



# DR. AISHA WAHAB

## ASSISTANT MAJORITY LEADER

### STATE SENATOR • 10<sup>TH</sup> DISTRICT

Dear Neighbors,

2025 was a huge year for District 10 in the California Senate. Proud to share these incredible wins on the district's behalf, including \$1.4 billion in housing investments alone!

**\$300M DREAM FOR ALL**

Helps 1st-time, first generation achieve home ownership

**\$120M MULTIFAMILY HOUSING**

Funds construction of deeply affordable housing statewide

**\$500M LOW-INCOME HOUSING**

Critical funding for affordable housing projects across the state

**\$500M HOUSING ASSISTANCE**

Supports local programs to address homelessness with accountability

#### 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



**\$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.



**\$1.4 BILLION HOUSING INVESTMENTS**

## 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.

## Health

### **SB 40 *signed into law*** **INSULIN CO-PAY CAP**

Limits co-pays to a maximum of \$35 for a 30 day supply.

### **SB 41 *signed into law*** **PHARMACY BENEFIT MANAGERS REGULATIONS**

Reins in abuses by pharmacy benefit managers.

## Workforce

### **SB 261 *signed into law*** **WAGE THEFT JUDGMENTS**

Gives local attorneys tools to enforce wage theft judgments and help workers get paid.

## Women

### **SB 257 *signed into law*** **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.

## Consumer

### **SB 254 *signed into law*** **ENERGY - SENATE AFFORDABILITY PACKAGE**

Saves ratepayers money by creating state mechanisms for funding energy infrastructure.

## Housing

### **SB 262 *signed into law*** **STABLE HOUSING IS PROHOUSING**

Expands "prohousing local policies" to include policies that prevent displacement.

### **SB 610 *signed into law*** **TENANT & HOMEOWNER PROTECTIONS**

Expands protections for residents in the wake of an emergency.

### **SB 625 *signed into law*** **HOUSING IN DISASTER AREAS**

Expedites the rebuilding of housing in areas impacted by major disasters.

## Housing

### **Housing Bill Package**

### **SB 681 / AB 130 *signed into law***

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

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

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

### **UPDATES TO HOUSING PLANNING RULES (RHNA)**

Improves how the state measures overcrowding and plans for fair housing.

### **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.

### **LIMITS HOA FINES**

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

### **AFFORDABLE HOUSING IN COASTAL ZONES**

Cuts red tape for housing projects with four or more units along the coast.

### **HOUSING CRISIS & ACCOUNTABILITY ACTS MADE PERMANENT**

Preserves protections for affordable housing and limits unjust denial of new housing projects.

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CALIFORNIA STATE SENATOR • 10TH DISTRICT

# LEGISLATIVE UPDATE