



**Vital Signs:
Explore Trends,
Visualize Data.**

The pulse of the Bay Area.

Vital Signs: April 2026 Update

An update on the Vital Signs key performance indicators and improvements to the data pipeline.



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Joint MTC Planning Committee with
the ABAG Administrative Committee

April 10, 2026

Vital Signs: Explore Trends, Visualize Data.

The pulse of the Bay Area.

2015

The original Vital Signs website launched in January 2015.

41

Vital Signs contains 41 indicators across 5 categories.

100+

Vital Signs contains over 100 charts and maps.

Land & People | Transportation | Economy | Environment | Equity

Vital Signs helps MTC-ABAG, partner agencies, and residents of the Bay Area make informed decisions towards achieving policy goals.



Explore Vital Signs at:
<https://vitalsigns.mtc.ca.gov/>

Evolution of Vital Signs



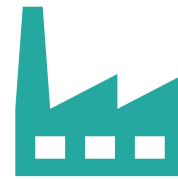
Early Days (2014 – 2019)

- Launched by the MTC planning team in 2015
- Highly successful and well regarded



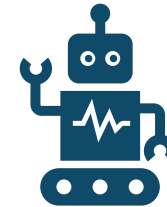
Website Redesign (2019 - 2023)

- Website redesign launched in 2023
- Challenges with slow data updates, site less relevant for users



Data Pipeline (2023 - 2026)

- Build automated data pipeline for fast data updates
- Currently ongoing, completion expected in 2026



Future Development (2026+)

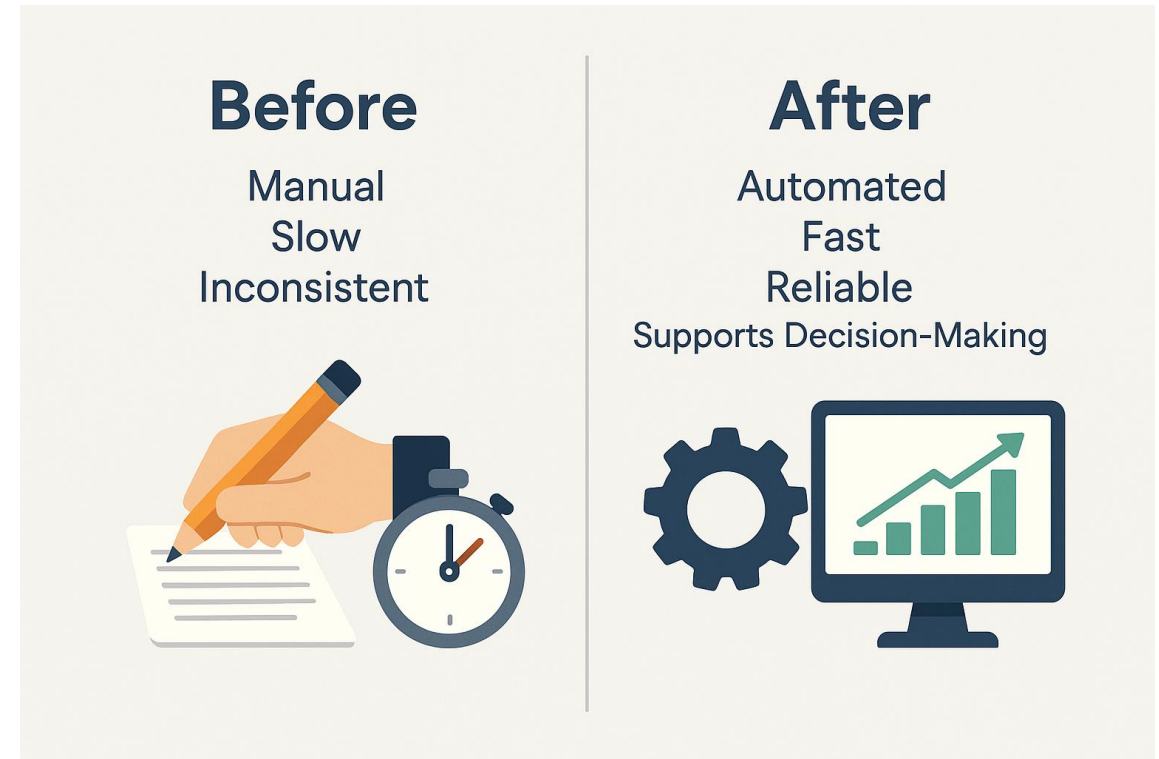
- Consider new indicators, retire less relevant indicators
- Leverage Vital Signs to support data driven initiatives

We are evolving toward an **automated system** that keeps the region's data **current, accurate, and relevant.**



Vital Signs Data Pipeline: The Secret Sauce

- Need to keep hundreds of datasets updated to stay relevant
- Build a “Toyota Factory” to efficiently produce updated datasets
- Improved ability to track progress on regional priorities



Investments in the data pipeline deliver **stronger regional data-driven decision making.**

Vital Signs Indicator Updates:

Population and Travel Patterns Settle Below Pre-Pandemic Levels; Housing Production and Inequality Worsen

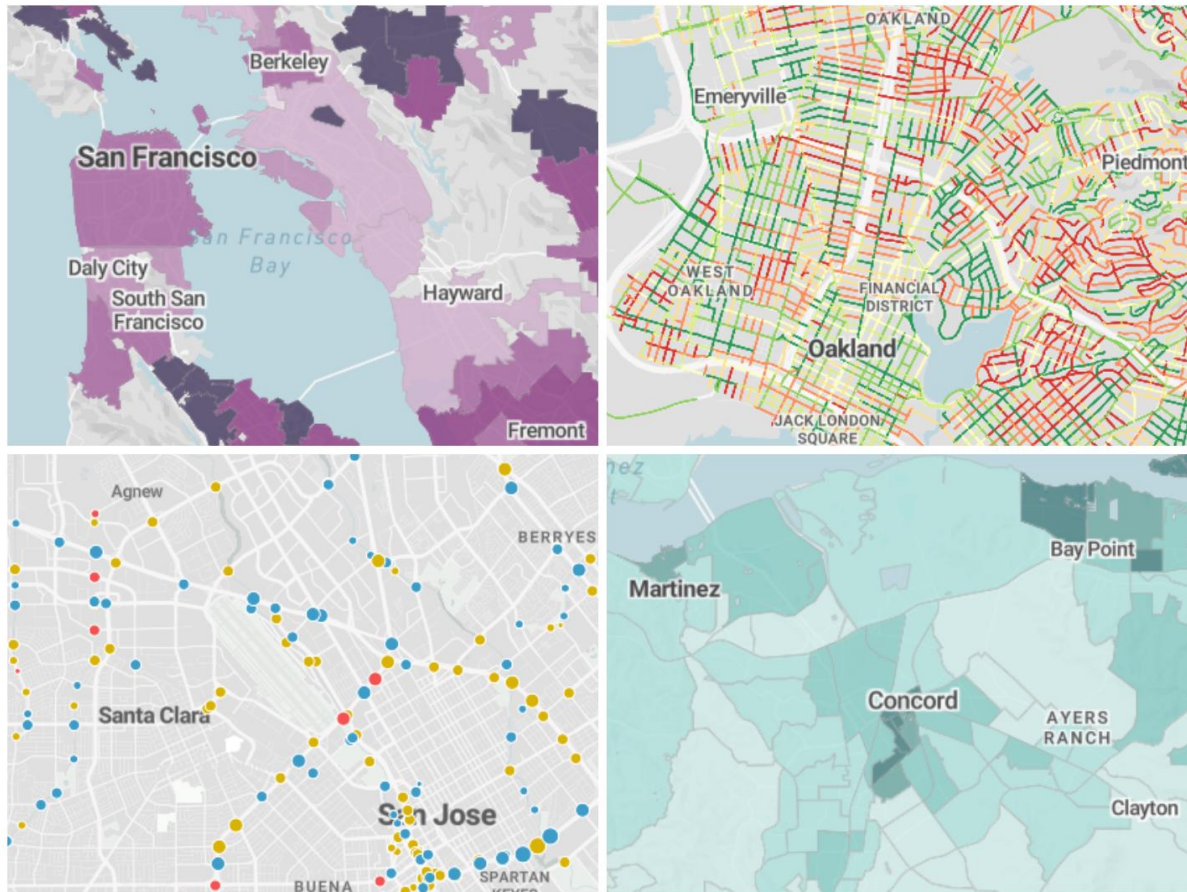


Image: Vital Signs

- **Scope:** 17 indicators updated across Land & People, Transportation, Economy, and Equity
- **Overall Trend:** Many indicators have stabilized at new post-pandemic baselines
- **Key Signals:** Population down slightly; travel and commute patterns stabilizing; housing and income inequality persist

Land & People: Slow & Steady Post-Pandemic Population Growth; Housing Production Historically Low



Land & People



Transportation



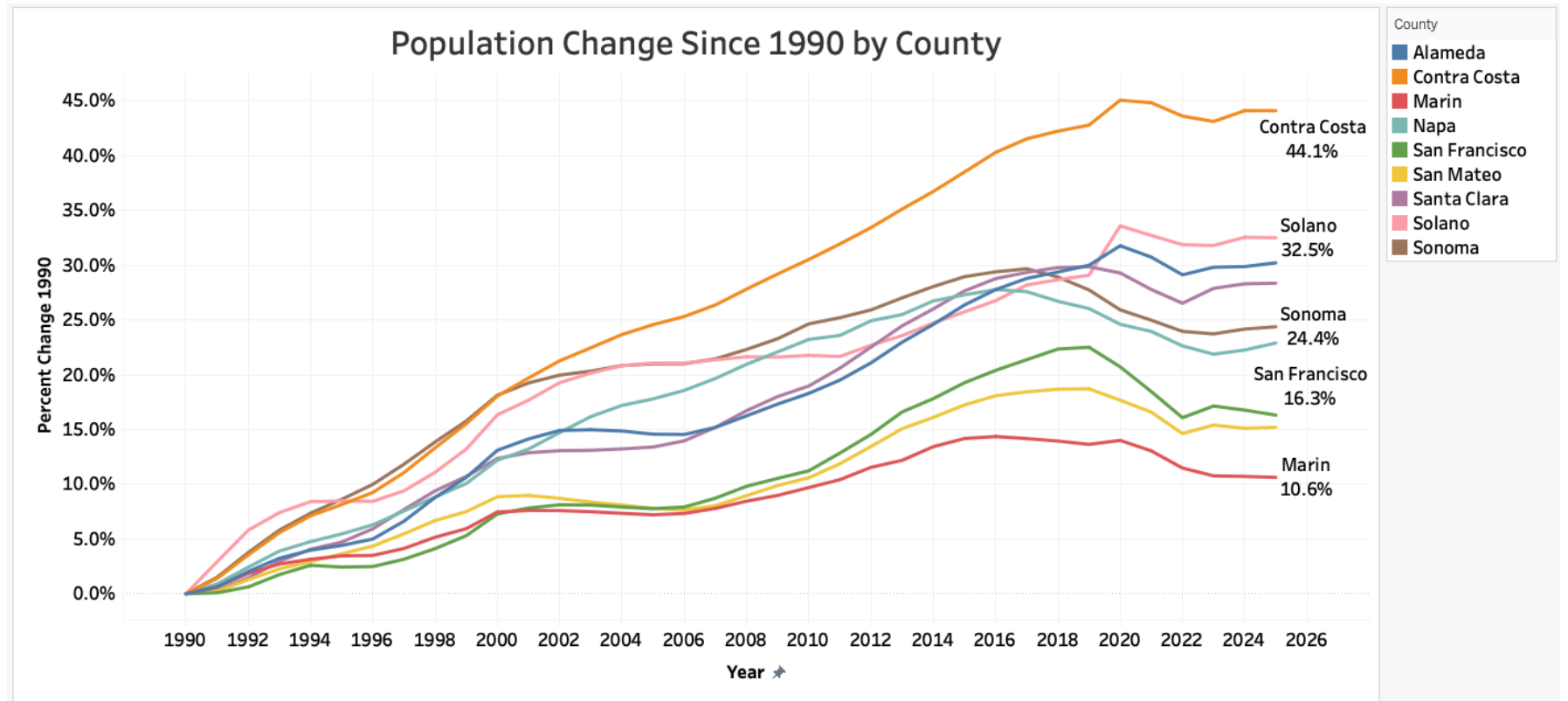
Economy



Environment



Equity



- Bay Area population 7.7M in 2025; slow but steady growth of 50,000+ residents from 2022 to 2025
- 19,700 housing units produced regionwide in 2024, which is down 12% versus the average of the previous 5 years.



Transportation: Commute Mode Share Approaching New Steady State After Pandemic Shock



Land & People



Transportation



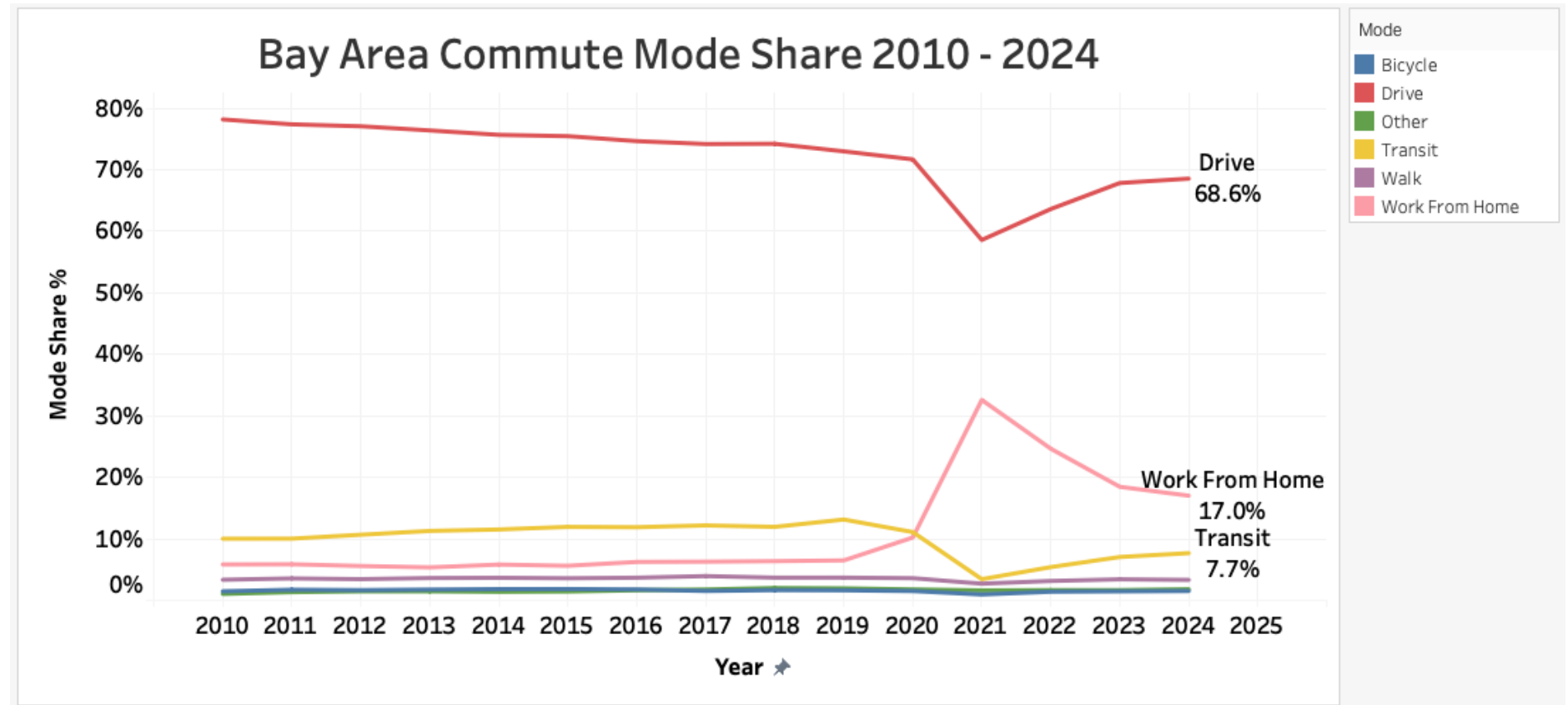
Economy



Environment



Equity



- Work from home settles at **17%** in 2024, down from peak of 33% in 2021.
- Transit settles at **7.7%** in 2024, up from low of 3.5% in 2021.



Transportation: VMT at 85% and Transit Ridership at 70% of Pre-Pandemic Levels

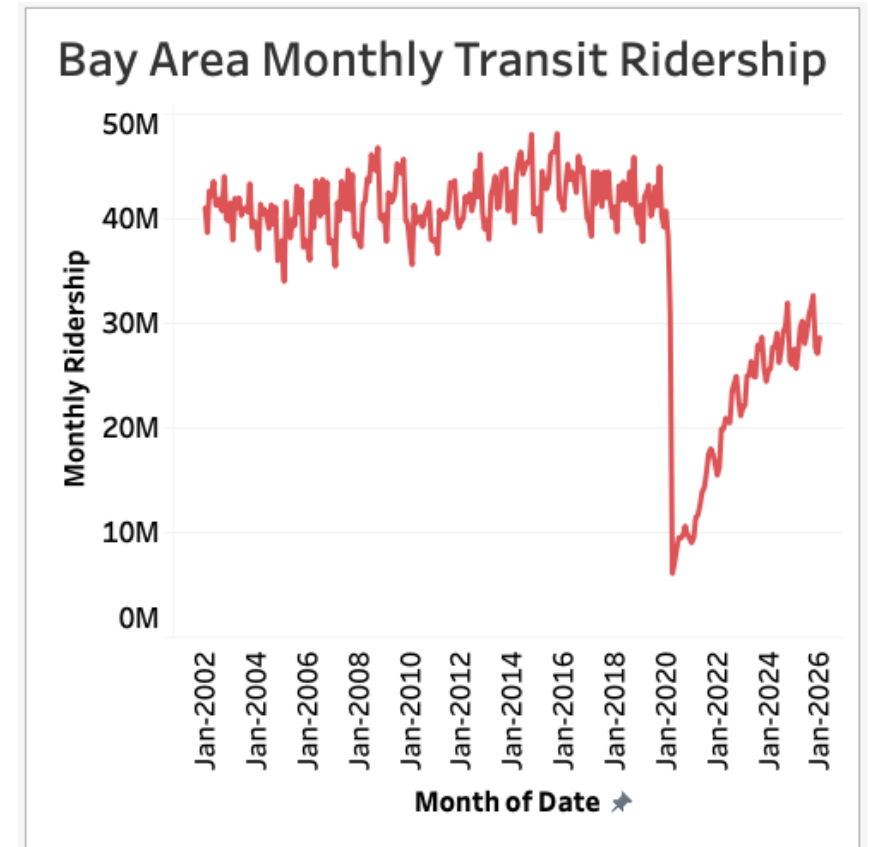
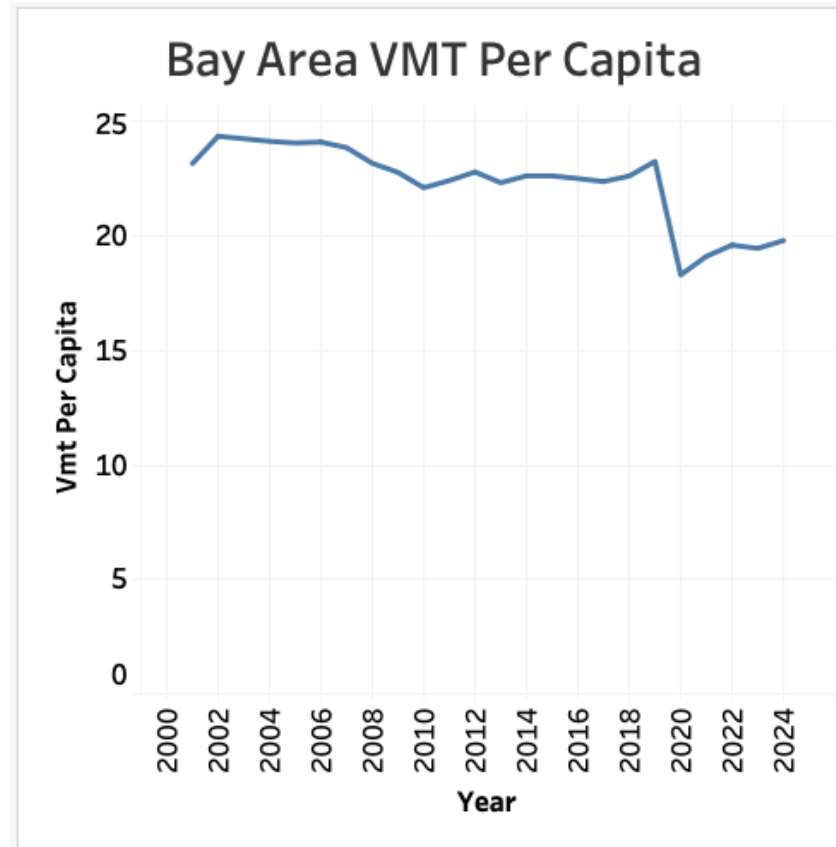
 Land & People

 Transportation

 Economy

 Environment

 Equity



- Bay Area daily VMT per capita 19.8 in 2024, down 15% from 2019
- Bay Area transit ridership: 28.6M in January 2026, down 30% from January 2019

Economy: Income, Income Inequality, and Home Values are All Increasing

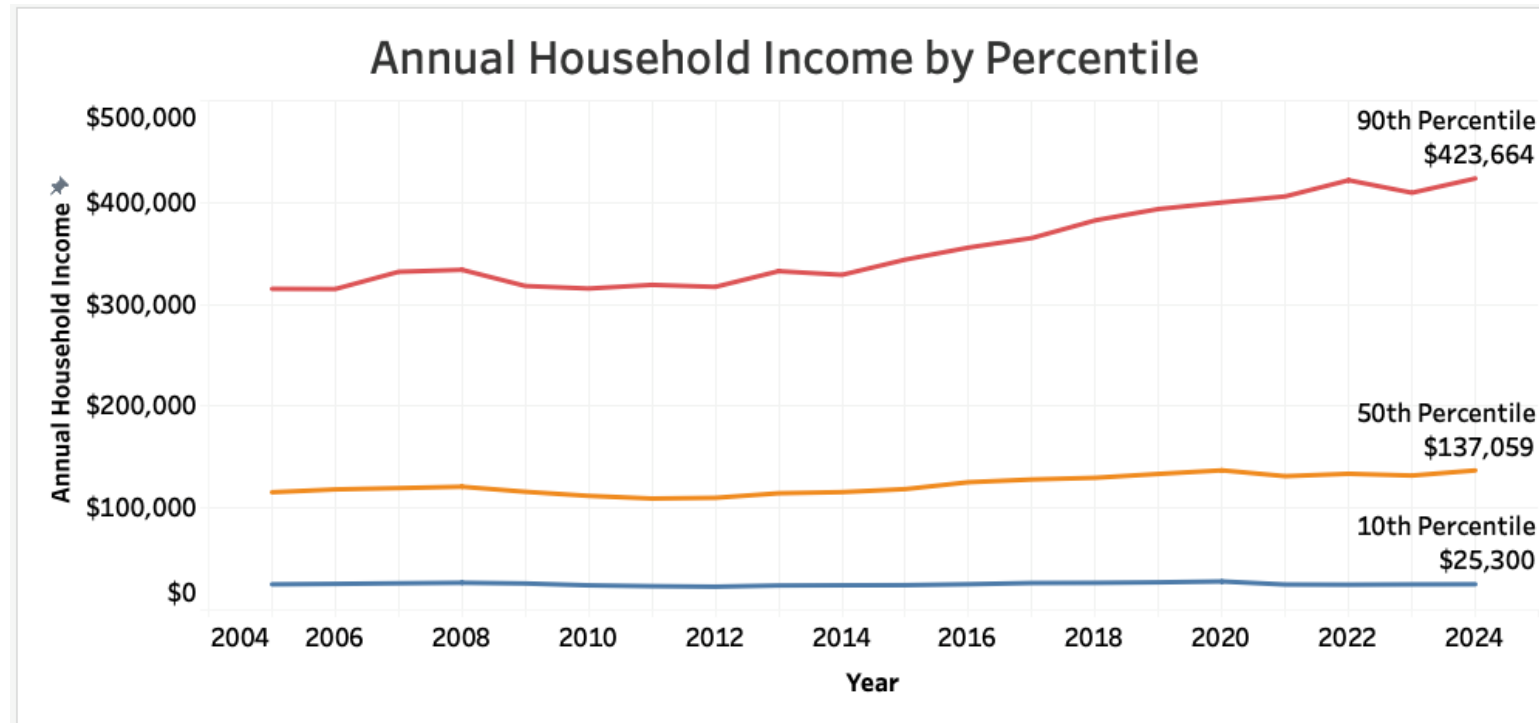
 Land & People

 Transportation

 Economy

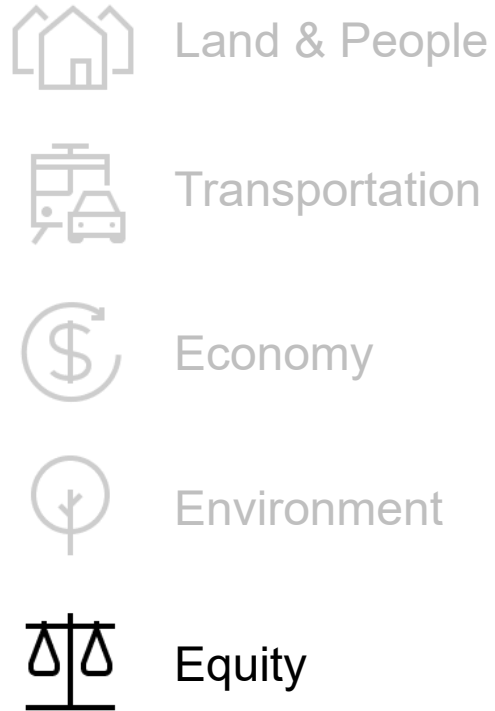
 Environment

 Equity

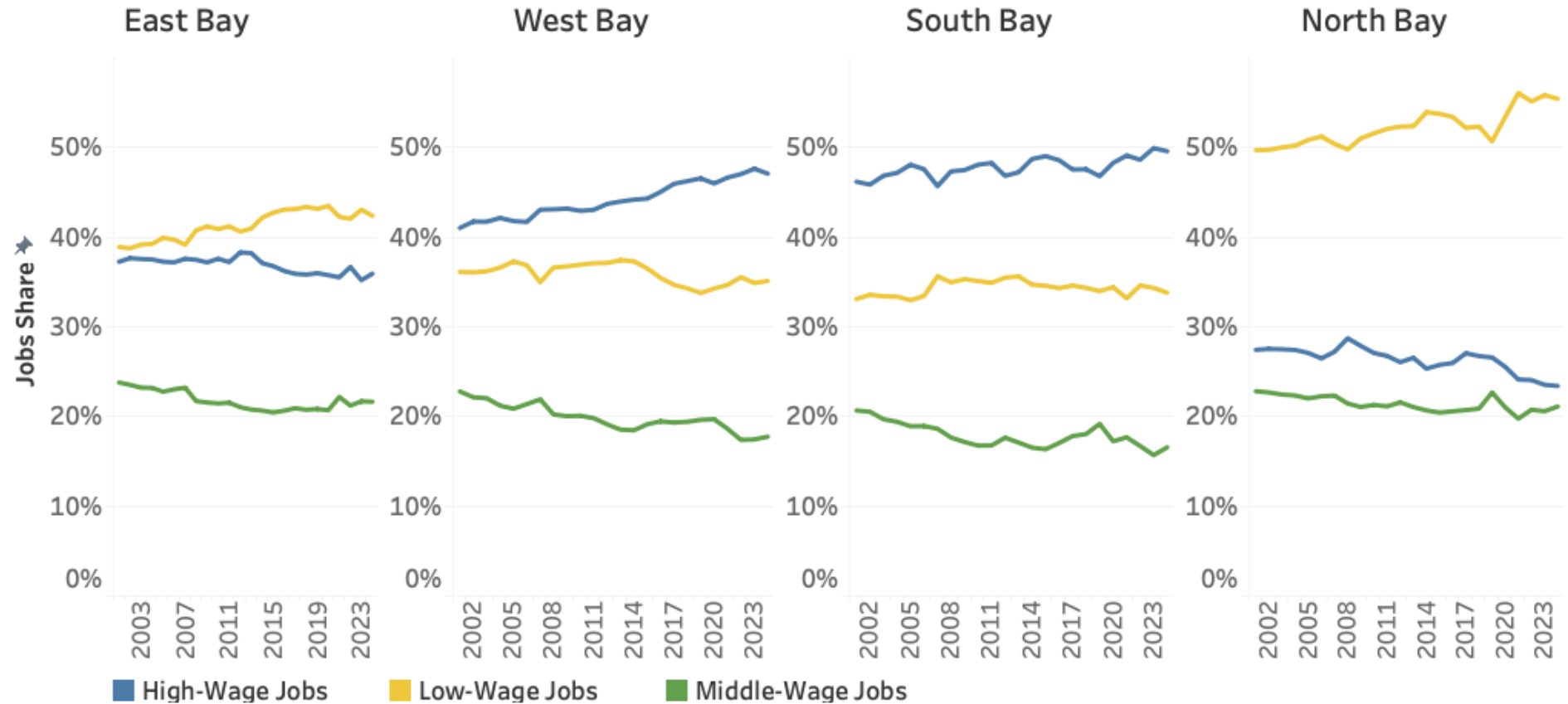


- Median household income \$137k in 2024. Inequality widened as the 90th/10th percentile ratio increased from 12.5x in 2005 to 16.7x in 2024.
- Typical Bay Area home value \$1.17M in 2025, up 77% since 2012.

Equity: Fewer Middle-Wage Jobs, Housing Affordability Challenges



Jobs by Wage Level by Subregion



- Middle-wage jobs across the region shrank from 22.5% in 2001 to 18.9% in 2024.
- In 2024, 40% of renter households spent more than 35% of their income on housing.

Vital Signs Integration: Plan Bay Area and Federal Transportation Performance



- Vital Signs supports the implementation of Plan Bay Area 2050+ by tracking performance metrics aligned with the plan's goals and strategies.
- To support this objective, a Plan Bay Area webpage within Vital Signs is under development; launch anticipated later this year.
- Vital Signs indicators are used to evaluate past performance and set future performance targets for the Federal Transportation Performance program.

Integrating Vital Signs data with other agency initiatives reduces duplicated work and advances the agency's goal of **operational excellence**.

Key Priorities Moving Forward



Finish the transition of all Vital Signs indicators to the automated data pipeline to deliver fast data updates.



Review indicator portfolio to assess relevance, add new indicators, and retire outdated ones.



Continue integrating Vital Signs with strategic data-driven initiatives across the agency.