

Testimony re: III.B.

of the 26 units HCDA allowed to be converted, approximately 12 have renters, not owner-occupants (manual count)

of the 26 units converted units, 4 went to the same owner, who also owns an additional 5th unit in the building (cabell)

per background, project was completed in Dec 2021. Per HRS 514B-106(d)(3), developer control terminated in/after Dec 2023, yet they have continued to maintain control and do not respond to owner inquiries nor does the Association Managing Agent, Associa Hawaii

Fiduciary responsibility -

- 1) developer controlled board has a pending lawsuit against the AOOU but has not attempted to defend the AOOU.
- 2) Maintenance fees have been essentially flat despite wide coverage of rising costs
- 3) Developer has not been making association dues payments per own admission
- 4) Why use this reasoning to enable this developer to practice none?

of the 26 units HCDA allowed to be converted, approximately 10 (as of April 9th 2025 real property data) are still owned by the Developer

Executive Director has not met with Mr. Mola per submitted reports

resolution on the revenue from illegally rented units - was anything remitted to the senior lender and/or HHFDC

315 is **hhfdc** with no parking and sold just fine on march 12th (not developer owned) after a similar time on market as a market rate unit with parking ABOVE ASKING

"according to the loan terms the units must always be available for sale" - minimal attempt to market or actually sell, why reward dragging your feet?

the HHFDC units which are already approved to be raised to 140%: - 140% for 1 person is \$128,380, which you would need to be at the upper echelons for government positions to make, teachers would make nowhere near this figure

if the board is considering "bailing out" the developer by converting to market, what about existing owners.

"they have more than the minimum required" for this type of this project

what is the point of asking for concessions if you can get back out of them by dragging your feet and failing to adequately market units

if parking such a make or break issue, why haven't city & county construction inspectors(DEP program eligible target) been more aggressively recruited?

Have you tried engaging city council/city admin? CC introduced a bill in jan and is law this month - they can operate quickly where desired, where's the engagement with them to "unlock" vacant units

From Staff Report submitted for this meeting:

"A preference to wait and purchase market-rate without restrictions" - who is telling them that they could just wait and it would be market rate?

The HHFDC could consider allow sales to qualified persons and release them from their restrictions by allowing conversion to market rate after the ownership has changed.

"prospective buyers anticipating changes to family size" - but the only 2br in the building was converted from HCDA to Market

"reluctance to purchase units without parking" - every single converted HCDA unit has had parking

"hhfdc provided affordable sales training" - so the brokerage agent since May 2023 had no training or experience in selling affordable up to this training. Primary brokerage agent (Vincenzo Mola) has no experience in affordable sales, brokerage is focused on commercial real estate.

no indication the DOE program was followed through on or researched, or something like HHFDC's dep program (sky ala moana 106k/unit 16%, 20% at kuilei)

Attachments:

A: Conversion of HCDA restricted units to market

Appendix A.1 - Sorted by unit #

Appendix A.2 - Sorted by unit size ranking

Appendix A.3 - Focus on only converted units

Appendix A.4 - Current owners of converted units

B: MLS Sales data

Appendix B.1 - sorted by unit #

Appendix B.2 - sorted by list date

C: HRS 514b "Condominium Property Act" excerpts

Appendix C.1 - HRS 514B-106

Board; powers and duties

Appendix A.1 - Conversion of HCDA restricted units to market sorted by unit

| Level | Unit No. | Unit Type (Floor Plan) | Net Unit Living Area (square feet) | Net Common Element Per Unit (square feet) | Common Interest | Parking Spaces | Agency* | First Amendment July 20, 2022 | Second Amendment Feb 14, 2024 | Rank (Unit Size) (of 20) | Investor |
|-------|----------|---------------------------|--|---|--------------------|-------------------|---------|-------------------------------------|-------------------------------------|-----------------------------|----------|
| R1 | 101 | C | 986 | 646.9 | 1.428% | 1 | HCDA | HCDA | Market | 1 | |
| R1 | 102 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | HCDA | 8 | |
| R1 | 103 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | Market | 8 | |
| R1 | 104 | B | 798 | 523.6 | 1.158% | 1 | HCDA | HCDA | HCDA | 2 | |
| R1 | 105 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | HCDA | 6 | |
| R1 | 106 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | HCDA | 6 | |
| R1 | 107 | A3 | 613 | 402.2 | 0.889% | 1 | HCDA | HCDA | Market | 7 | |
| R1 | 108 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | HCDA | 8 | |
| R1 | 109 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | Market | 8 | |
| R1 | 110 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | Market | 6 | |
| R1 | 111 | A2 | 629 | 412.7 | 0.912% | 1 | HCDA | HCDA | HCDA | 5 | |
| R1 | 112 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | HCDA | 6 | |
| R2 | 201 | L | 465 | 305.1 | 0.675% | 1 | HCDA | Market | Market | 13 | |
| R2 | 202 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R2 | 203 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 204 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 205 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R2 | 206 | E | 642 | 421.2 | 0.931% | 1 | HCDA | HCDA | HCDA | 4 | |
| R2 | 207 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 208 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R2 | 209 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 210 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 211 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 212 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 213 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 214 | F | 476 | 312.3 | 0.691% | 1 | HCDA | HCDA | HCDA | 12 | |
| R2 | 215 | G | 487 | 319.5 | 0.706% | 1 | HHFDC | HHFDC | HHFDC | 11 | |
| R2 | 216 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | HCDA | 3 | |
| R2 | 217 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 218 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 219 | D6 | 338 | 221.8 | 0.490% | 0 | HHFDC | HHFDC | HHFDC | 21 | |
| R2 | 220 | D6 | 338 | 221.8 | 0.490% | 0 | HHFDC | HHFDC | HHFDC | 21 | |
| R2 | 221 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 222 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | Cabell |
| R2 | 223 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 224 | H | 533 | 349.7 | 0.773% | 1 | HCDA | HCDA | HCDA | 10 | |
| R2 | 225 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R2 | 226 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 227 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 228 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R2 | 229 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R2 | 230 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 301 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | HCDA | 13 | |
| R3 | 302 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 303 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 304 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 305 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 306 | E | 642 | 421.2 | 0.931% | 1 | HCDA | HCDA | HCDA | 4 | |
| R3 | 307 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 308 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R3 | 309 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 310 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 311 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 312 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 313 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 314 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |

Appendix A.1 - Conversion of HCDA restricted units to market sorted by unit

| Level | Unit No. | Unit Type (Floor Plan) | Net Unit Living Area (square feet) | Net Common Element Per Unit (square feet) | Common Interest | Parking Spaces | Agency* | First Amendment July 20, 2022 | Second Amendment Feb 14, 2024 | Rank (Unit Size) (of 20) | Investor |
|-------|----------|---------------------------|---------------------------------------|--|-----------------|----------------|---------|----------------------------------|----------------------------------|--------------------------|----------|
| R3 | 315 | G | 487 | 319.5 | 0.706% | 1 | HHFDC | HHFDC | HHFDC | 11 | |
| R3 | 316 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | HCDA | 3 | |
| R3 | 317 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 318 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 319 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 320 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 321 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 322 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R3 | 323 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 324 | H | 533 | 349.7 | 0.773% | 1 | HCDA | HCDA | Market | 10 | |
| R3 | 325 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 326 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 327 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 328 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 329 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 330 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 401 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | HCDA | 13 | |
| R4 | 402 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 403 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 404 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 405 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 406 | E | 642 | 421.2 | 0.931% | 1 | HCDA | HCDA | HCDA | 4 | |
| R4 | 407 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 408 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R4 | 409 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 410 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 411 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 412 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 413 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 414 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R4 | 415 | G | 487 | 319.5 | 0.706% | 1 | HHFDC | HHFDC | HHFDC | 11 | |
| R4 | 416 | K | 730 | 479.0 | 1.059% | 1 | HCDA | Market | Market | 3 | |
| R4 | 417 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 418 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 419 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 420 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 421 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 422 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R4 | 423 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 424 | H | 533 | 349.7 | 0.773% | 1 | HCDA | HCDA | HCDA | 10 | |
| R4 | 425 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 426 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 427 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 428 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 429 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 430 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 501 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | HCDA | 13 | |
| R5 | 502 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R5 | 503 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 504 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 505 | M1 | 391 | 256.5 | 0.567% | 1 | HCDA | HCDA | HCDA | 18 | |
| R5 | 506 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | Market | Market | 14 | |
| R5 | 507 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R5 | 508 | G | 487 | 319.5 | 0.706% | 1 | HCDA | HCDA | Market | 11 | |
| R5 | 509 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | Market | 3 | |
| R5 | 510 | D2 | 419 | 274.9 | 0.608% | 1 | HCDA | HCDA | HCDA | 15 | |

Appendix A.1 - Conversion of HCDA restricted units to market sorted by unit

| Level | Unit No. | Unit Type (Floor Plan) | Net Unit Living Area (square feet) | Net Common Element Per Unit (square feet) | Common Interest | Parking Spaces | Agency* | First Amendment July 20, 2022 | Second Amendment Feb 14, 2024 | Rank (Unit Size) (of 20) | Investor |
|-------|----------|---------------------------|---------------------------------------|--|-----------------|----------------|---------|----------------------------------|----------------------------------|--------------------------|----------|
| R5 | 511 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | Market | Market | 14 | |
| R5 | 512 | M1 | 391 | 256.5 | 0.567% | 1 | HCDA | HCDA | Market | 18 | |
| R5 | 513 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 514 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 515 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R5 | 516 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R5 | 517 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R6 | 601 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | Market | 13 | |
| R6 | 602 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | HCDA | HCDA | 19 | |
| R6 | 603 | D5 | 382 | 250.6 | 0.554% | 0 | Market | Market | Market | 20 | |
| R6 | 604 | D5 | 382 | 250.6 | 0.554% | 0 | Market | Market | Market | 20 | |
| R6 | 605 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | HCDA | 17 | |
| R6 | 606 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | HCDA | 14 | |
| R6 | 607 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R6 | 608 | G | 487 | 319.5 | 0.706% | 1 | HCDA | HCDA | HCDA | 11 | |
| R6 | 609 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | Market | 3 | Cabell |
| R6 | 610 | D2 | 419 | 274.9 | 0.608% | 1 | HCDA | HCDA | HCDA | 15 | |
| R6 | 611 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | HCDA | 14 | |
| R6 | 612 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | Market | 17 | Cabell |
| R6 | 613 | D5 | 382 | 250.6 | 0.554% | 0 | Market | Market | Market | 20 | |
| R6 | 614 | D5 | 382 | 250.6 | 0.554% | 0 | Market | Market | Market | 20 | |
| R6 | 615 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | Market | Market | 19 | Cabell |
| R6 | 616 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | Market | Market | 19 | Cabell |
| R6 | 617 | D7 | 382 | 250.6 | 0.554% | 1 | HCDA | Market | Market | 20 | |
| R7 | 701 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | HCDA | 13 | |
| R7 | 702 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | HCDA | Market | 19 | |
| R7 | 703 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | HCDA | 20 | |
| R7 | 704 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | HCDA | 20 | |
| R7 | 705 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | HCDA | 17 | |
| R7 | 706 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | Market | 14 | |
| R7 | 707 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R7 | 708 | G | 487 | 319.5 | 0.706% | 1 | HCDA | HCDA | HCDA | 11 | |
| R7 | 709 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | HCDA | 3 | |
| R7 | 710 | D2 | 419 | 274.9 | 0.608% | 1 | HCDA | HCDA | HCDA | 15 | |
| R7 | 711 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | Market | 14 | |
| R7 | 712 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | Market | 17 | |
| R7 | 713 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | Market | 20 | |
| R7 | 714 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | HCDA | 20 | |
| R7 | 715 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | Market | Market | 19 | |
| R7 | 716 | A1 | 388 | 254.6 | 0.563% | 1 | HCDA | Market | Market | 19 | |
| R7 | 717 | D7 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | HCDA | 20 | |

Appendix A.2 - Conversion of HCDA restricted units to market sorted by unit size rank

| Level | Unit No. | Unit Type (Floor Plan) | Net Unit Living Area (square feet) | Net Common Element Per Unit (square feet) | % Common Interest | Parking Spaces | Agency* | First Amendment July 20, 2022 | Second Amendment Feb 14, 2024 | Rank (Unit Size) (of 20) | Investor |
|-------|----------|---------------------------|---------------------------------------|--|-------------------|----------------|---------|----------------------------------|----------------------------------|--------------------------|----------|
| R1 | 101 | C | 986 | 646.9 | 1.428% | 1 | HCDA | HCDA | Market | 1 | |
| R1 | 104 | B | 798 | 523.6 | 1.158% | 1 | HCDA | HCDA | HCDA | 2 | |
| R2 | 216 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | HCDA | 3 | |
| R3 | 316 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | HCDA | 3 | |
| R4 | 416 | K | 730 | 479.0 | 1.059% | 1 | HCDA | Market | Market | 3 | |
| R5 | 509 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | Market | 3 | |
| R6 | 609 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | Market | 3 | Cabell |
| R7 | 709 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | HCDA | 3 | |
| R2 | 206 | E | 642 | 421.2 | 0.931% | 1 | HCDA | HCDA | HCDA | 4 | |
| R3 | 306 | E | 642 | 421.2 | 0.931% | 1 | HCDA | HCDA | HCDA | 4 | |
| R4 | 406 | E | 642 | 421.2 | 0.931% | 1 | HCDA | HCDA | HCDA | 4 | |
| R1 | 111 | A2 | 629 | 412.7 | 0.912% | 1 | HCDA | HCDA | HCDA | 5 | |
| R1 | 105 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | HCDA | 6 | |
| R1 | 106 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | HCDA | 6 | |
| R1 | 110 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | Market | 6 | |
| R1 | 112 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | HCDA | 6 | |
| R1 | 107 | A3 | 613 | 402.2 | 0.889% | 1 | HCDA | HCDA | Market | 7 | |
| R1 | 102 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | HCDA | 8 | |
| R1 | 103 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | Market | 8 | |
| R1 | 108 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | HCDA | 8 | |
| R1 | 109 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | Market | 8 | |
| R3 | 314 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R4 | 414 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R5 | 507 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R6 | 607 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R7 | 707 | J | 549 | 360.2 | 0.796% | 1 | HCDA | HCDA | HCDA | 9 | |
| R2 | 224 | H | 533 | 349.7 | 0.773% | 1 | HCDA | HCDA | HCDA | 10 | |
| R3 | 324 | H | 533 | 349.7 | 0.773% | 1 | HCDA | HCDA | Market | 10 | |
| R4 | 424 | H | 533 | 349.7 | 0.773% | 1 | HCDA | HCDA | HCDA | 10 | |
| R2 | 215 | G | 487 | 319.5 | 0.706% | 1 | HHFDC | HHFDC | HHFDC | 11 | |
| R3 | 315 | G | 487 | 319.5 | 0.706% | 1 | HHFDC | HHFDC | HHFDC | 11 | |
| R4 | 415 | G | 487 | 319.5 | 0.706% | 1 | HHFDC | HHFDC | HHFDC | 11 | |
| R5 | 508 | G | 487 | 319.5 | 0.706% | 1 | HCDA | HCDA | Market | 11 | |
| R6 | 608 | G | 487 | 319.5 | 0.706% | 1 | HCDA | HCDA | HCDA | 11 | |
| R7 | 708 | G | 487 | 319.5 | 0.706% | 1 | HCDA | HCDA | HCDA | 11 | |
| R2 | 214 | F | 476 | 312.3 | 0.691% | 1 | HCDA | HCDA | HCDA | 12 | |
| R2 | 201 | L | 465 | 305.1 | 0.675% | 1 | HCDA | Market | Market | 13 | |
| R3 | 301 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | HCDA | 13 | |
| R4 | 401 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | HCDA | 13 | |
| R5 | 501 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | HCDA | 13 | |
| R6 | 601 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | Market | 13 | |
| R7 | 701 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | HCDA | 13 | |
| R5 | 506 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | Market | Market | 14 | |
| R5 | 511 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | Market | Market | 14 | |
| R6 | 606 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | HCDA | 14 | |
| R6 | 611 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | HCDA | 14 | |

Appendix A.2 - Conversion of HCDA restricted units to market sorted by unit size rank

| Level | Unit No. | Unit Type (Floor Plan) | Net Unit Living Area (square feet) | Net Common Element Per Unit (square feet) | % Common Interest | Parking Spaces | Agency* | First Amendment July 20, 2022 | Second Amendment Feb 14, 2024 | Rank (Unit Size) (of 20) | Investor |
|-------|----------|---------------------------|--|---|-------------------------|-------------------|---------|--|--|-----------------------------|----------|
| R7 | 706 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | Market | 14 | |
| R7 | 711 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | Market | 14 | |
| R2 | 209 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 210 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 211 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 212 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 213 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 217 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 218 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R2 | 221 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 309 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 310 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 311 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 312 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 313 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 317 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 318 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 319 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 320 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R3 | 321 | D2 | 419 | 274.9 | 0.608% | 1 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 409 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 410 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 411 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 412 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 413 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 417 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 418 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 419 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 420 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R4 | 421 | D2 | 419 | 274.9 | 0.608% | 0 | HHFDC | HHFDC | HHFDC | 15 | |
| R5 | 510 | D2 | 419 | 274.9 | 0.608% | 1 | HCDA | HCDA | HCDA | 15 | |
| R6 | 610 | D2 | 419 | 274.9 | 0.608% | 1 | HCDA | HCDA | HCDA | 15 | |
| R7 | 710 | D2 | 419 | 274.9 | 0.608% | 1 | HCDA | HCDA | HCDA | 15 | |
| R2 | 208 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R2 | 222 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | Cabell |
| R3 | 308 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R3 | 322 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R4 | 408 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R4 | 422 | D4 | 413 | 271.0 | 0.599% | 0 | Market | Market | Market | 16 | |
| R6 | 605 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | HCDA | 17 | |
| R6 | 612 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | Market | 17 | Cabell |
| R7 | 705 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | HCDA | 17 | |
| R7 | 712 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | Market | 17 | |
| R5 | 505 | M1 | 391 | 256.5 | 0.567% | 1 | HCDA | HCDA | HCDA | 18 | |
| R5 | 512 | M1 | 391 | 256.5 | 0.567% | 1 | HCDA | HCDA | Market | 18 | |
| R2 | 202 | D1 | 388 | 254.6 | 0.563% | 0 | HHFDC | HHFDC | HHFDC | 19 | |

Appendix A.2 - Conversion of HCDA restricted units to market sorted by unit size rank

| Level | Unit No. | Unit Type (Floor Plan) | Net Unit Living Area (square feet) | Net Common Element Per Unit (square feet) | % | Common Interest | Parking Spaces | Agency* | First Amendment July 20, 2022 | Second Amendment Feb 14, 2024 | Rank (Unit Size) (of 20) | Investor |
|-------|----------|---------------------------|--|---|--------|--------------------|-------------------|---------|--|--|-----------------------------|----------|
| | | | | | | | | | | | | |
| R2 | 205 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R2 | 225 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R2 | 228 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R2 | 229 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 302 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 305 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 325 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 328 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R3 | 329 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 402 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 405 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 425 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 428 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R4 | 429 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R5 | 502 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R5 | 515 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R5 | 516 | D1 | 388 | 254.6 | 0.563% | | 0 | HHFDC | HHFDC | HHFDC | 19 | |
| R6 | 602 | D1 | 388 | 254.6 | 0.563% | | 1 | HCDA | HCDA | HCDA | 19 | |
| R6 | 615 | D1 | 388 | 254.6 | 0.563% | | 1 | HCDA | Market | Market | 19 | Cabell |
| R6 | 616 | D1 | 388 | 254.6 | 0.563% | | 1 | HCDA | Market | Market | 19 | Cabell |
| R7 | 702 | D1 | 388 | 254.6 | 0.563% | | 1 | HCDA | HCDA | Market | 19 | |
| R7 | 715 | D1 | 388 | 254.6 | 0.563% | | 1 | HCDA | Market | Market | 19 | |
| R7 | 716 | A1 | 388 | 254.6 | 0.563% | | 1 | HCDA | Market | Market | 19 | |
| R2 | 203 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 204 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 207 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 223 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 226 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 227 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R2 | 230 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 303 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 304 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 307 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 323 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 326 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 327 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R3 | 330 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 403 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 404 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 407 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 423 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 426 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 427 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R4 | 430 | D7 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 503 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 504 | D5 | 382 | 250.6 | 0.554% | | 0 | HHFDC | HHFDC | HHFDC | 20 | |

Appendix A.2 - Conversion of HCDA restricted units to market sorted by unit size rank

| Level | Unit No. | Unit Type (Floor Plan) | Net Unit Living Area (square feet) | Net Common Element Per Unit (square feet) | Common Interest | Parking Spaces | Agency* | First Amendment July 20, 2022 | Second Amendment Feb 14, 2024 | Rank (Unit Size) (of 20) | Investor |
|-------|----------|---------------------------|--|--|--------------------|-------------------|---------|--|--|-----------------------------|----------|
| | | | | | | | | | | | |
| R5 | 513 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 514 | D5 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R5 | 517 | D7 | 382 | 250.6 | 0.554% | 0 | HHFDC | HHFDC | HHFDC | 20 | |
| R6 | 603 | D5 | 382 | 250.6 | 0.554% | 0 | Market | Market | Market | 20 | |
| R6 | 604 | D5 | 382 | 250.6 | 0.554% | 0 | Market | Market | Market | 20 | |
| R6 | 613 | D5 | 382 | 250.6 | 0.554% | 0 | Market | Market | Market | 20 | |
| R6 | 614 | D5 | 382 | 250.6 | 0.554% | 0 | Market | Market | Market | 20 | |
| R6 | 617 | D7 | 382 | 250.6 | 0.554% | 1 | HCDA | Market | Market | 20 | |
| R7 | 703 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | HCDA | 20 | |
| R7 | 704 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | HCDA | 20 | |
| R7 | 713 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | Market | 20 | |
| R7 | 714 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | HCDA | 20 | |
| R7 | 717 | D7 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | HCDA | 20 | |
| R2 | 219 | D6 | 338 | 221.8 | 0.490% | 0 | HHFDC | HHFDC | HHFDC | 21 | |
| R2 | 220 | D6 | 338 | 221.8 | 0.490% | 0 | HHFDC | HHFDC | HHFDC | 21 | |

Appendix A.3 - Conversion of HCDA restricted units to market focus on only converted units

| Level | Unit No. | Unit Type (Floor Plan) | Net Unit Living Area (square feet) | Net Common Element Per Unit (square feet) | % Common Interest | Parking Spaces | Agency* | First Amendment July 20, 2022 | Second Amendment Feb 14, 2024 | Rank (Unit Size) (of 20) | Investor |
|-------|----------|------------------------|------------------------------------|---|-------------------|----------------|---------|-------------------------------|-------------------------------|--------------------------|----------|
| R1 | 101 | C | 986 | 646.9 | 1.428% | 1 | HCDA | HCDA | Market | 1 | |
| R4 | 416 | K | 730 | 479.0 | 1.059% | 1 | HCDA | Market | Market | 3 | |
| R5 | 509 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | Market | 3 | |
| R6 | 609 | K | 730 | 479.0 | 1.059% | 1 | HCDA | HCDA | Market | 3 | Cabell |
| R1 | 110 | A1 | 619 | 406.1 | 0.898% | 1 | HCDA | HCDA | Market | 6 | |
| R1 | 107 | A3 | 613 | 402.2 | 0.889% | 1 | HCDA | HCDA | Market | 7 | |
| R1 | 103 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | Market | 8 | |
| R1 | 109 | A4 | 612 | 401.5 | 0.888% | 1 | HCDA | HCDA | Market | 8 | |
| R3 | 324 | H | 533 | 349.7 | 0.773% | 1 | HCDA | HCDA | Market | 10 | |
| R5 | 508 | G | 487 | 319.5 | 0.706% | 1 | HCDA | HCDA | Market | 11 | |
| R2 | 201 | L | 465 | 305.1 | 0.675% | 1 | HCDA | Market | Market | 13 | |
| R6 | 601 | L | 465 | 305.1 | 0.675% | 1 | HCDA | HCDA | Market | 13 | |
| R5 | 506 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | Market | Market | 14 | |
| R5 | 511 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | Market | Market | 14 | |
| R7 | 706 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | Market | 14 | |
| R7 | 711 | M2 | 425 | 278.8 | 0.617% | 1 | HCDA | HCDA | Market | 14 | |
| R6 | 612 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | Market | 17 | Cabell |
| R7 | 712 | D3 | 402 | 263.8 | 0.583% | 1 | HCDA | HCDA | Market | 17 | |
| R5 | 512 | M1 | 391 | 256.5 | 0.567% | 1 | HCDA | HCDA | Market | 18 | |
| R6 | 615 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | Market | Market | 19 | Cabell |
| R6 | 616 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | Market | Market | 19 | Cabell |
| R7 | 702 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | HCDA | Market | 19 | |
| R7 | 715 | D1 | 388 | 254.6 | 0.563% | 1 | HCDA | Market | Market | 19 | |
| R7 | 716 | A1 | 388 | 254.6 | 0.563% | 1 | HCDA | Market | Market | 19 | |
| R6 | 617 | D7 | 382 | 250.6 | 0.554% | 1 | HCDA | Market | Market | 20 | |
| R7 | 713 | D5 | 382 | 250.6 | 0.554% | 1 | HCDA | HCDA | Market | 20 | |

Appendix A.4 - Conversion of HCDA restricted units to market

Current owners of converted units

| Count of HCDA Converted Units (real property data as of April 9, 2025) | Orig. Prg. | as of 2/14/2024 |
|--|------------|-----------------|
| | HCDA | 2nd Am. |
| Owner | Market | |
| Au, Spencer Y S | | 1 |
| Beschen, Noah | | 1 |
| Cabell, Joseph | | 4 |
| De Leon, Amapola A | | 1 |
| EIGHT ZERO THREE WAIMANU LLC | | 10 |
| Gamiao, Benedicto B | | 1 |
| Horita, Racen S Tr | | 1 |
| Lau, Theadora T | | 1 |
| Majumdar, Jay | | 1 |
| Nakagawa, Kazuma | | 1 |
| Otomo, Joji | | 1 |
| Sadri, Ahmad | | 1 |
| Takemoto, Chanelle K | | 1 |
| Ting, Coty J | | 1 |

Appendix B.1 - MLS Sales data sorted by unit

| Status | MLSNumber | ListPrice | Unit | | ClosePrice | CloseDate | DOM | ListDate | SqFt | Avg. Living | Parking | Own.Occu. | Status Change | AssociationF | TaxAssessedVal | Assessed Ratio | Resale? |
|--------------|---------------------------|-----------|------|--------|------------|------------|-----|------------|------|-------------|---------|-----------|---------------|--------------|----------------|----------------|---------|
| Expired | 202418551 | \$650,000 | 101 | Market | | | | 2024-08-21 | 986 | \$659.23 | 1 | 60.00% | 2024-09-26 | \$522.00 | \$722,700 | 89.94% | |
| Active Under | 202418539 | \$500,000 | 103 | Market | | | | 2024-08-21 | 612 | \$816.99 | 1 | 60.00% | 2025-04-03 | \$324.00 | \$548,500 | 91.16% | |
| Expired | 202418543 | \$525,000 | 107 | Market | | | | 2024-08-21 | 613 | \$856.44 | 1 | 60.00% | 2024-09-22 | \$324.00 | \$548,900 | 95.65% | |
| Expired | 202418545 | \$525,000 | 110 | Market | | | | 2024-08-21 | 619 | \$848.14 | 1 | 60.00% | 2024-09-26 | \$328.00 | \$551,800 | 95.14% | |
| Active | 202426848 | \$299,900 | 203 | HHFDC | | | | 2024-11-18 | 382 | \$785.08 | 0 | 60.00% | 2024-11-18 | \$212.00 | \$382,000 | 78.51% | |
| Cancelled | 202222433 | \$398,000 | 208 | Market | | | | 2022-10-31 | 413 | \$963.68 | 0 | 91.00% | 2022-12-30 | \$186.00 | \$185,300 | 214.79% | |
| Sold | 202300664 | \$398,000 | 208 | Market | \$390,000 | 2023-02-22 | 41 | 2023-01-12 | 413 | \$963.68 | 0 | 91.00% | 2023-02-22 | \$186.00 | \$185,300 | 210.47% | |
| Sold | 202324246 | \$345,000 | 210 | HHFDC | \$345,127 | 2024-01-29 | 100 | 2023-10-21 | 419 | \$823.39 | 1 | 54.00% | 2024-01-31 | \$378.00 | \$481,500 | 71.68% | |
| Active | 202417521 | \$345,127 | 211 | HHFDC | | | | 2024-08-05 | 419 | \$823.69 | 1 | 60.00% | 2024-08-05 | \$225.00 | \$445,600 | 77.45% | |
| Expired | 202326081 | \$345,127 | 212 | HHFDC | | | | 2023-11-20 | 419 | \$823.69 | 1 | 55.00% | 2024-01-07 | \$375.00 | \$481,500 | 71.68% | |
| Sold | 202400567 | \$345,127 | 212 | HHFDC | \$345,127 | 2024-02-09 | 31 | 2024-01-09 | 419 | \$823.69 | 1 | 80.00% | 2024-02-12 | \$375.00 | \$481,500 | 71.68% | |
| Cancelled | 202326179 | \$345,146 | 213 | HHFDC | | | | 2023-11-28 | 419 | \$823.74 | 1 | 55.00% | 2024-08-26 | \$375.00 | \$481,500 | 71.68% | |
| Cancelled | 202400148 | \$475,000 | 214 | HCDA | | | | 2024-01-02 | 476 | \$997.90 | 1 | 54.00% | 2024-04-13 | \$340.00 | \$501,700 | 94.68% | Y |
| Active | 202426375 | \$379,640 | 215 | HHFDC | | | | 2024-11-10 | 487 | \$779.55 | 1 | 70.00% | 2024-11-10 | \$258.00 | \$479,000 | 79.26% | |
| Active | 202426601 | \$345,127 | 218 | HHFDC | | | | 2024-11-15 | 419 | \$823.69 | 1 | 60.00% | 2024-11-15 | \$309.00 | \$445,600 | 77.45% | |
| Active | 202417493 | \$276,102 | 219 | HHFDC | | | | 2024-08-05 | 338 | \$816.87 | 0 | 60.00% | 2024-08-05 | \$179.00 | \$384,800 | 71.75% | |
| Cancelled | 202203637 | \$398,500 | 222 | Market | | | | 2022-02-24 | 413 | \$964.89 | 0 | 57.00% | 2023-05-25 | \$222.00 | \$185,300 | 215.06% | |
| Cancelled | 202312901 | \$429,000 | 222 | Market | | | | 2023-06-01 | 413 | \$1,038.74 | 0 | 70.00% | 2023-10-18 | \$276.00 | \$427,300 | 100.40% | |
| Cancelled | 202324378 | \$430,000 | 222 | Market | | | | 2023-10-24 | 413 | \$1,041.16 | 0 | 54.00% | 2023-12-04 | \$422.00 | \$427,300 | 100.63% | |
| Sold | 202417550 | \$405,000 | 222 | Market | \$390,000 | 2024-11-18 | 105 | 2024-08-05 | 413 | \$980.63 | 0 | 60.00% | 2024-11-20 | \$218.00 | \$396,600 | 98.34% | |
| Active | 202426602 | \$299,900 | 228 | HHFDC | | | | 2024-11-15 | 388 | \$772.94 | 0 | 60.00% | 2024-11-15 | \$216.00 | \$384,800 | 77.94% | |
| Active | 202426855 | \$299,900 | 305 | HHFDC | | | | 2024-11-18 | 388 | \$772.94 | 0 | 60.00% | 2024-11-18 | \$213.00 | \$384,800 | 77.94% | |
| Sold | 202422003 | \$365,000 | 308 | Market | \$355,000 | 2024-12-13 | 73 | 2024-10-01 | 413 | \$883.78 | 0 | 48.00% | 2024-12-13 | \$218.00 | \$397,400 | 89.33% | Y |
| Sold | 202427342 | \$329,000 | 315 | HHFDC | \$330,000 | 2025-03-12 | 107 | 2024-11-25 | 487 | \$675.56 | 1 | 47.00% | 2025-03-12 | \$336.00 | \$480,000 | 68.75% | Y |
| Sold | 202132090 | \$385,000 | 322 | Market | \$380,000 | 2022-07-28 | 219 | 2021-12-21 | 413 | \$932.20 | 0 | 93.00% | 2022-07-28 | \$186.00 | \$0 | | |
| Active | 202417517 | \$480,000 | 324 | Market | | | | 2024-08-05 | 533 | \$900.56 | 1 | 60.00% | 2024-08-05 | \$282.00 | \$502,500 | 95.52% | |
| Active | 202426604 | \$299,900 | 325 | HHFDC | | | | 2024-11-15 | 388 | \$772.94 | 0 | 60.00% | 2024-11-15 | \$216.00 | \$385,600 | 77.77% | |
| Active | 202426961 | \$490,000 | 401 | HCDA | | | | 2024-11-19 | 465 | \$1,053.76 | 1 | 49.00% | 2024-11-19 | \$247.00 | \$470,100 | 104.23% | Y |
| Active | 202426857 | \$299,900 | 407 | HHFDC | | | | 2024-11-18 | 382 | \$785.08 | 0 | 60.00% | 2024-11-18 | \$212.00 | \$382,000 | 78.51% | |
| Active | 202426605 | \$299,900 | 423 | HHFDC | | | | 2024-11-15 | 382 | \$785.08 | 0 | 60.00% | 2024-11-15 | \$213.00 | \$383,500 | 78.20% | |
| Active | 202426749 | \$299,900 | 425 | HHFDC | | | | 2024-11-15 | 388 | \$772.94 | 0 | 60.00% | 2024-11-15 | \$216.00 | \$386,400 | 77.61% | |
| Active | 202417524 | \$299,900 | 426 | HHFDC | | | | 2024-08-05 | 382 | \$785.08 | 0 | 60.00% | 2024-08-05 | \$202.00 | \$383,500 | 78.20% | |
| Cancelled | 202324129 | \$299,000 | 427 | HHFDC | | | | 2023-10-19 | 382 | \$782.72 | 0 | 54.00% | 2024-05-21 | \$278.00 | \$408,500 | 73.19% | |
| Active | 202426754 | \$299,900 | 427 | HHFDC | | | | 2024-11-15 | 382 | \$785.08 | 0 | 60.00% | 2024-11-15 | \$213.00 | \$383,500 | 78.20% | |
| Active | 202417557 | \$299,900 | 503 | HHFDC | | | | 2024-08-06 | 382 | \$785.08 | 0 | 60.00% | 2024-08-06 | \$202.00 | \$384,300 | 78.04% | |
| Cancelled | 202211248 | \$550,000 | 506 | Market | | | | 2022-06-12 | 425 | \$1,294.12 | 1 | 57.00% | 2023-05-25 | \$229.00 | \$185,300 | 296.82% | |
| Sold | 202312929 | \$530,000 | 506 | Market | \$530,000 | 2023-10-13 | 134 | 2023-06-01 | 425 | \$1,247.06 | 1 | 70.00% | 2023-10-13 | \$300.00 | \$490,800 | 107.99% | |
| Sold | 202417533 | \$550,000 | 508 | Market | \$550,000 | 2024-10-22 | 78 | 2024-08-05 | 730 | \$753.42 | 1 | 60.00% | 2024-10-22 | \$387.00 | \$482,000 | 114.11% | |
| Cancelled | 202324065 | \$650,000 | 509 | Market | | | | 2023-10-18 | 730 | \$890.41 | 1 | 54.00% | 2023-12-04 | \$588.00 | \$641,200 | 101.37% | |
| Sold | 202202140 | \$535,000 | 511 | Market | \$515,000 | 2022-05-20 | 99 | 2022-02-10 | 425 | \$1,258.82 | 1 | 93.00% | 2022-05-20 | \$222.00 | \$35,500 | 1450.70% | |
| Sold | 202324541 | \$500,000 | 512 | Market | \$480,000 | 2024-05-08 | 195 | 2023-10-26 | 391 | \$1,278.77 | 1 | 54.00% | 2024-05-22 | \$359.00 | \$466,500 | 102.89% | |
| Expired | 202418546 | \$465,000 | 601 | Market | | | | 2024-08-21 | 465 | \$1,000.00 | 1 | 60.00% | 2024-09-26 | \$246.00 | \$472,000 | 98.52% | |

Appendix B.1 - MLS Sales data sorted by unit

| Status | MLSNumber | ListPrice | Unit | | ClosePrice | CloseDate | DOM | ListDate | SqFt | Avg. Living | Parking | Own.Occu. | Status Change | AssociationF | TaxAssessedVal | Assessed Ratio | Resale? |
|--------------|---------------------------|-----------|------|--------|------------|------------|-----|------------|------|-------------|---------|-----------|---------------|--------------|----------------|----------------|---------|
| Sold | 202200280 | \$369,500 | 604 | Market | \$369,500 | 2022-07-28 | 203 | 2022-01-06 | 382 | \$967.28 | 0 | 93.00% | 2022-07-28 | \$172.00 | \$170,400 | 216.84% | Y |
| Sold | 202417562 | \$550,000 | 609 | Market | \$468,989 | 2024-09-20 | 45 | 2024-08-06 | 730 | \$753.42 | 1 | 60.00% | 2024-09-25 | \$387.00 | \$645,200 | 72.69% | |
| Cancelled | 202207694 | \$415,000 | 613 | Market | | | | 2022-04-23 | 382 | \$1,086.39 | 0 | 57.00% | 2023-05-25 | \$205.00 | \$185,300 | 223.96% | |
| Sold | 202312974 | \$430,000 | 613 | Market | \$405,000 | 2023-07-25 | 54 | 2023-06-01 | 382 | \$1,125.65 | 0 | 70.00% | 2023-07-27 | \$264.00 | \$411,500 | 98.42% | |
| Sold | 202203669 | \$415,000 | 614 | Market | \$410,000 | 2023-04-28 | 405 | 2022-03-19 | 382 | \$1,086.39 | 0 | 57.00% | 2023-04-28 | \$205.00 | \$185,300 | 221.26% | |
| Cancelled | 202312977 | \$490,000 | 615 | Market | | | | 2023-06-01 | 388 | \$1,262.89 | 1 | 70.00% | 2023-10-18 | \$343.00 | \$465,900 | 105.17% | |
| Cancelled | 202312978 | \$490,000 | 616 | Market | | | | 2023-06-01 | 388 | \$1,262.89 | 1 | 70.00% | 2023-09-28 | \$341.00 | \$465,900 | 105.17% | |
| Sold | 202324373 | \$450,000 | 702 | Market | \$450,000 | 2024-03-07 | 135 | 2023-10-24 | 388 | \$1,159.79 | 1 | 54.00% | 2024-03-12 | \$359.00 | \$467,400 | 96.28% | |
| Sold | 202417552 | \$450,000 | 706 | Market | \$420,000 | 2024-11-01 | 87 | 2024-08-06 | 425 | \$1,058.82 | 1 | 60.00% | 2024-11-01 | \$225.00 | \$453,000 | 92.72% | |
| Cancelled | 202324041 | \$500,000 | 711 | Market | | | | 2023-10-18 | 425 | \$1,176.47 | 1 | 54.00% | 2023-12-29 | \$385.00 | \$494,200 | 101.17% | |
| Expired | 202418553 | \$460,000 | 711 | Market | | | | 2024-08-21 | 425 | \$1,082.35 | 1 | 60.00% | 2024-09-25 | \$225.00 | \$453,000 | 101.55% | |
| Sold | 202426220 | \$465,000 | 711 | Market | \$460,000 | 2025-02-14 | 99 | 2024-11-07 | 425 | \$1,094.12 | 1 | 70.00% | 2025-02-14 | \$235.00 | \$453,000 | 101.55% | |
| Expired | 202418549 | \$440,000 | 712 | Market | | | | 2024-08-21 | 402 | \$1,094.53 | 1 | 60.00% | 2024-09-25 | \$213.00 | \$441,200 | 99.73% | |
| Cancelled | 202423899 | \$420,000 | 712 | Market | | | | 2024-10-14 | 402 | \$1,044.78 | 1 | 67.00% | 2024-11-04 | \$213.00 | \$441,200 | 95.19% | |
| Active Under | 202505347 | \$455,000 | 712 | Market | | | | 2025-02-20 | 402 | \$1,131.84 | 1 | 80.00% | 2025-04-03 | \$218.00 | \$441,200 | 103.13% | |
| Active | 202426059 | \$440,000 | 713 | Market | | | | 2024-11-05 | 382 | \$1,151.83 | 1 | 80.00% | 2024-11-07 | \$212.00 | \$431,400 | 101.99% | |
| Sold | 202204199 | \$450,000 | 715 | Market | \$445,000 | 2022-04-19 | 43 | 2022-03-07 | 388 | \$1,159.79 | 1 | 93.00% | 2022-04-19 | \$175.00 | \$173,400 | 256.63% | |
| Sold | 202205679 | \$478,000 | 716 | Market | \$465,000 | 2022-05-31 | 63 | 2022-03-29 | 388 | \$1,231.96 | 1 | 93.00% | 2022-06-01 | \$172.00 | \$173,400 | 268.17% | |
| Sold | 202411895 | \$450,000 | 717 | HCDA | \$445,000 | 2024-08-30 | 99 | 2024-05-23 | 382 | \$1,178.01 | 1 | 46.00% | 2024-08-30 | \$280.00 | \$431,400 | 103.15% | Y |

Appendix B.2 - MLS Sales data
sorted by list date

| Status | MLSNumber | ListPrice | Unit | | ClosePrice | CloseDate | DOM | ListDate | SqFt | Avg. Living | Parking | Own.Occu. | Status Change | AssociationF | TaxAssessedVal | Assessed Ratio | Resale? |
|------------------|---------------------------|------------------|------------|---------------|------------------|-------------------|------------|-------------------|------------|-------------------|----------|---------------|-------------------|-----------------|------------------|----------------|----------|
| Sold | 202132090 | \$385,000 | 322 | Market | \$380,000 | 2022-07-28 | 219 | 2021-12-21 | 413 | \$932.20 | 0 | 93.00% | 2022-07-28 | \$186.00 | \$0 | | |
| <i>Sold</i> | 202200280 | \$369,500 | 604 | <i>Market</i> | <i>\$369,500</i> | <i>2022-07-28</i> | <i>203</i> | <i>2022-01-06</i> | <i>382</i> | <i>\$967.28</i> | <i>0</i> | <i>93.00%</i> | <i>2022-07-28</i> | <i>\$172.00</i> | <i>\$170,400</i> | <i>216.84%</i> | <i>Y</i> |
| Sold | 202202140 | \$535,000 | 511 | Market | \$515,000 | 2022-05-20 | 99 | 2022-02-10 | 425 | \$1,258.82 | 1 | 93.00% | 2022-05-20 | \$222.00 | \$35,500 | 1450.70% | |
| Cancelled | 202203637 | \$398,500 | 222 | Market | | | | 2022-02-24 | 413 | \$964.89 | 0 | 57.00% | 2023-05-25 | \$222.00 | \$185,300 | 215.06% | |
| Sold | 202204199 | \$450,000 | 715 | Market | \$445,000 | 2022-04-19 | 43 | 2022-03-07 | 388 | \$1,159.79 | 1 | 93.00% | 2022-04-19 | \$175.00 | \$173,400 | 256.63% | |
| Sold | 202203669 | \$415,000 | 614 | Market | \$410,000 | 2023-04-28 | 405 | 2022-03-19 | 382 | \$1,086.39 | 0 | 57.00% | 2023-04-28 | \$205.00 | \$185,300 | 221.26% | |
| Sold | 202205679 | \$478,000 | 716 | Market | \$465,000 | 2022-05-31 | 63 | 2022-03-29 | 388 | \$1,231.96 | 1 | 93.00% | 2022-06-01 | \$172.00 | \$173,400 | 268.17% | |
| Cancelled | 202207694 | \$415,000 | 613 | Market | | | | 2022-04-23 | 382 | \$1,086.39 | 0 | 57.00% | 2023-05-25 | \$205.00 | \$185,300 | 223.96% | |
| Cancelled | 202211248 | \$550,000 | 506 | Market | | | | 2022-06-12 | 425 | \$1,294.12 | 1 | 57.00% | 2023-05-25 | \$229.00 | \$185,300 | 296.82% | |
| Cancelled | 202222433 | \$398,000 | 208 | Market | | | | 2022-10-31 | 413 | \$963.68 | 0 | 91.00% | 2022-12-30 | \$186.00 | \$185,300 | 214.79% | |
| Sold | 202300664 | \$398,000 | 208 | Market | \$390,000 | 2023-02-22 | 41 | 2023-01-12 | 413 | \$963.68 | 0 | 91.00% | 2023-02-22 | \$186.00 | \$185,300 | 210.47% | |
| Cancelled | 202312901 | \$429,000 | 222 | Market | | | | 2023-06-01 | 413 | \$1,038.74 | 0 | 70.00% | 2023-10-18 | \$276.00 | \$427,300 | 100.40% | |
| Sold | 202312929 | \$530,000 | 506 | Market | \$530,000 | 2023-10-13 | 134 | 2023-06-01 | 425 | \$1,247.06 | 1 | 70.00% | 2023-10-13 | \$300.00 | \$490,800 | 107.99% | |
| Sold | 202312974 | \$430,000 | 613 | Market | \$405,000 | 2023-07-25 | 54 | 2023-06-01 | 382 | \$1,125.65 | 0 | 70.00% | 2023-07-27 | \$264.00 | \$411,500 | 98.42% | |
| Cancelled | 202312977 | \$490,000 | 615 | Market | | | | 2023-06-01 | 388 | \$1,262.89 | 1 | 70.00% | 2023-10-18 | \$343.00 | \$465,900 | 105.17% | |
| Cancelled | 202312978 | \$490,000 | 616 | Market | | | | 2023-06-01 | 388 | \$1,262.89 | 1 | 70.00% | 2023-09-28 | \$341.00 | \$465,900 | 105.17% | |
| Cancelled | 202324065 | \$650,000 | 509 | Market | | | | 2023-10-18 | 730 | \$890.41 | 1 | 54.00% | 2023-12-04 | \$588.00 | \$641,200 | 101.37% | |
| Cancelled | 202324041 | \$500,000 | 711 | Market | | | | 2023-10-18 | 425 | \$1,176.47 | 1 | 54.00% | 2023-12-29 | \$385.00 | \$494,200 | 101.17% | |
| Cancelled | 202324129 | \$299,000 | 427 | HHFDC | | | | 2023-10-19 | 382 | \$782.72 | 0 | 54.00% | 2024-05-21 | \$278.00 | \$408,500 | 73.19% | |
| Sold | 202324246 | \$345,000 | 210 | HHFDC | \$345,127 | 2024-01-29 | 100 | 2023-10-21 | 419 | \$823.39 | 1 | 54.00% | 2024-01-31 | \$378.00 | \$481,500 | 71.68% | |
| Cancelled | 202324378 | \$430,000 | 222 | Market | | | | 2023-10-24 | 413 | \$1,041.16 | 0 | 54.00% | 2023-12-04 | \$422.00 | \$427,300 | 100.63% | |
| Sold | 202324373 | \$450,000 | 702 | Market | \$450,000 | 2024-03-07 | 135 | 2023-10-24 | 388 | \$1,159.79 | 1 | 54.00% | 2024-03-12 | \$359.00 | \$467,400 | 96.28% | |
| Sold | 202324541 | \$500,000 | 512 | Market | \$480,000 | 2024-05-08 | 195 | 2023-10-26 | 391 | \$1,278.77 | 1 | 54.00% | 2024-05-22 | \$359.00 | \$466,500 | 102.89% | |
| Expired | 202326081 | \$345,127 | 212 | HHFDC | | | | 2023-11-20 | 419 | \$823.69 | 1 | 55.00% | 2024-01-07 | \$375.00 | \$481,500 | 71.68% | |
| Cancelled | 202326179 | \$345,146 | 213 | HHFDC | | | | 2023-11-28 | 419 | \$823.74 | 1 | 55.00% | 2024-08-26 | \$375.00 | \$481,500 | 71.68% | |
| <i>Cancelled</i> | 202400148 | <i>\$475,000</i> | <i>214</i> | <i>HCDA</i> | | | | <i>2024-01-02</i> | <i>476</i> | <i>\$997.90</i> | <i>1</i> | <i>54.00%</i> | <i>2024-04-13</i> | <i>\$340.00</i> | <i>\$501,700</i> | <i>94.68%</i> | <i>Y</i> |
| Sold | 202400567 | \$345,127 | 212 | HHFDC | \$345,127 | 2024-02-09 | 31 | 2024-01-09 | 419 | \$823.69 | 1 | 80.00% | 2024-02-12 | \$375.00 | \$481,500 | 71.68% | |
| <i>Sold</i> | 202411895 | <i>\$450,000</i> | <i>717</i> | <i>HCDA</i> | <i>\$445,000</i> | <i>2024-08-30</i> | <i>99</i> | <i>2024-05-23</i> | <i>382</i> | <i>\$1,178.01</i> | <i>1</i> | <i>46.00%</i> | <i>2024-08-30</i> | <i>\$280.00</i> | <i>\$431,400</i> | <i>103.15%</i> | <i>Y</i> |
| Active | 202417521 | \$345,127 | 211 | HHFDC | | | | 2024-08-05 | 419 | \$823.69 | 1 | 60.00% | 2024-08-05 | \$225.00 | \$445,600 | 77.45% | |
| Active | 202417493 | \$276,102 | 219 | HHFDC | | | | 2024-08-05 | 338 | \$816.87 | 0 | 60.00% | 2024-08-05 | \$179.00 | \$384,800 | 71.75% | |
| Sold | 202417550 | \$405,000 | 222 | Market | \$390,000 | 2024-11-18 | 105 | 2024-08-05 | 413 | \$980.63 | 0 | 60.00% | 2024-11-20 | \$218.00 | \$396,600 | 98.34% | |
| Active | 202417517 | \$480,000 | 324 | Market | | | | 2024-08-05 | 533 | \$900.56 | 1 | 60.00% | 2024-08-05 | \$282.00 | \$502,500 | 95.52% | |
| Active | 202417524 | \$299,900 | 426 | HHFDC | | | | 2024-08-05 | 382 | \$785.08 | 0 | 60.00% | 2024-08-05 | \$202.00 | \$383,500 | 78.20% | |
| Sold | 202417533 | \$550,000 | 508 | Market | \$550,000 | 2024-10-22 | 78 | 2024-08-05 | 730 | \$753.42 | 1 | 60.00% | 2024-10-22 | \$387.00 | \$482,000 | 114.11% | |
| Active | 202417557 | \$299,900 | 503 | HHFDC | | | | 2024-08-06 | 382 | \$785.08 | 0 | 60.00% | 2024-08-06 | \$202.00 | \$384,300 | 78.04% | |
| Sold | 202417562 | \$550,000 | 609 | Market | \$468,989 | 2024-09-20 | 45 | 2024-08-06 | 730 | \$753.42 | 1 | 60.00% | 2024-09-25 | \$387.00 | \$645,200 | 72.69% | |
| Sold | 202417552 | \$450,000 | 706 | Market | \$420,000 | 2024-11-01 | 87 | 2024-08-06 | 425 | \$1,058.82 | 1 | 60.00% | 2024-11-01 | \$225.00 | \$453,000 | 92.72% | |
| Expired | 202418551 | \$650,000 | 101 | Market | | | | 2024-08-21 | 986 | \$659.23 | 1 | 60.00% | 2024-09-26 | \$522.00 | \$722,700 | 89.94% | |
| Active Under | 202418539 | \$500,000 | 103 | Market | | | | 2024-08-21 | 612 | \$816.99 | 1 | 60.00% | 2025-04-03 | \$324.00 | \$548,500 | 91.16% | |
| Expired | 202418543 | \$525,000 | 107 | Market | | | | 2024-08-21 | 613 | \$856.44 | 1 | 60.00% | 2024-09-22 | \$324.00 | \$548,900 | 95.65% | |
| Expired | 202418545 | \$525,000 | 110 | Market | | | | 2024-08-21 | 619 | \$848.14 | 1 | 60.00% | 2024-09-26 | \$328.00 | \$551,800 | 95.14% | |
| Expired | 202418546 | \$465,000 | 601 | Market | | | | 2024-08-21 | 465 | \$1,000.00 | 1 | 60.00% | 2024-09-26 | \$246.00 | \$472,000 | 98.52% | |

Appendix B.2 - MLS Sales data sorted by list date

| Status | MLSNumber | ListPrice | Unit | | ClosePrice | CloseDate | DOM | ListDate | SqFt | Avg. Living | Parking | Own.Occu. | Status Change | AssociationF | TaxAssessedVal | Assessed Ratio | Resale? |
|--------------|---------------------------|-----------|------|--------|------------|------------|-----|------------|------|-------------|---------|-----------|---------------|--------------|----------------|----------------|---------|
| Expired | 202418553 | \$460,000 | 711 | Market | | | | 2024-08-21 | 425 | \$1,082.35 | 1 | 60.00% | 2024-09-25 | \$225.00 | \$453,000 | 101.55% | |
| Expired | 202418549 | \$440,000 | 712 | Market | | | | 2024-08-21 | 402 | \$1,094.53 | 1 | 60.00% | 2024-09-25 | \$213.00 | \$441,200 | 99.73% | |
| Sold | 202422003 | \$365,000 | 308 | Market | \$355,000 | 2024-12-13 | 73 | 2024-10-01 | 413 | \$883.78 | 0 | 48.00% | 2024-12-13 | \$218.00 | \$397,400 | 89.33% | Y |
| Cancelled | 202423899 | \$420,000 | 712 | Market | | | | 2024-10-14 | 402 | \$1,044.78 | 1 | 67.00% | 2024-11-04 | \$213.00 | \$441,200 | 95.19% | |
| Active | 202426059 | \$440,000 | 713 | Market | | | | 2024-11-05 | 382 | \$1,151.83 | 1 | 80.00% | 2024-11-07 | \$212.00 | \$431,400 | 101.99% | |
| Sold | 202426220 | \$465,000 | 711 | Market | \$460,000 | 2025-02-14 | 99 | 2024-11-07 | 425 | \$1,094.12 | 1 | 70.00% | 2025-02-14 | \$235.00 | \$453,000 | 101.55% | |
| Active | 202426375 | \$379,640 | 215 | HHFDC | | | | 2024-11-10 | 487 | \$779.55 | 1 | 70.00% | 2024-11-10 | \$258.00 | \$479,000 | 79.26% | |
| Active | 202426601 | \$345,127 | 218 | HHFDC | | | | 2024-11-15 | 419 | \$823.69 | 1 | 60.00% | 2024-11-15 | \$309.00 | \$445,600 | 77.45% | |
| Active | 202426602 | \$299,900 | 228 | HHFDC | | | | 2024-11-15 | 388 | \$772.94 | 0 | 60.00% | 2024-11-15 | \$216.00 | \$384,800 | 77.94% | |
| Active | 202426604 | \$299,900 | 325 | HHFDC | | | | 2024-11-15 | 388 | \$772.94 | 0 | 60.00% | 2024-11-15 | \$216.00 | \$385,600 | 77.77% | |
| Active | 202426605 | \$299,900 | 423 | HHFDC | | | | 2024-11-15 | 382 | \$785.08 | 0 | 60.00% | 2024-11-15 | \$213.00 | \$383,500 | 78.20% | |
| Active | 202426749 | \$299,900 | 425 | HHFDC | | | | 2024-11-15 | 388 | \$772.94 | 0 | 60.00% | 2024-11-15 | \$216.00 | \$386,400 | 77.61% | |
| Active | 202426754 | \$299,900 | 427 | HHFDC | | | | 2024-11-15 | 382 | \$785.08 | 0 | 60.00% | 2024-11-15 | \$213.00 | \$383,500 | 78.20% | |
| Active | 202426848 | \$299,900 | 203 | HHFDC | | | | 2024-11-18 | 382 | \$785.08 | 0 | 60.00% | 2024-11-18 | \$212.00 | \$382,000 | 78.51% | |
| Active | 202426855 | \$299,900 | 305 | HHFDC | | | | 2024-11-18 | 388 | \$772.94 | 0 | 60.00% | 2024-11-18 | \$213.00 | \$384,800 | 77.94% | |
| Active | 202426857 | \$299,900 | 407 | HHFDC | | | | 2024-11-18 | 382 | \$785.08 | 0 | 60.00% | 2024-11-18 | \$212.00 | \$382,000 | 78.51% | |
| Active | 202426961 | \$490,000 | 401 | HCDA | | | | 2024-11-19 | 465 | \$1,053.76 | 1 | 49.00% | 2024-11-19 | \$247.00 | \$470,100 | 104.23% | Y |
| Sold | 202427342 | \$329,000 | 315 | HHFDC | \$330,000 | 2025-03-12 | 107 | 2024-11-25 | 487 | \$675.56 | 1 | 47.00% | 2025-03-12 | \$336.00 | \$480,000 | 68.75% | Y |
| Active Under | 202505347 | \$455,000 | 712 | Market | | | | 2025-02-20 | 402 | \$1,131.84 | 1 | 80.00% | 2025-04-03 | \$218.00 | \$441,200 | 103.13% | |

Appendix C.1 - HRS 514B-106 Board; powers and duties

Given the types of proceedings categorized as "operational proceedings" by the condominium declaration in question, it could not be said that provisions in the declaration requiring approval by at least seventy-five per cent of unit owners before commencing any major litigation or arbitration and governing the funding of proceedings applied "uniquely" to proceedings between petitioner and respondent; moreover, as an action against respondent may be an action for damages wherein the total amount in controversy is not more than \$10,000, it may also be possible for petitioner to initiate litigation against respondent that is an "operational proceeding", and therefore not subject to the provisions in question. 130 H. 152, 307 P.3d 132 (2013).

Condominium declaration provisions requiring approval by at least seventy-five per cent of unit owners before commencing any major litigation or arbitration and governing the funding of proceedings did not apply only to proceedings against respondent; rather the provisions applied to any proceeding other than an "operational proceeding" as defined by the declaration. Thus, the provisions did not violate subsection (a) because the provisions limited petitioner's power to institute major proceedings against any party and did not favor respondent. 129 H. 117 (App.), 295 P.3d 987 (2013).

§514B-106 Board; powers and duties. (a) Except as provided in the declaration, the bylaws, subsection (b), or other provisions of this chapter, the board may act in all instances on behalf of the association. In the performance of their duties, officers and members of the board shall owe the association a fiduciary duty and exercise the degree of care and loyalty required of an officer or director of a corporation organized under chapter 414D. Any violation by a board or its officers or members of the mandatory provisions of section 514B-161 or 514B-162

Appendix C.1 - HRS 514B-106 Board; powers and duties

may constitute a violation of the fiduciary duty owed pursuant to this subsection; provided that a board member may avoid liability under this subsection by indicating in writing the board member's disagreement with such board action or rescinding or withdrawing the violating conduct within forty-five days of the occurrence of the initial violation.

(b) The board may not act on behalf of the association to amend the declaration or bylaws (sections 514B-32(a)(11) and 514B-108(b)(7)), to remove the condominium from the provisions of this chapter (section 514B-47), or to elect members of the board or determine the qualifications, powers and duties, or terms of office of board members (subsection (e)); provided that nothing in this subsection shall be construed to prohibit board members from voting proxies (section 514B-123) to elect members of the board; provided further that notwithstanding anything to the contrary in the declaration or bylaws, the board may only fill vacancies in its membership to serve until the next annual or duly noticed special association meeting. Notice of a special association meeting to fill vacancies shall include notice of the election. Any special association meeting to fill vacancies shall be held on a date that allows sufficient time for owners to declare their intention to run for election and to solicit proxies for that purpose.

(c) Within thirty days after the adoption of any proposed budget for the condominium, the board shall make available a copy of the budget to all the unit owners and shall notify each unit owner that the unit owner may request a copy of the budget.

(d) The declaration may provide for a period of developer control of the association, during which a developer, or persons designated by the developer, may appoint and remove the officers and members of the board. Regardless of the period provided in the declaration, a period of developer control terminates no later than the earlier of:

- (1) Sixty days after conveyance of seventy-five per cent of the common interest appurtenant

Appendix C.1 - HRS 514B-106 Board; powers and duties

to units that may be created to unit owners other than a developer or affiliate of the developer;

- (2) Two years after the developer has ceased to offer units for sale in the ordinary course of business;
- (3) Two years after any right to add new units was last exercised; or
- (4) The day the developer, after giving written notice to unit owners, records an instrument voluntarily surrendering all rights to control activities of the association.

A developer may voluntarily surrender the right to appoint and remove officers and members of the board before termination of that period, but in that event the developer may require, for the duration of the period of developer control, that specified actions of the association or board, as described in a recorded instrument executed by the developer, be approved by the developer before they become effective.

(e) Not later than the termination of any period of developer control, the unit owners shall elect a board of at least three members; provided that projects created after May 18, 1984, with one hundred or more individual units, shall have an elected board of at least nine members unless the membership has amended the bylaws to reduce the number of directors; and provided further that projects with more than one hundred individual units where at least seventy per cent of the unit owners do not reside at the project may amend the bylaws to reduce the board to as few as five members by the written consent of a majority of the unit owners or the vote of a majority of a quorum at any annual meeting or special meeting called for that purpose. The association may rely on its membership records in determining whether a unit is owner-occupied. A decrease in the number of directors shall not deprive an incumbent director of any remaining term of office.

(f) At any regular or special meeting of the association, any member of the board may be removed and successors shall be elected for the remainder of

Appendix C.1 - HRS 514B-106 Board; powers and duties

the term to fill the vacancies thus created. The removal and replacement shall be by a vote of a majority of the unit owners and, otherwise, in accordance with all applicable requirements and procedures in the bylaws for the removal and replacement of directors and, if removal and replacement is to occur at a special meeting, section 514B-121(c). [L 2004, c 164, pt of §2; am L 2005, c 93, §7 and c 155, §3; am L 2006, c 273, §16; am L 2014, c 189, §4 and c 235, §3; am L 2017, c 81, §2; am L 2019, c 14, §2]

[§514B-106.5] Service of process. The board shall establish a policy to provide reasonable access to persons authorized to serve civil process in compliance with section 634-21.5. [L 2009, c 158, §§4, 8; am L 2011, c 65, §1]

§514B-107 Board; limitations. (a) Members of the board shall be unit owners or co-owners, vendees under an agreement of sale, a trustee of a trust which owns a unit, or an officer, partner, member, or other person authorized to act on behalf of any other legal entity which owns a unit. There shall not be more than one representative on the board from any one unit.

(b) No tenant, resident manager, or employee of a condominium shall serve on its board.

For the purposes of this subsection, "tenant" means any person who occupies a dwelling unit for dwelling purposes who is not also an owner of a dwelling unit in the same condominium.

(c) An owner shall not act as an officer of an association and an employee of the managing agent retained by the association. Any owner who is a board member of an association and an employee of the managing agent retained by the association shall not participate in any discussion regarding a management