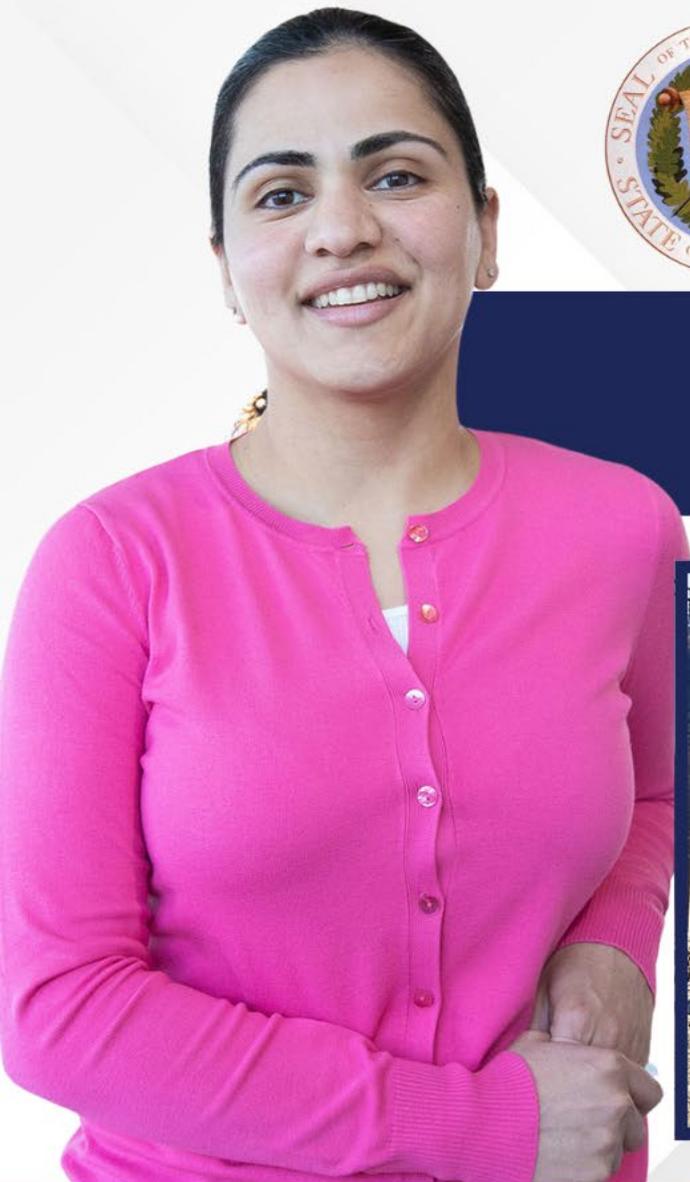




**DR. AISHA WAHAB**  
ASSISTANT MAJORITY LEADER  
— CALIFORNIA STATE SENATOR • 10<sup>TH</sup> DISTRICT —

# LEGISLATIVE UPDATE

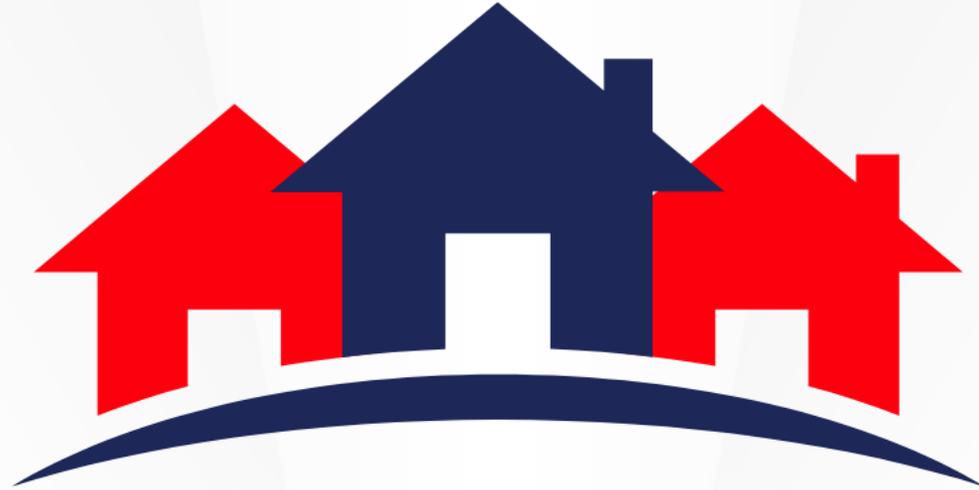


**STATE SENATOR  
DR. AISHA WAHAB**

**DREAM  
FOR ALL  
PROGRAM**

**\$300M**

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



**MULTIFAMILY  
HOUSING  
PROGRAM**

**\$120M**

Funds construction of deeply affordable housing statewide.

**\$1.4 BILLION  
HOUSING INVESTMENTS**

**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.



**DR. AISHA WAHAB**  
ASSISTANT MAJORITY LEADER  
— CALIFORNIA STATE SENATOR • 10<sup>TH</sup> DISTRICT —





**DR. AISHA WAHAB**  
 ASSISTANT MAJORITY LEADER  
 — CALIFORNIA STATE SENATOR • 10<sup>TH</sup> DISTRICT



# 2025 LEGISLATION

## Housing

**SB 681 / AB 130**

***signed into law***

**SB 262**  
**STABLEHOUSING 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.

**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.



**DR. AISHA WAHAB**  
 ASSISTANT MAJORITY LEADER  
 — CALIFORNIA STATE SENATOR • 10<sup>TH</sup> DISTRICT —



# 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 event for special enrollment life 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 attorneysto 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.

## Health

### **SB 41 *signed into law***

#### **PHARMACY BENEFIT MANAGERS REGULATIONS**

Reins in abuses by pharmacy benefit managers.

# 2023 - 2024 LEGISLATION SIGNED INTO LAW

## Senior Protection Package

### SB 1354

PROTECT SENIORS AT ALL COSTS ACT

### SB 1352

CONTINUING CARE RETIREMENT COMMUNITIES

## 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

## AI Child Safety Package

### SB 926

STOP THE ONLINE PREDATORS (STOP) ACT

### SB 933

DIGITAL IDENTITY THEFT ACT  
AI CHILD SAFETY

## Public Safety

### SB 400

PEACE OFFICER TERMINATION

### SB 982

ORGANIZED RETAIL THEFT

### SB 1317

COURT ORDERED MEDICATIONS

### SB 1353

YOUTH BILL OF RIGHTS

## Housing

### SB 555

STABLE AFFORDABLE HOUSING ACT

### SB 1357

HACA TRANSPARENCY

## Mental Health

### SB 1318

CHILD SUICIDE PREVENTION

### SB 1320

BEHAVIORAL HEALTH INTEGRATED COVERAGE

## Workforce

### SB 399

CAPTIVE AUDIENCE

### SB 461

CULTURAL OBSERVANCE OF HOLIDAY TIME

### SB 1321

EMPLOYMENT TRAINING PANEL

## Women

### SB 464

SURVIVORS OF SEXUAL ASSAULT

### SB 1356

GENDER PERSPECTIVE TRAINING



**DR. AISHA WAHAB**

ASSISTANT MAJORITY LEADER  
— CALIFORNIA STATE SENATOR • 10<sup>TH</sup> DISTRICT



# 2025

BUDGET WINS

LOCAL ENGAGEMENT

# Sunnyvale

## Budget Wins

### CITY OF SUNNYVALE



**\$1.75M**

Safer Walking and Biking Infrastructure near Lakewood Elementary School

### COUNTY OF SANTA CLARA



**\$500K**

Annual Fellowship at Each Faith Based Reentry Resource Center

### BAY AREA HOST COMMITTEE



**\$10M**

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



**\$1 M**

Land Acquisition and/or Construction Costs for New Thirty-unit Family Shelter.

## 2025 Events

Lunar New Year Celebration  
Earth Day Festival  
Art and Wine Festival  
Sr. Center Valentine's Day Brunch  
Sunnyvale Chamber Awards

Boba with a Badge  
Sunnyvale Community Services Backpack Giveaway  
India Independence Day  
Bike to Work Day  
Pride Fest...and more!



**DR. AISHA WAHAB**  
ASSISTANT MAJORITY LEADER  
— CALIFORNIA STATE SENATOR • 10<sup>TH</sup> DISTRICT —



Senator Wahab with Mayor Klein and City Manager Tim Kirby



Senator Wahab at Sunnyvale Public Safety 75th Anniversary with Chief Pistor



Senator Wahab at the Sunnyvale Art and Wine Festival

# 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.



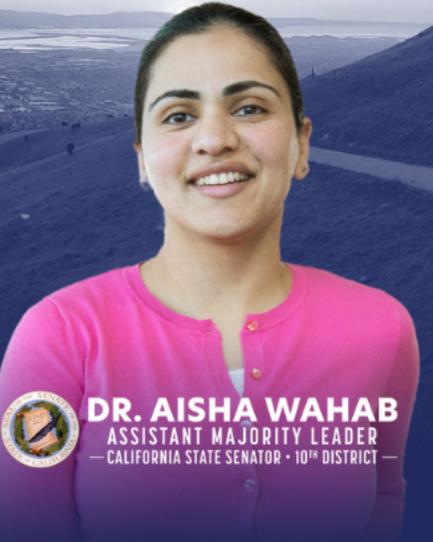
**DR. AISHA WAHAB**  
ASSISTANT MAJORITY LEADER  
— CALIFORNIA STATE SENATOR • 10<sup>TH</sup> DISTRICT —

**2023 & 2024  
BUDGET WINS**



**\$26.6M**

Secured for Local Investments



**DR. AISHA WAHAB**  
ASSISTANT MAJORITY LEADER  
— CALIFORNIA STATE SENATOR • 10<sup>TH</sup> DISTRICT —

**CITY OF FREMONT**

- \$500K** Housing Navigation Center (HNC)
- \$1.5M** Commercial District Wi-Fi Access Expansion Project
- \$1M** Multi-Service Community Center at Central Park

**CITY OF HAYWARD**

- \$1.2M** Hayward Evaluation and Response Teams (HEART) Program
- \$2.5M** Stack Youth and Family Center Phase II Construction
- \$2M** St. Rose Hospital
- \$2M** Hayward Fire Department Fairview Station Upgrades

**CITY OF MILPITAS**

- \$1.6M** Milpitas Simple Mobile Access to Reliable Transit (SMART)

**MILPITAS UNIFIED SCHOOL DISTRICT**

- \$1.5M** MUSD Innovation Campus

**CITY OF NEWARK**

- \$1M** Newark Resource Center

**CITY OF SAN JOSE**

- \$1M** Complete Street Improvement Project
- \$2M** Eviction Diversion Program

**COUNTY OF SANTA CLARA**

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

**CITY OF SANTA CLARA**

- \$1.8M** Santa Clara Overnight Care Locations
- \$1.75M** Regional Public Safety Communications for California Radio Interoperable System (CRIS)

**CITY OF SUNNYVALE**

- \$1.75M** Safer Walking and Biking Infrastructure near Lakewood Elementary School

**STATE SPECIAL SCHOOLS**

- \$2M** California School for the Deaf, Fremont

**BART BOARD**

- \$1M** Bay Area Rapid Transit (BART) Next Generation Fare Gates Project



# CONTACT US

[Senator.Wahab@senate.ca.gov](mailto:Senator.Wahab@senate.ca.gov)

(510)794-3900

## Social Media

Facebook | Instagram | X  
[@SenAishaWahab](#)