

**Metropolitan Transportation Commission and Association of Bay Area Governments  
Community Advisory Council**

**April 3, 2026**

**Agenda Item 7.a.**

**Vital Signs Website and Data Updates**

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**Subject:**

Overview of recent updates to MTC-ABAG's Vital Signs performance monitoring initiative and preview of key findings from the latest data refreshes. These updates enhance the accuracy and timeliness of the region's performance monitoring system and provide insights that directly support planning and policy initiatives underway in 2026.

**Background:**

Vital Signs is MTC-ABAG's interactive website (<https://vitalsigns.mtc.ca.gov/>) that tracks key trends shaping the Bay Area across five topic areas: land & people, transportation, the environment, the economy, and equity. Through interactive charts, maps, and narratives, the site provides performance metrics that help MTC-ABAG, partner agencies and residents of the Bay Area make informed decisions towards achieving policy goals.

Launched in 2015 as part of the first Plan Bay Area, Vital Signs has become a widely used public resource for accessible regional performance data. A major redesign in 2023 modernized the site's look and functionality. Today, the platform hosts 41 indicators supported by more than 100 charts and maps. Maintaining timely updates across this full portfolio has historically been challenging given the number of data sources and update cycles involved. To manage this scope, MTC's data team has implemented an automated data pipeline that significantly increases the speed of data updates. Seventeen indicators are already fully automated, with the remainder scheduled for completion by year-end.

**Indicator Data Updates and Key Findings:**

The latest Vital Signs data refresh provides an updated perspective on the Bay Area's evolving conditions, helping to quantify how regional trends are shifting. This update includes refreshed indicators in four of Vital Sign's five topic areas and covers 17 of the 41 indicators currently tracked. Overall, many indicators have stabilized since the pandemic, while longer-term shifts in population, travel patterns, housing production, and equity persist. Regionwide population is down modestly versus pre-pandemic, while housing production is down sharply. Transportation

indicators point to stabilization, with vehicle miles traveled and commute mode shares leveling off as remote work plateaus. While economic indicators appear strong, structural inequalities persist and are widening. Equity measures continue to highlight challenges, particularly in the availability of middle-wage jobs and poor housing affordability. A detailed indicator-by-indicator summary is provided in Attachment A, with additional details available on the Vital Signs website.

**Relationship to Plan Bay Area:**

Vital Signs supports the implementation of Plan Bay Area (PBA) 2050+ by tracking performance metrics aligned with PBA 2050+ goals and strategies. Many indicators directly correspond to key strategies. For example, the housing production and affordability indicators address the “Build Adequate Affordable Housing to Ensure Homes for All” strategy in PBA 2050+, while transportation asset condition indicators track progress on system operations and maintenance. Building on this foundation, staff are developing a new Plan Bay Area module within Vital Signs to consolidate metrics and develop select new metrics, providing a clearer view of regional progress and outcomes tied to PBA 2050+ and future plans. The initial release is anticipated later this year.

**Next Steps:**

In the coming months, staff will finish the transition of all Vital Signs indicators into the automated data pipeline to deliver fast data updates across all topic areas. Staff will also review the indicator portfolio to assess relevance, identify additions, and retire measures that no longer reflect regional priorities. These actions will keep Vital Signs accurate, current, and aligned with MTC-ABAG’s planning objectives, strengthening its role in data-driven decision-making through 2026 and the next Plan Bay Area cycle.

**Questions for the Council:**

- When you look at Vital Signs, what information feels most relevant (or least relevant) for the communities you represent?
- What parts of the site feel easiest to understand?
- Do you have any feedback to make the site more useful?

**Attachments:**

- Attachment A: Detailed Indicator Updates and Key Findings
- Attachment B: Presentation

A handwritten signature in black ink, reading "Andrew B. Fremier". The signature is written in a cursive, flowing style with a large initial 'A'.

Andrew B. Fremier

**ATTACHMENT A**  
DETAILED INDICATOR UPDATES AND KEY FINDINGS

**Land & People:**

- Population: Bay Area population was 7.7M in 2025 and down ~109k (1.4%) from 2020–2025. This is the first period of decline in over 50 years.
- Jobs: There were 3.9M Bay Area jobs in 2024. This is 98% of 2019 levels, which indicates a level of post-pandemic recovery.
- Housing Permits: 9,100 permits issued in 2024, which is ~75% below 2018 levels. 60% of permits were multifamily, a share relatively consistent since the mid 2010s.
- Housing Production: 19,700 housing units produced regionwide in 2024, which is down 12% versus the 5-year average. 61% of units produced were multifamily in 2024.

**Transportation:**

- Daily Miles Traveled: Regional VMT was 152M miles/day in 2024, which is 16% below 2019. VMT per capita is down similarly, suggesting structural shift in travel patterns.
- Bridge Condition: Middling conditions regionwide in 2025: 29% good, 60% fair, and 11% poor based on bridge deck area.
- Street Pavement Condition: Regionwide Pavement Condition Index (PCI) of 67 in 2024, which is considered “fair” and has been stable over the past decade.
- Commute Mode Choice: Regional averages in 2024 were 69% drive alone/carpool, 8% transit, 17% work from home. These values were 75%, 13%, and 7% in 2019.
- Commute Time: In 2024, regional average across all modes was 30 minutes, with 54% of commuters spending less than 30 minutes and 13% commuters spending 60+ minutes.

**Economy:**

- Income: Median household was \$137k in 2024. Inequality widened as the 90th/10th percentile ratio increased from 12.5x in 2005 to 16.7x in 2024.
- Home Values: Typical inflation-adjusted home value \$1.17M in 2025, up 77% since 2012. In 2025, Solano County was ~51% below the typical regional value, Santa Clara County was ~34% above.

- Asking Rents: Regional asking rents were ~5% lower in 2025 than in 2015 when adjusting for inflation. Significant local variation exists across counties and cities.
- Unemployment: Regional unemployment fell to 2.7% in 2019, rose to a peak of 8.1% in 2020, then dropped to 3.0% in 2022. It has risen each year since, reaching 4.4% in 2025.
- Jobs by Industry: In 2024, 44% of jobs in the region were in professional, business, education or health-related services. From 1990 to 2024, the information sector increased by +146%, and the manufacturing sector decreased by -36%.

**Equity:**

- Poverty: 18% of the region's population (~1.4M people) were below the 200% of the national poverty level in 2024. This is down from 27% in 2012.
- Jobs by Wage Level: Jobs are increasingly concentrated into either high- or low- wage jobs as middle-wage employment shrank from 22.5% in 2001 to 18.9% in 2024.
- Housing Affordability: In 2024, 40% of renter households and 31% of households overall spent more than 35% of their income on housing. By contrast, 50% of owner households spent less than 20% of their income on housing.