



January 19, 2022

MEMORANDUM TO CITY OF EAST PALO ALTO

Attn: City Planning Division Manager, Elena Lee

APPLICATION BY UNITED HOPE BUILDERS TO OPERATE ON A TEMPORARY BASIS AN AFFORDABLE HOUSING ASSEMBLY FACILITY AT 2081 BAY ROAD

FACTORY OPERATIONS AND DESCRIPTION

United Hope Builders proposes to construct and co-manage a new indieDwell Assembly Facility at 2081 Bay Road.

These two short videos are good overviews of the indieDwell manufacturing process – which is basically the same as building a house, which is to say, light industrial processes like framing, sanding and cabinetry – and also a news clip from the company’s first factory expansion into Pueblo Colorado.

PUEBLO NEWS ITEM: https://www.youtube.com/watch?v=sm7NIC_OQmQ

IndieDwell PROCESS OVERVIEW: <https://www.youtube.com/watch?v=SNbkWYcDEOk>

The Operating Hours for the new facilities will be Monday through Friday with occasional Saturdays from 7:00 A.M. to 6:00 P.M. We anticipate 100 workers onsite at any given time, once the facility has ramped up to full production.

With respect to the impact on local streets in terms of commuters and parking, on our attached site plan we have provided 100 parking spaces, which is what we understand is required. The goal of UHB is to seek out local residents for our factory. We also plan to focus on finding marginalized workers – people who may have had to deal with homelessness or the formerly incarcerated – and give them a second chance in our factory. As such, we expect the majority of our workforce to be from within San Mateo County, particularly East Palo Alto; diminishing the impact on our region’s freeways. We also intend to coordinate with the City of East Palo Alto to

develop a Traffic Demand Management (TDM) plan if need be. Furthermore, the site can accommodate additional parking as needed.

The manufacturing of modular housing including all trades involved in typical housing construction will include; Welding, Framing, Taping, Texturing, Painting, Electrical, Plumbing, Mechanical and Finish work including cabinetry. Again, see the videos above for clarity.

In addition, United Hope Builders factory machines and equipment list has also been included in this round of document requests as the UHB Machines & Equipment Document (please see that Document for a more detailed look).

After reviewing the noise level threshold under the General Plan for the light manufacturing and warehousing, UHB and indieDwell are confident that our factory machines and equipment will stay within the normal limits on average across the day. A noise study has never been needed nor conducted because there were no complaints of noise from machines and equipment used in other jurisdictions.

Lastly, United Hope Builders, has not determined outdoor lighting presently but will work with the City to ensure there is no unnecessary light pollution while ensuring our workers are safe.