



**DR. AISHA WAHAB**

**ASSISTANT MAJORITY LEADER**

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

**HOUSING PERSPECTIVE**

**AFFORDABILITY AT ALL INCOME  
LEVELS**







**DR. AISHA WAHAB**

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- Housing Goals
  - 2026 Efforts
- Urban, Suburban, Rural
  - Future Efforts





## AFFORDABILITY AT ALL INCOME LEVELS

**Protecting** tenants & homeowners

**Preserving** affordable housing

**Producing** affordable housing &  
homeownership opportunities



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**AFFORDABILITY AT ALL INCOME LEVELS**

**Protecting tenants & homeowners**



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## AFFORDABILITY AT ALL INCOME LEVELS



## Protecting tenants & homeowners



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**\$300M** Budget

**DREAM FOR ALL PROGRAM**

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

**\$500M** Budget

**HOMELESS HOUSING, ASSISTANCE, AND PREVENTION**

Supports local programs to address homelessness with accountability.

**SB 610** signed into law

**TENANT & HOMEOWNER PROTECTIONS**

Expands protections for residents in the wake of an emergency.

**SB 262** signed into law

**STABLE HOUSING IS PROHOUSING**

Expands “prohousing local policies” to include policies that prevent displacement.

**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 FINES**

Caps HOA fines and gives homeowners a fair process to resolve violations.

**BIGGER RENTER’S TAX CREDIT**

Quadruples the renter’s tax credit, putting more money back in renters’ pockets.



**AFFORDABILITY AT ALL INCOME LEVELS**

**Preserving affordable housing**



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# Preserving affordable housing

## **SB 555** signed into law

### **STABLE AFFORDABLE HOUSING ACT**

Plans for 1.4M stable, affordable homes for Californians via public, nonprofit, and cooperative housing production.

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

### **SEISMIC SAFETY FOR AFFORDABLE HOUSING**

Directs earthquake safety funds to preserve affordable multifamily housing.

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

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



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AFFORDABILITY AT ALL INCOME LEVELS

Producing affordable housing &  
homeownership opportunities



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## AFFORDABILITY AT ALL INCOME LEVELS



Producing  
affordable  
housing &  
homeownership  
opportunities



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**\$500M**

**LOW-INCOME HOUSING TAX CREDITS PROGRAM**

Provides critical funding for affordable housing projects across the state.

**\$120M**

**MULTIFAMILY HOUSING PROGRAM**

Funds construction of deeply affordable housing statewide.

**SB 555** signed into law

**STABLE AFFORDABLE HOUSING ACT**

Plans for 1.4M stable, affordable homes for Californians via public, nonprofit, and cooperative housing production.

**SB 625** signed into law

**HOUSING IN DISASTER AREAS**

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

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

**SURPLUS LAND ACT EXPANSION**

Ensures affordable housing is prioritized when school districts sell land.

**AFFORDABLE HOUSING IN COASTAL ZONES**

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

**LIMITS HOA FEES ON ADUS**

Prevents unfair HOA fees that block Accessory Dwelling Unit (ADU) construction.

**STRONGER PERMIT STREAMLINING ACT**

Speeds up housing approvals by simplifying the process and setting clear timelines.

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

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





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