



DR. AISHA WAHAB

ASSISTANT MAJORITY LEADER

STATE SENATOR • 10TH 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 **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 **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.

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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LEGISLATIVE UPDATE