

# FOX COURTS TENANT COUNCIL

550 18th & 555 19th Street Oakland CA 94612 | FoxCourtsTenantCouncil@gmail.com

---



Dear Dan Sawislak, Peter Poon, Eric Knecht, Catherine McKean, Carolyn Bookhart, Nick Griffin, Jessica Sheldon, Dan Hardy, and Resources for Community Development associates,

We are the tenants of Fox Courts, a John Stewart Company-managed (JSC) and Resources for Community Development-owned (RCD) building in Oakland. We have been organizing for months around serious habitability, health and safety concerns in our building, including harassment by JSC staff on-site and otherwise. We have reached an impasse in negotiations with John Stewart Company management. Now we raise our demands to you, the building developer and owner, who is just as responsible for conditions here as JSC management.

The Fox Courts Tenant Council (FCTC) negotiation team met twice with three managers from John Stewart Company (JSC), including regional vice president Jennifer Wood. We discussed the condition of the building and put forward our demands. Under pressure, JSC committed to fulfilling many demands, and we've seen some changes: JSC has hired permanent maintenance staff; addressed habitability issues inside some units, including severe deficiencies, such as a lack of hot water; improved trash disposal; replaced the elevators' two damaged keys; and transferred our on-site property manager.

However, all of the other demands need to be fulfilled. For example, the power-washing is overdue and incomplete; the hallways and all common areas require power-washing in addition to the building exterior. It has been more than three months since we started the negotiation and JSC's chronic inaction, and repeated delays on basic maintenance, is unacceptable. Furthermore, it is unacceptable that JSC has issued rent increases while so many issues remain unaddressed. We have negotiated in good faith and we reassert the following demands:

1. Power-wash all hallway floors, stairwells, courtyards, the garage, and all common areas
2. Window exteriors power wash
3. Elevators' floor replacement
4. Replacement of deficient carpets and addressing all the pending work orders
5. Replacement of all washer and dryer machines
6. Replacement of the security system
7. Reliable on-site security patrol
8. Secure location for package delivery
9. Maintain and clean hallways, stairwells, elevators, and common areas.
10. Accountable, available, and respectful manager
11. Reverse recent rent increases
12. Reduce rent 15 percent building-wide
13. Install gates for first floor units
14. Repaint the building
15. Right of first refusal for tenants to move into open vacant units, especially for tenants requesting reasonable accommodations for health, safety, accessibility needs

*Apr. 2, 2022*

# FOX COURTS TENANT COUNCIL

550 18th & 555 19th Street Oakland CA 94612 | FoxCourtsTenantCouncil@gmail.com

---



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. Now we come together as the Fox Courts Tenant Council to demand the clean, dignified, and safe housing conditions we deserve.

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.

Unlike in our previous demand letter, we are not calling for another negotiation. The negotiations have unfortunately met a dead end given JSC's bad-faith and lack of followthrough.

We are in communication with a growing number of JSC and RCD tenants in the Bay Area, and we will continue to hold both parties accountable to its commitments and pressure you to meet our remaining demands.

RCD in particular continues to expand its development portfolio with new construction while neglecting current tenants who struggle to keep themselves, their families, and their communities safe and housed. Representatives from RCD have grossly implied that we should be lucky to have housing at all despite these pervasive concerns. This is unacceptable.

Sincerely,  
Fox Courts Tenant Council.

*Apr. 2, 2022*