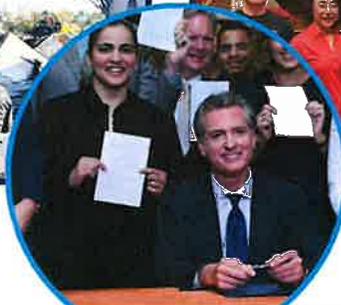





DR. AISHA WAHAB
ASSISTANT MAJORITY LEADER
— CALIFORNIA STATE SENATOR • 10TH DISTRICT —

LEGISLATIVE UPDATE


**STATE SENATOR
DR. AISHA WAHAB**

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DREAM FOR ALL PROGRAM
\$300M
Helps first-time, first-generation buyers achieve homeownership.

MULTIFAMILY HOUSING PROGRAM
\$120M
Funds construction of deeply affordable housing statewide.

LOW-INCOME HOUSING TAX CREDITS PROGRAM
\$500M
Provides critical funding for affordable housing projects across the state.

HOMELESS HOUSING, ASSISTANCE, AND PREVENTION
\$500M
Supports local programs to address homelessness with accountability.

\$1.4 BILLION HOUSING INVESTMENTS



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2025 LEGISLATION

Housing

SB 262
STABLE HOUSING IS PROHOUSING
Expands "prohousing local policies" to include policies that prevent displacement.

SB 610
TENANT & HOMEOWNER PROTECTIONS
Expands protections for residents in the wake of an emergency.

SB 625
HOUSING IN DISASTER AREAS
Expedites the rebuilding of housing in areas impacted by major disasters.

SB 681 / AB 130
signed into law

ZOMBIE MORTGAGE PROTECTIONS
Stops unfair foreclosures by strengthening notice requirements and loan servicer accountability on second mortgages.

LIMITS HOA FEES ON ADUS
Prevents unfair HOA fees that block Accessory Dwelling Unit (ADU) construction.

SEISMIC SAFETY FOR AFFORDABLE HOUSING
Directs earthquake safety funds to preserve affordable multifamily housing.

LIMITS HOA FINES
Caps HOA fines, bans excessive late fees, and gives homeowners a fair process to resolve violations.

SURPLUS LAND ACT EXPANSION
Ensures affordable housing is prioritized when school districts sell land.

STRONGER PERMIT STREAMLINING ACT
Speeds up housing approvals by simplifying the process and setting clear timelines.

BIGGER RENTER'S TAX CREDIT
Quadruples the renter's tax credit, putting more money back in renters' pockets.

AFFORDABLE HOUSING IN COASTAL ZONES
Cuts red tape for housing projects with four or more units along the coast.

UPDATES TO HOUSING PLANNING RULES (RHNA)
Improves how the state measures overcrowding and plans for fair housing.

HOUSING CRISIS & ACCOUNTABILITY ACTS MADE PERMANENT
Preserves protections for affordable housing and limits unjust denial of new housing projects.

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2025 LEGISLATION

Public Safety

Women

Workforce

Pro-Consumer

SB 701 *signed into law*
SIGNAL JAMMERS
Bans signal jamming devices that interfere with critical communications.

SB 385 *signed into law*
PEACE OFFICER DEGREE REQUIREMENTS
Creates flexibility for POST to respond to recommended education criteria for peace officers.

SB 627 *signed into law*
THE NO SECRET POLICE ACT
Requires all law enforcement to identify themselves clearly.

SB 257
THE PARENT ACT
Makes pregnancy a qualifying life event for special enrollment for health insurance.

SB 258 *signed into law*
PROTECT DISABLED SPOUSES
Ensures disabled victims of spousal rape have equal access to justice.

SB 733 *signed into law*
SEXUAL ASSAULT FORENSIC EVIDENCE TESTING
Protects the rights of adult sexual assault survivors to decide when their medical evidence may be tested.

SB 261 *signed into law*
WAGE THEFT JUDGMENTS
Gives local attorneys tools to enforce wage theft judgments and help workers get paid.

SB 40 *signed into law*
INSULIN CO-PAY CAP
Limits co-pays to a maximum of \$35 for a 30 day supply.

SB 254 *signed into law*
ENERGY - SENATE AFFORDABILITY PACKAGE
Saves ratepayers money by creating state mechanisms for funding energy infrastructure.

SB 41 *signed into law*
PHARMACY BENEFIT MANAGERS REGULATIONS
Reins in abuses by pharmacy benefit managers.

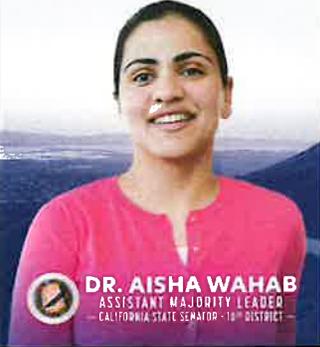
Health

4

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2025

**BUDGET WINS
LOCAL ENGAGEMENT**



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Santa Clara

Budget Wins

CITY OF SANTA CLARA	COUNTY OF SANTA CLARA
<p> \$1.8M Santa Clara Overnight Care Locations</p> <p> \$1.75M Regional Public Safety Communications for California Radio Interoperable System (CRIS)</p>	<p> \$500K Annual Fellowship at Each Faith Based Reentry Resource Center</p> <p> \$1M Land Acquisition and/or Construction Costs for New Thirty-unit Family Shelter.</p>
BAY AREA HOST COMMITTEE	
<p> \$10M World Cup Security in the Bay Area for the 2026 FIFA World Cup</p>	

2025 Events

Santa Clara University Works Expo
Ribbon cuttings and tours of local businesses
Santa Clara State of the City
SCFHP Lunar New Year

SCU Pilipino Cultural Night
India's Festivals of Spring and Bisakhi
Community Health Fair
Annual Turkey Drive... and more!





Senator Wahab, Assembly member Atkins, Mayor Gilmer, and Councilmember Gonzalez at Parade of Champions

Senator Wahab hosted a Tech Tour for several Senators to showcase the innovation in our district

Senator Wahab recognized Santa Clara author, Frank Corbin during the Latino Heritage Month Celebrations

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2023 - 2024 LEGISLATION SIGNED INTO LAW

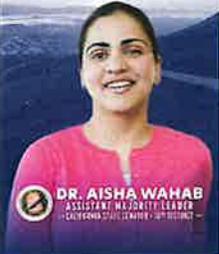
<p style="background-color: #004a7c; color: white; padding: 5px; border-radius: 10px;">Senior Protection Package</p> <p>SB 1354 PROTECT SENIORS AT ALL COSTS ACT</p> <p>SB 1352 CONTINUING CARE RETIREMENT COMMUNITIES</p>	<p style="background-color: #004a7c; color: white; padding: 5px; border-radius: 10px;">AI Child Safety Package</p> <p>SB 926 STOP THE ONLINE PREDATORS (STOP) ACT</p> <p>SB 933 AI CHILD SAFETY</p> <p>SB 981 DIGITAL IDENTITY THEFT ACT</p>	<p style="background-color: #004a7c; color: white; padding: 5px; border-radius: 10px;">Housing</p> <p>SB 555 STABLE AFFORDABLE HOUSING ACT</p> <p>SB 1357 HACA TRANSPARENCY</p>	<p style="background-color: #004a7c; color: white; padding: 5px; border-radius: 10px;">Workforce</p> <p>SB 399 CAPTIVE AUDIENCE</p> <p>SB 461 CULTURAL OBSERVANCE OF HOLIDAY TIME</p> <p>SB 1321 EMPLOYMENT TRAINING PANEL</p>
<p style="background-color: #004a7c; color: white; padding: 5px; border-radius: 10px;">Child Welfare & Social Safety Nets</p> <p>SB 575 CHILD MARRIAGE DATA INTEGRITY</p> <p>SB 462 CALSAWS DATA SHARING</p> <p>SB 463 REUNIFICATION OF PARENTAL COOPERATION</p> <p>SB 465 REFUGEE SERVICES ON DSS</p>	<p style="background-color: #004a7c; color: white; padding: 5px; border-radius: 10px;">Public Safety</p> <p>SB 400 PEACE OFFICER TERMINATION</p> <p>SB 982 ORGANIZED RETAIL THEFT</p> <p>SB 1317 COURT ORDERED MEDICATIONS</p> <p>SB 1353 YOUTH BILL OF RIGHTS</p>	<p style="background-color: #004a7c; color: white; padding: 5px; border-radius: 10px;">Mental Health</p> <p>SB 1318 CHILD SUICIDE PREVENTION</p> <p>SB 1320 BEHAVIORAL HEALTH INTEGRATED COVERAGE</p>	<p style="background-color: #004a7c; color: white; padding: 5px; border-radius: 10px;">Women</p> <p>SB 464 SURVIVORS OF SEXUAL ASSAULT</p> <p>SB 1356 GENDER PERSPECTIVE TRAINING</p>



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2025
BUDGET WINS
& Local Investments



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STATEWIDE



\$10M WORLD CUP SECURITY IN THE BAY AREA AND THE LOS ANGELES REGION



\$10M CHILDREN'S HOLISTIC IMMIGRATION REPRESENTATION PROJECT

REGIONAL



\$750M LOAN FOR SPECIFIED BAY AREA TRANSIT DISTRICTS



\$5.4M JEWISH COMMUNITY CENTER OF THE EAST BAY
Security and infrastructure improvements

LOCAL INVESTMENTS



\$1 M CITY OF NEWARK
Improvements plan for Ash Street Park facilities.



\$1 M COUNTY OF SANTA CLARA
Land acquisition and/or construction costs for new thirty unit family shelter.

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