


CITY COUNCIL
CITY AND COUNTY OF HONOLULU
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MEMORANDUM

DATE: June 7, 2023

TO: Kenny Amazaki
Administrative Services Officer
Council Administrative Services
Honolulu City Council

FROM: Tyler Dos Santos-Tam 
Councilmember, District 6
Honolulu City Council

SUBJECT: Travel Report – Kaua'i, May 22, 2023

On May 22, 2023, I traveled to Kaua'i to attend a demonstration of "Structural Insulated Panels" ("SIPs") at a construction site at Kukuiula, along with the State Senate Housing Committee Chair Stanley Chang, State House of Representatives Housing Committee Chair Troy Hashimoto, and State Representative Luke Evslin.

SIPs are a building technology which have been around for decades, and consist of an insulating layer of rigid foam core sandwiched between two layers of structural board, typically plywood or oriented strand board (OSB). Other materials can be used for either the insulating layer or the structural board. The panels are typically built off-site in a factory setting and cut to the exact dimensions required, and then assembled on-site. Such assembly can purportedly be done much more quickly compared to traditional construction methods, as the panels are precisely cut to specification, and the panels may include additional details such as windows, conduits, soffits, etc.

There have been a handful of residential projects built recently utilizing SIPs throughout the state, with the Kukuiula site being one of the largest and most visible to date.

Vertical construction at the site began that morning, with only a concrete slab previously poured. We arrived at the site in the mid-morning, and by the time we arrived, several wall panels had already been erected, demonstrating the speed at which these panels can be assembled.

The demonstration was also attended by union representatives, contractors (both based on Kaua'i and elsewhere in the state), and affordable housing developers who were interested in the possible cost and time savings associated with SIPs.

SIPs are not limited to residential uses, and there are companies which offer SIP products for uses such as small retail such as a standalone convenience store or restaurant, industrial uses like warehouses, and importantly for the City and County, small office spaces and also other facilities such as public restrooms and comfort stations.

There remain several policy questions which will arise as SIP construction becomes more widespread, including impacts on the local labor force, as well as the availability of industrial space for the off-site production of panels. The Council and the Department of Permitting and Planning, along with our counterparts on the State level, will surely have to address these questions. Therefore, examining these construction methods in real life is important.

Senator Chang, Representative Hashimoto, Representative Evslin, and I then attended a tour of "Lima Ola," which is the County of Kaua'i's master-planned affordable housing community in 'Ele'ele. The community is planned to consist of approximately 550 new affordable housing units comprised of both single-family and multi-family homes for both rent and sale. We were led on the tour by Kaua'i County Housing Agency Director Adam Roversi.

Earlier in May, there was a groundbreaking for Lima Ola's supportive housing village, which consists of a total of 24 units, studio and one-bedroom, with floor areas ranging from 240 to 400 square feet. The supportive housing village will also include a community building that will include offices, a reception area, and laundry facilities.

The supportive housing village was funded with a combination of American Rescue Plan Act (ARPA) and State and Local Recovery Funds (SLFRF), Home-American Rescue Plan (HOME-ARP) funds, and county Housing Development funds. The total cost of the Lima Ola supportive housing village is estimated to be \$4.37 million.

The Lima Ola project can be an example for O'ahu's efforts to develop supportive housing villages, and notably, integrating those villages within other types of affordable housing so that the eventual residents are not isolated by income.

City Council
City and County of Honolulu

CLAIM FOR TRAVEL REIMBURSEMENT

Date: 6/6/23

Traveler: TYLER DOS SANTOS-TAM

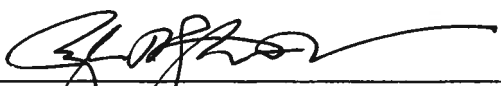
Event: ²⁰²³ Demonstration of Structural Insulated Panels (see notes)

Location: Kukui'ula, Kauai

Dates: From ^{May} JUNE 22, 2023 To ^{May} JUNE 22, 2023

Description	Amount	Notes:
1. Registration Fee		Demonstration of Structural Insulated Panels (SIPs)
2. Airfare	111.20	at a construction site at Kukuiula with the State Senate
3. Hotel		Housing Committee Chair Stanley Chang, State House
4. Meals		of Representatives Housing Committee Chair, Troy
5. Ground Transportation	61.24 60.23	Hashimoto, and State Representative Luke Evslin.
6. Tips		
7. Other	9.70	Gas for car rental
Other	22.00	Parking at HNL, Daniel K. Inouye Intl Airport
Other		
8. Adjustment		
TOTAL REIMBURSEMENT	204.14 203.13	

This is to certify that the above data, based upon receipts submitted to Council Administrative Support Services via a CCLTRVL02 form, is accurate. Further, I am claiming reimbursement for expenses associated with a trip in which City business was conducted and personal funds were used to advance payment:



Signature of Traveler

6.7.23

Date