

# FOX COURTS TENANT COUNCIL

550 18th Street Oakland CA 94612 | FoxCourtsTenantCouncil@gmail.com



Dear Jack Gardner, Noah Schwartz, Margaret Miller, Loren Sanborn, Mari Tustin, Steve McElroy, Ezra Strange, Uella Laughlin, Kendra Fuller, and John Stewart Company associates,

We are the tenants of Fox Courts, a John Stewart Company-managed building in Oakland. We are working-class families and multigenerational households of diverse backgrounds. Many of us are immigrants who face a language barrier. Most of us have lived here for over a decade.

Our repeated individual pleas to John Stewart Company for basic maintenance and safety and urgent habitability repairs have been ignored for years, or met with retaliation and harassment by JSC managers, resulting in dramatically deteriorating conditions in and around our homes.

Now we come together as the Fox Courts Tenant Council to demand the clean, dignified, ADA-accessible housing conditions we deserve.

Conditions at Fox Courts are unacceptable.

The stench from overburdened trash areas and garbage and human waste accumulating in neglected hallways and stairwells is nauseating. Key fobs do not work. The elevator is broken for weeks at a time, impairing mobility-limited residents' access to their homes and services.

Inside our units, more hazards: Broken light fixtures. Toxic carpet. Stoves and other appliances are broken and malfunctioning. Plumbing issues unabated for years. Rampant mold. This you already know: We have complained and even filed work-orders that remain unacknowledged .

These severe habitability issues, many of them reported to and confirmed by city code enforcement, are exacerbating serious medical issues, including asthma and eczema, for healthy adults and our most vulnerable residents: the disabled, elderly, children and infants.

We are sick from these conditions and we are sick of the excuses from John Stewart Company.

These are our demands:

## **1. Regular Maintenance of Common Space**

*Full-time janitorial and maintenance team paid a living-wage and regularly-accessible to tenants, responsible for power-washing and cleaning all common areas including elevators, trash areas, stairwells, hallways, courtyards, playground, garage, and laundry rooms.*

## **2. Immediate Habitability Repairs**

*Replacement of broken appliances and deficient carpet; abatement of mold; repair of faulty electricity and plumbing. Address all backlogged work-orders/maintenance requests.*

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### 3. Accountable, Available and Respectful Management

*Regular office hours. Copies of work-orders. Confidential grievance process for management abuse. An end to management harassment and retaliation, or new on-site management. And an end to illegal late fees. Right of first refusal for current tenants to move into open vacant units.*

We, the Fox Courts Tenant Council, are affiliated with the Tenant and Neighborhood Councils, a Bay Area tenant union, and the organized tenants of other JSC-managed buildings in Oakland.

Within two weeks, we expect a response from you to schedule a meeting and collectively negotiate these demands in good-faith. Otherwise we are prepared to mobilize our membership and comrades to bring attention to your business practices. Reply to the above email address.

Sincerely,

Fox Courts Tenant Council, Units:

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