

PIEDMONT POST

A COMMUNITY NEWSPAPER SERVING THE CITIZENS OF PIEDMONT

September 30, 2026

Piedmont's state-approved Housing Element commits the city to plan for 587 new homes by 2031, 257 of them affordable to lower-income households. The largest single project is in Moraga Canyon, where the city is now choosing a developer to build at least 132 units, including at least 60 affordable units, on city-owned land. The next council is expected to approve that developer agreement. What would you need to see in it before voting yes?

The Moraga Canyon Specific Plan is part of the Housing Element mandated by the State of California on all cities. A few cities resisted their housing mandates and exposed themselves to litigation, fines, and penalties, including the loss of control over zoning decisions. One consequence of non-compliance is the state-imposed "Builder's Remedy" which allows developers to choose where and what to build without resident input. I am grateful to our city leaders for their determination to keep Piedmont in compliance.

The Specific Plan is a comprehensive vision developed with city staff, leadership, and considerable public input. The plan envisions design, landscaping, traffic circulation, pedestrian safety, wildfire mitigation, storm drainage, geological studies, financing and other details. The plan is available for review on Piedmont's Planning & Building department website.

The Specific Plan was used to issue *Requests for Interest* to prospective developers. If one or more developers express interest in this project, proposals and qualifications would be evaluated for adherence to the plan.

I am interested in ensuring a developer's financial viability and track record in delivering similar projects. My focus would be on public safety, traffic circulation, emergency evacuation, pedestrian and bicycle safety, and wildfire mitigation.