

CO-OP MEMBER UPDATE COMMUNITY MEETING

The day started where it should, with our Freedom West community, led off by our Ambassadors: Lolly Lewis, Robin Danridge, Mandy Kwok, Katie MacFarland, Muriel Nash, Barbara Wilson, and Bonnie Wong, facilitated by Ramsey Jay Jr., who honored Gloria Burrell, Arrenia Corbin, and Tywon Fitzpatrick for their contributions to this community. Rev. Cecil L. Williams Jr., Pastor of Bethel AME Church, welcomed everyone to open the morning.

Landon Taylor, Chairman & CEO of LegacyFirst, and Victor MacFarlane, Founder, Executive Chairman, and CEO of MacFarlane Partners, updated residents on where FW 2.0 stands, then opened the floor to shareholders, who raised sharp, honest questions that reflect a project that's been community-led from day one. Catherine Etzel of The John Stewart Company followed with progress on the Senior Building, the first phase of the project, and the team fielded another round of questions from the audience.

After a short break, we thanked the partners who've stood with Freedom West throughout this process: the City & County of San Francisco, San Francisco Foundation, Low Income Investment Fund, Anderman Family Foundation, Menorah Park, Avanath, CommonSpirit, San Francisco Housing Accelerator Fund, Crankstart, Bethel AME, and JPMorgan Chase.

Daryl Carter of Avanath received a Partner of the Year Award for his partnership from day one.

Rudy Gonzalez, Secretary-Treasurer of the SF Building and Construction Trades Council, spoke on local hire opportunities, and Shakirah Simley, Executive Director of Booker T. Washington Community Service Center, spoke on programs available to Freedom West families, including Food to Freedom. Dr. Marc Spencer, General Partner of LegacyFirst, spoke about the Base 11 STEM Entrepreneurship and Emerging Technologies Center planned for Freedom West 2.0.

Richard O'Neal and Eva Coverson walked residents through Section 8 benefits.

To close out the program, we recognized the Freedom West Board of Directors: Mattie Scott, President; Richard O'Neal, Vice President; William Yi, Treasurer; Aimee Michele Brown, Secretary; and Members Eva Coverson, Cynthia Loyd, Chancellor Ryu, Mohammed Soriano Bilal, and Robbin Boykin.

It was a full day of raffles, a BBQ food truck, and good conversation between neighbors. Thank you to everyone who came out.



Bobby Sisk (Bethel AME), Rev. Cecil L. Williams Jr. (Pastor, Bethel AME), Ramsey Jay Jr.



Bernie Carter (wife of Daryl Carter), Muriel Nash, Victor MacFarlane



Landon Taylor, Daryl Carter (Founder, Chairman, CEO, Avanath)



Board Members Robin Boykin, Mattie Scott, and Eva Coverson, along with Bobby Sisk, Rev. Cecil Williams, and Ambassadors Marian "Lolly" Lewis, Robin Danridge, Barbara Wilson, and Mandy Kwok



Shakirah Simley (Executive Director) with Booker T. Washington staff



Landon Taylor, Robin Boykin, Mattie Scott (FWHC Board President), Jason Taylor (Landon's brother)



Richard O'Neal, Edward Seymour, and a friend at the Community Meeting

Freedom West 2.0 Corner

Recently we debuted the **Freedom West 2.0 Corner** in the Freedom West community room, a space where all residents can come learn about the project at your own pace. It has a touchscreen kiosk to browse the website and watch project videos, printed materials to take home — all in a comfortable seating area. And look forward to more improvements to come as we add to the experience there.

Base 11 Visits the Corner

Al Bunshaft and Teniel Jones of Base 11 stopped by to tour the Corner and spend time with some of the Freedom West Ambassadors, including Lolly and Bonnie, Board Members Mattie, Richard, and Eva. The meeting gave them the opportunity to hear directly the experience at Freedom West. It led to some early conversations about how Base 11 can help connect FW residents and youth with STEM and emerging-tech opportunities, which is tied to the future STEM Entrepreneurship and Emerging Technologies Center.

Your Questions Answered

Also at our last community meeting, we provided the opportunity to listen, learn and share. There were many good discussions and questions. Whether you could attend or not, we have compiled and summarized many important questions for your easy reference.

What is the new 62+ senior apartment community at Freedom West?

It will be a modern, 100% affordable senior housing apartment community at Freedom West, featuring advances in accessibility, high quality, modern senior-focused amenities, and on-site support services.

Who are the partners involved in the planning, building, and management of the new senior building?

Freedom West is partnering with The John Stewart Company (as the affordable housing developer and property manager) and Bayview Senior Services (as the on-site senior services provider) in the creation and management of the new 115-Unit Freedom West Senior Apartment Community. Our partners in the overall Freedom West 2.0 master plan development include MacFarlane Partners (as the Master Development partner), Avanath Capital Management (as co-development partner), Bethel AME Church (as co-development partner), and LegacyFirst (as lead advisor and asset manager).

Where will the new senior building be located at Freedom West? What types of units will be available and what amenities will the new senior apartment community offer?

It will be built at the corner of Laguna and McAllister Street, right next to Bethel AME Church. This is where 870 and 880 McAllister are today. There will be 115 high-quality, accessible apartment units (78 one-bedroom and 37 two-bedroom units). One of the units will be reserved for on-site management. The new senior building features will include modern kitchens, bathrooms, in-unit washer/dryer, air quality controls, community spaces, and a rooftop deck with elevator access throughout.

Will there be on-site senior services?

Yes, Bayview Senior Services will provide assistance to our senior residents, while also coordinating social activities and offering transportation to local appointments. For over 52 years Bayview has built a comprehensive service model to support seniors and the communities they live in. Their long-term vision includes the continuum of care through the coordination of housing, social services, health care, financial services, recreation facilities and economic ventures that will ensure seniors have the option to improve their quality of life. They currently provide senior services

to the Royal Adah Arms senior apartment community in the Fillmore neighborhood nearby. They will conduct an assessment to understand how they can best support the Freedom West residents, whether it be through computer literacy, employment or volunteer opportunities, counseling, health and wellness, and/or social opportunities for community connection.

Will the building be fully ADA-compliant? Are there elevators in the building and what other accessibility features are included in the units?

The building is being designed to meet ADA standards, with accessible hallways, kitchens, bathrooms, and elevators serving every floor. No more walking up three flights of stairs with groceries or laundry. Elevators are available on all floors, providing easy access to every level of the building, including shared spaces like the rooftop deck or the outdoor courtyard. Units feature accessible kitchens, bathrooms, and other living spaces, ensuring ease of use for all residents.

Will there be assistance with basic medical needs and transportation to appointments?

Yes, residents will be supported by service staff who can provide referrals for medical and nursing care and help arrange transportation to medical appointments.

What community spaces will be available for residents? Will the building have outdoor spaces?

The building will include a lounge/lobby, indoor community room with kitchen, a courtyard and garden with level access, and a rooftop deck and garden — all perfect for socializing and relaxation.

Do I have to agree to move to the senior building if I qualify?

No, choosing to move to the senior building is 100% voluntary, and residents can choose to remain in their current co-op units. However, residents who live in 860, 870 and 880 McAllister will need to move to allow for the new senior building construction.

If I want to move to the new senior building, do I have to sell my membership shares in the Co-op to do so?

Yes. The new senior building will be a 100% affordable rental apartment building with built-in financial subsidy assistance and senior support services. Therefore, the senior building will not be a Co-op unit building. If you decide that the senior building is the best option for your lifestyle and needs, then you would voluntarily elect to sell your co-op membership shares back to Freedom West for full transfer value of the membership shares as currently listed on the Freedom West membership share value chart.

What if I currently have an outstanding balance owed to Freedom West? How will that outstanding balance be reconciled if I choose to move to the senior building?

Any current Co-op member electing to sell their shares in the Co-op will be given full transfer value for their shares, less any balance that is owed to Freedom West. These members will still qualify to move into the senior building no matter how much they might have as an outstanding balance owed to Freedom West.

What is the priority order for who will get the first opportunity to move into the new senior building and what do I need to do to move into the new senior building?

The priority for leasing is as follows: 1. Current members of Freedom West Co-op. 2. Prior members of Freedom West Co-op. 3. The general public. The first step is to sign the interest list and complete your paperwork to confirm that you qualify based on age (at least one person in the house is 62+) and income (at or below \$109,680 as of 2025). Next you will need to confirm the current value of your Co-op membership and confirm your interest in selling your membership shares back to Freedom West in preparation for securing your priority lease agreement.

Will I receive full transfer value for my Co-op membership?

Yes, Co-op shares will be purchased by the Freedom West Co-op at current transfer value as calculated in accordance with the bylaws listed on the Freedom West membership share value chart, less any outstanding balances you may owe against your shares.

What happens if I change my mind after moving to the new senior building?

If you change your mind and want to move back to the Co-op building again, you will be given a priority list option to buy a Co-op membership again once a membership becomes available at Freedom West.

Can I benefit from receiving a Section 8 Voucher but not elect to move to the affordable senior rental building?

Yes. A Section 8 voucher will ensure that your monthly housing costs do not exceed 30% of your income regardless of whether you move into the Senior Building, or remain in the Co-Op building.

Will residents being moved out of 860, 870 and 880 McAllister have any say in where they are moved to?

They will be offered a unit at Freedom West as first choice. Our goal is to relocate as many residents on site at Freedom West as possible. For those who cannot be relocated onsite they will be relocated to an apartment that is suitable for their household size in San Francisco.

Will the current residents bear any expenses tied to either the relocation process out of 860, 870 and 880 McAllister or into the new Senior Building?

No. The cost to move out of the current residence, into temporary

residence, and back into the new Senior Building will all be covered by the Freedom West 2.0 development budget. Residents will have \$0 out of pocket cost for the moves.

What age do you have to be to live in the senior building? And, if I am of age, do I have to move into the senior building?

At least one household member must be 62 years of age or older upon move-in, which is currently estimated for Spring 2029. No, moving to the senior building is 100% voluntary. However, residents who live in 860, 870, and 880 McAllister will need to move to allow for the new senior building construction.

Will we remain Co-Op Members? Will current residents be guaranteed a unit in the new development?

All current Co-op members are guaranteed a unit in the new development — either in the new senior building (if they choose to sell their co-op membership back to Freedom West for full membership share value and move to the senior rental building) or in the new co-op replacement building, once it is completed approximately two years later.

Will there be any out-of-pocket costs associated with relocation? Will current monthly carrying charges or housing costs change after the new development?

No. All relocation costs (temporary housing and move back) are covered by the Freedom West 2.0 development budget. Residents will have \$0 out-of-pocket cost for the moves. The senior building is an affordable rental building. In order to qualify to move to the senior building, residents must meet income qualifications. If a shareholder elects to move to the senior building, their monthly rent will be no more than 30% of their income.

Will I be relocated to a unit on site? Will I be moved to a unit with the same number of bedrooms as my current unit during the redevelopment?

Residents will be offered a unit that is suitable for their household size at Freedom West as first choice. The goal is to relocate as many residents on site at Freedom West as possible. For those who cannot be relocated onsite, they will be relocated to an apartment that is suitable for their household size in San Francisco.

Where can I get more detailed information?

Contact our team at 415-929-1011 if you have any questions, visit our website at www.FreedomWest.com or visit the new Freedom West 2.0 Corner in the Freedom West Rec Hall during normal office hours (M-F 9AM -12PM and 1PM-5PM). This is a new space where all residents can come learn about the project at your own pace. It features a touchscreen kiosk to browse the website and watch project videos, and there are printed materials to take home — all in a comfortable seating area.

Ambassador Recruitment Open House Draws Six New Candidates

Successful Open House introduces six new candidates to the Ambassador program

by Muriel Nash

With all Ambassadors in attendance at our Ambassador Recruitment Event following the Community Meeting, we welcomed six potential members: Ms. Melinda, Ms. Junet, Mr. Austin, Ms. Carol, Ms. Connie, and Mr. Larry Jackson.

During the Open House, we discussed the responsibilities and duties of the Ambassadors, including ways to actively engage residents and community members. The Ambassadors emphasized the importance of being proactive and working closely with Freedom West Board members and staff to develop meaningful community engagement activities.

Examples of proposed and previous community activities include:

- Movie Nights
- Mother's Day Tea Party
- Father's Day Movie Watch
- Other activities designed to bring residents together and strengthen community relationships

The residents who attended were pleased to learn more about the Ambassador program and were excited to learn how they could assist in supporting and helping the Freedom West community grow.

We sincerely appreciate everyone who attended and participated in the Open House. Refreshments, coffee, and tea were provided for all guests.



Left to right: Robin Danridge, Mandy Kwok, Lolly Lewis, Katie MacFarland, Muriel Nash, Barbara Wilson, and Bonnie Wong.

School Backpack Drive

by Muriel Nash

On Monday, August 10, 2026, Freedom West Ambassadors Ms. Barbara, Ms. Mandy and Ms. Muriel distributed school backpacks to Freedom West residents and children as part of the community's school backpack drive.

The residents and children were very happy and grateful to receive the backpacks. The event was a positive opportunity for the Ambassadors to support families in the community and help children prepare for the upcoming school year. Freedom West staff helped coordinate the event and were available to assist as needed throughout the backpack distribution.

We are grateful to the Ambassadors, Freedom West staff, residents, and everyone who contributed to making both of these community events successful.

FREEDOM WEST Management Corner

Upcoming Events

- Game Day – Thursday, September 3, 2026, from 2:00 PM to 5:00 PM
- Section 8 Mass Intake Take 2 – Friday September 9, from 1:00 PM to 4:00 PM
- Ambassadors Meet – Sunday, September 13, 2026, at 2:30 PM
- Jewelry Making – Thursday, September 17, 2026, from 3:00 PM to 5:00 PM

Reminder About Tenant Protection Vouchers

If you qualify for a Tenant Protection Voucher, now is the time to act.

A TPV is a federal housing assistance program that can significantly reduce your monthly carrying charges. If you qualify, you will pay approximately 30% of your household income toward your carrying charge and the voucher covers the rest, including future increases. You keep your unit, your shares, and all your rights as a shareholder. Nothing changes about your home. Your housing costs simply become more manageable and predictable going forward.

Vouchers are limited and will not be available to new applicants after December 2026. If you have not yet applied, or are not sure whether you qualify, please do not wait. Contact the management office today.

Note About Income Certifications

Please do not let this slip.

If you have not yet completed your 2026 Income Certification, contact the management office as soon as possible. Staying current with your certification is an important part of protecting your residency and your rights as a shareholder. The management team is here to help.

Who to contact in emergency situations:

- If you are experiencing a **medical emergency**, please call 911 immediately.
- Freedom West's security company is SVR. The security team can be reached at 415-724-3215.

Call the management office if:

- There is a repair needed in your unit.
- You have an issue with registering a vehicle to qualify for parking on a Freedom West lot.
- You have a pest control issue. Pest Control service is the 1st and 3rd Wednesday of every month. Please call the office to get on the schedule.

Freedom West's Management Contact Info: 415-929-1011

Breanne Martinez – Community Manager

Tyisha Spiller – Assistant Community Manager

Alber Macario – Maintenance Supervisor
415-929-1011

Freedom West Homes Private Security 24/7