



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

LEGISLATIVE UPDATE



**STATE SENATOR
DR. AISHA WAHAB**



**DREAM
FOR ALL
PROGRAM**

\$300M

Helps first-time,
first-generation
buyers achieve
homeownership.

**LOW-INCOME
HOUSING
TAX CREDITS
PROGRAM**

\$500M

Provides critical
funding for
affordable housing
projects across the
state.



**\$1.4 BILLION
HOUSING INVESTMENTS**

**MULTIFAMILY
HOUSING
PROGRAM**

\$120M

Funds construction
of deeply
affordable housing
statewide.

**HOMELESS
HOUSING,
ASSISTANCE, AND
PREVENTION**

\$500M

Supports local
programs to
address
homelessness with
accountability.



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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.

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.

SB 681 / AB 130

signed into law

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

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.

Women

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.

Workforce

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.

Pro-Consumer

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

2025

BUDGET WINS
LOCAL ENGAGEMENT



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Santa Clara

Budget Wins

CITY OF SANTA CLARA



\$1.8M Santa Clara Overnight Care Locations



\$1.75M Regional Public Safety Communications for California Radio Interoperable System (CRIS)



\$500K Annual Fellowship at Each Faith Based Reentry Resource Center



\$1 M Land Acquisition and/or Construction Costs for New Thirty-unit Family Shelter.

BAY AREA HOST COMMITTEE



\$10M

World Cup Security in the Bay Area for the 2026 FIFA World Cup

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 Ahrens, Mayor Gilmor, 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 Carbajal during her Latino Heritage Month Celebration.

2023 - 2024 LEGISLATION SIGNED INTO LAW

Senior Protection Package

SB 1354
PROTECT SENIORS AT ALL COSTS ACT

SB 1352
CONTINUING CARE RETIREMENT COMMUNITIES

AI Child Safety Package

SB 926
STOP THE ONLINE PREDATORS (STOP) ACT

SB 933
AI CHILD SAFETY

SB 981
DIGITAL IDENTITY THEFT ACT

Housing

SB 555
STABLE AFFORDABLE HOUSING ACT

SB 1357
HACA TRANSPARENCY

Workforce

SB 399
CAPTIVE AUDIENCE

SB 461
CULTURAL OBSERVANCE OF HOLIDAY TIME

SB 1321
EMPLOYMENT TRAINING PANEL

Child Welfare & Social Safety Nets

SB 575
CHILD MARRIAGE DATA INTEGRITY

SB 462
CALSAWS DATA SHARING

SB 463
REUNIFICATION OF PARENTAL COOPERATION

SB 465
REFUGEE SERVICES ON DSS

Public Safety

SB 400
PEACE OFFICER TERMINATION

SB 982
ORGANIZED RETAIL THEFT

SB 1317
COURT ORDERED MEDICATIONS

SB 1353
YOUTH BILL OF RIGHTS

Mental Health

SB 1318
CHILD SUICIDE PREVENTION

SB 1320
BEHAVIORAL HEALTH INTEGRATED COVERAGE

Women

SB 464
SURVIVORS OF SEXUAL ASSAULT

SB 1356
GENDER PERSPECTIVE TRAINING



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2025

BUDGET WINS
& Local Investments



\$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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