



Final Report to the Barbara McDowell and Gerald S. Hartman Foundation September 2014

In January 2014, Bet Tzedek filed a class action seeking injunctive relief pursuant to California's Unfair Competition Law against JD Home Rentals in Fresno, CA. The class is estimated to include more than 4,000 individual tenants who have been renting grossly substandard properties from JD Homes in Fresno County for the past four years. The parties simultaneously have been actively engaged in mediation since December 2013. Since the lawsuit was filed, JD Homes also has been working with us to address the habitability problems in its units and to allow tenants facing eviction for non-payment of rent to stay in their units. In addition to making progress toward settlement and getting the properties repaired, through this action we have mobilized tenants in Fresno to advocate for themselves, and to stand up to abusive landlords and illegal housing practices. We have thwarted a number of baseless evictions, and raised awareness in the community about the unfair and unlawful business practices of JD Home Rentals. The *Fresno Bee* recently criticized the mayor for the City's lack of effective code enforcement against JD Homes and the continuing blight posed by its slum properties. See, <http://www.fresnobee.com/2014/08/23/4084326/swearengin-fails-to-deliver-on.html>

We will provide an updated report with more details at a later date.