered the release of 19 original research reports, shaping smarter policies for 31 counties and the 23.5 million residents who call the region home. With a dedicated team of 30 staff working across 3 states, RPA devoted 2,000+ hours to advocacy and coalition building on land use reform, affordable housing, transportation access, and healthy communities. Through 400+ media mentions, our work strengthened public understanding and sparked action on the issues that shape where and how we live.

Your partnership ensures a stronger, more resilient, and more prosperous region — where thoughtful planning today creates opportunity and resilience for generations to come.

rpa.org/support

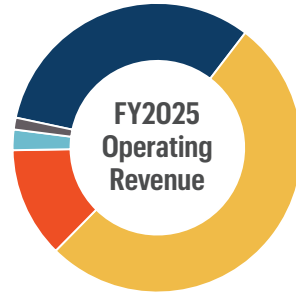


32%
Foundations

1% Other

2% Public Sector

12%
Individuals



52%
Corporations

Operating Revenue

FY 2025

Foundations	\$2,097,734
Corporations	\$3,403,538
Individuals	\$806,417
Public Sector	\$150,528
Other	\$86,010
Total Operating Revenue	\$6,544,227

Endowment Revenue

Peter Herman Chair	\$20,199
Dividends and Capital Gains	\$386,759
Total Endowment Revenue	\$406,958

Total Revenue

\$6,951,185

Operating Expenses

Research and Advocacy	\$4,445,486
Public Affairs	\$361,884
Management and General	\$460,025
Fundraising and Events	\$1,264,394
Total Operating Expenses	\$6,531,788

Net Surplus

\$419,397

Total Assets

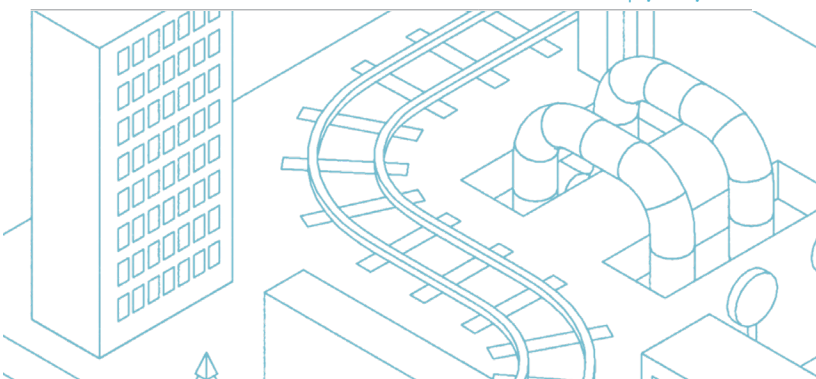
\$8,374,278

Total Liabilities

\$1,308,303

Total Net Assets

\$7,065,975

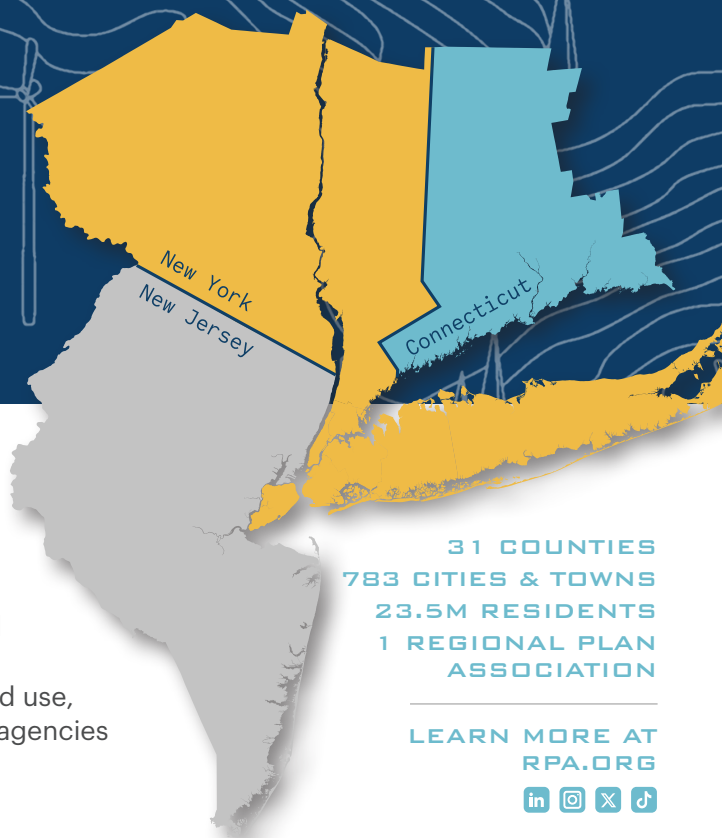




research, planning, and advocacy for the tri-state region

For more than 100 years, Regional Plan Association has guided the growth of the New York-New Jersey-Connecticut metropolitan region with long-range planning and advocacy.

RPA is an independent, non-profit, civic organization that develops and promotes ideas to improve the economic health, environmental resiliency, and quality of life of the New York metropolitan area. RPA conducts research on transportation, housing, the environment, land use, and good governance, and advises cities, communities, and public agencies while publishing a long-range Regional Plan for each generation.



31 COUNTIES
783 CITIES & TOWNS
23.5M RESIDENTS
1 REGIONAL PLAN
ASSOCIATION

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