



PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO

Daniel Lurie, Mayor

Correspondence Log

February 6, 2025, through February 20, 2026

Date Received	From	Subject
February 11, 2026	Lara Hashimoto	DPW FINES warranted for TNDC operated 921 Howard dumping
February 16, 2026	Soroush Fadaeinejad	URGENT: ADA Violation & Public Nuisance - Public Toilet at 14th & Woodward St

From: [REDACTED]
To: [Short, Carla \(DPW\)](#); [Durden, DiJaida \(DPW\)](#); [DPW-Public Works Commission](#)
Cc: [Donovan, Dominica \(BOS\)](#); [Lurie, Daniel \(MYR\)](#); [Dorsey, Matt \(BOS\)](#); [CHOW, WADE \(CAT\)](#); [Modi, Kunal \(MYR\)](#); [Helene Sautou](#); [Charles, Dominique \(DPW\)](#); [Ely, Lydia \(MYR\)](#); [REDACTED]
Subject: [DPW FINES warranted for TNDC operated 921 Howard dumping](#)
Date: Wednesday, February 11, 2026 10:24:23 AM
Attachments: [Screenshot 2025-12-08 at 12.15.28 PM.png](#)
[Screenshot 2025-12-08 at 12.15.45 PM.png](#)
[Screenshot 2025-12-08 at 12.15.59 PM.png](#)
[Screenshot 2025-12-30 at 9.59.03 PM.png](#)
[Screenshot 2025-12-30 at 9.59.13 PM.png](#)
[Screenshot 2025-12-30 at 9.59.58 PM.png](#)
[Screenshot 2026-01-15 at 8.47.09 AM.png](#)
[Screenshot 2026-01-22 at 8.57.10 AM.png](#)
[Screenshot 2026-01-22 at 8.57.56 AM.png](#)
[Screenshot 2026-01-22 at 8.59.35 AM.png](#)
[Screenshot 2026-01-22 at 9.00.08 AM.png](#)
[Screenshot 2026-01-22 at 9.00.41 AM.png](#)
[Screenshot 2026-01-22 at 9.01.03 AM.png](#)
[Screenshot 2026-01-22 at 9.02.30 AM.png](#)
[Screenshot 2026-01-22 at 9.04.18 AM.png](#)
[Screenshot 2026-01-22 at 9.07.14 AM.png](#)
[Screenshot 2026-01-22 at 9.10.17 AM.png](#)
[Screenshot 2026-01-22 at 9.11.25 AM.png](#)
[Screenshot 2026-01-22 at 9.12.55 AM.png](#)
[Screenshot 2026-01-22 at 9.14.45 AM.png](#)
[Screenshot 2026-01-22 at 9.16.01 AM.png](#)
[Screenshot 2026-01-22 at 9.19.38 AM.png](#)
[Screenshot 2026-01-22 at 9.20.04 AM.png](#)
[Screenshot 2026-02-11 at 9.58.59 AM.png](#)
[Screenshot 2026-02-11 at 9.59.18 AM.png](#)
[Screenshot 2026-02-11 at 10.03.04 AM.png](#)
[Screenshot 2026-02-11 at 10.04.11 AM.png](#)
[Screenshot 2026-02-11 at 10.04.45 AM.png](#)
[Screenshot 2026-02-11 at 10.05.19 AM.png](#)

Dept of Public Works and Public Works Commission

TNDC is one of the largest non-profit housing operators that receives millions in public funding.

One year after opening 921 Howard, TNDC has been dumping a large amount of furniture on the sidewalk every month on the Tehama St side of the 921 Howard St property. TNDC knowingly allows the furniture to be a base for homelessness and illegal drug activity, furniture blocking sidewalk access and dragged down the street and across the neighborhood. The neighbors then file 311 reports for DPW to address. The neighborhood has vast amounts of photos to show the burden TNDC has placed on DPW to clean up their mess despite the many emails and meetings with D6 Supervisor's office and DPW asking TNDC to stop this dumping practice.

TNDC claims this is not illegal because they have called Recology for a next day pickup while knowing that leaving it out overnight will transform Tehama St into a garbage dump that attracts the worst of SF, creating an unsafe environment for Tehama residents walking home after hours. Below are photos from the Feb 10 and 11, 2026 TNDC dumping on Tehama St. The email chain below describes conditions created by TNDC dumping in Jan 2026 and Dec 2025 as examples of TNDC's monthly dumping practice.

The fact is that TNDC dumped furniture is allowed to sit out for so long, it ALWAYS leads to blocked TNDC property perimeter sidewalk violating ADA laws, demand on public services including DPW, SFPD and MMCBD to cleanup the dumping aftermath in addition to deteriorating neighborhood safety/livability. This is dumping and the consequences of dumping.

Please confirm what meaningful actions DPW will take to convince TNDC that it is more financially logical to properly dispose of their furniture in line with practices of professional property management companies.

Best regards,
Lara

Feb 10, 2026: TNDC dumped furniture which attracts homelessness and drug activity onto their property





TNDC junk dragged up the street and used for encampment



Feb 11, 2026: Blocked sidewalks





----- Forwarded message -----

From: **Lara Hashimoto** <[REDACTED]>
Date: Thu, Jan 22, 2026 at 11:53 AM
Subject: MAYOR'S OFFICE AND DORSEY RESPONSE NEEDED: 2+ years of TNDC driving Tehama St neighborhood decline
To: Donovan, Dominica (BOS) <dominica.donovan@sfgov.org>, Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>, Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>
Cc: SoMaWally <[REDACTED]>, Kaushal, Jessica (MYR) <jessica.kaushal@sfgov.org>, CHOW, WADE (CAT) <Wade.Chow@sfcityatty.org>, Modi, Kunal (MYR) <kunal.modi@sfgov.org>, White, Ben (MYR) <ben.white1@sfgov.org>, Helene Sautou <[REDACTED]>, Charles, Domenique (DPW) <domenique.charles@sfdpw.org>, Schneider, Ian (DPW) <ian.schneider@sfdpw.org>, Bralio Bar David <[REDACTED]>, Alexis Oakland <[REDACTED]>, Steve Thompson <[REDACTED]>, Leah Edwards <[REDACTED]>, Reese Isbell <[REDACTED]>, Ely, Lydia (MYR) <Lydia.ely@sfgov.org>, Kelly Flynn <[REDACTED]>, Elizabeth Marshall <[REDACTED]>, Shaun Aukland <[REDACTED]>, Carla Short <Carla.Short@sfdpw.org>, Jennifer Dolin <[REDACTED]>, Alex Ludlum <[REDACTED]>

Sup Dorsey's Office and Mayor's Office

TNDC continually and consistently drives the decline in Tehama St neighborhood safety, livability and value. In addition to their alcoves being regularly occupied by homeless, drug addicts and garbage the Mayor's Office MOHCD who funded this housing project has been ineffective and unconcerned about addressing the negative impact TNDC has had on this neighborhood.

MOHCD, Dorsey Office and TNDC December 2025 meeting to specifically address TNDC's monthly illegal dumping on Tehama St came up with no effective solutions. This implies that the City believes it is acceptable for TNDC to save their organization ~\$6k additional annual cost for the legal disposal of furniture/junk with no regard for the cost to neighborhood livability, safety and value.

Case in point, a few weeks after your meeting TNDC dumped another pile of furniture and junk on Tehama St yesterday. To support the points I made in my earlier email here is a summary of the immediate effects on neighborhood conditions that we deal with every month

for the past 2+ years. The daily impact of TNDC's unmonitored alcoves and monthly illegal dumping has created a chronic Tehama St problem with homelessness, encampments, defecation, illegal drug activity, garbage, appliance/furniture dumping, loitering, people passed out on the sidewalk, etc.

Wednesday Jan 22 at 5:30pm - TNDC staff were moving junk from the 921 garage facing Tehama St onto the sidewalk.



By 9:39pm when I returned home the junk was spread around the neighborhood and fully blocking the sidewalk in violation of ADA laws.

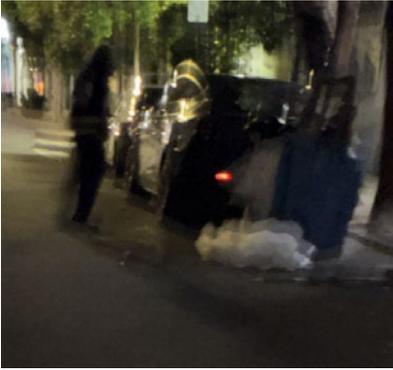




9:40pm: People from outside the neighborhood have come to the TNDC dump on Tehama St where they urinated against a building garage across from the TNDC property (3 buildings on this block have paid out of pocket to replace their garage doors due to urine corrosion and other vandalism).



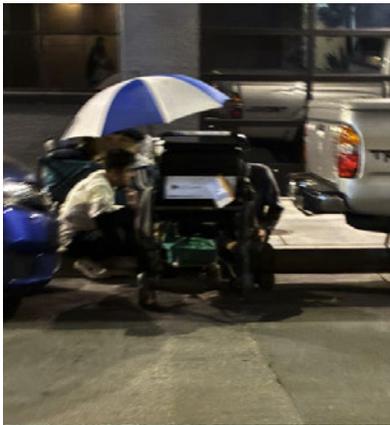
People displaying erratic behavior dragging garbage down the street from the TNDC dump that residents returning home must walk by with caution.



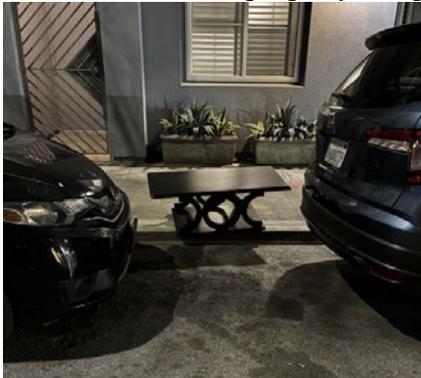
Encampment erected using junk from TNDC dumping.



People doing drugs (I called the police at 9:45pm to report illegal drug activity on Tehama St. These are the same drug addicts who were doing drugs at TNDC property earlier this week which the neighbors reported to police)

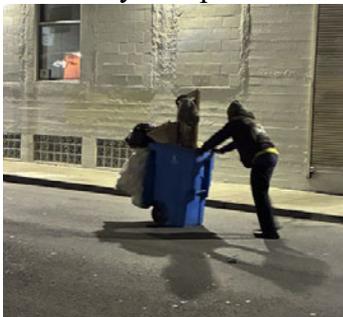


9:40pm, TNDC dumped furniture has been dragged and dumped on Tehama St four buildings down from TNDC property. I reported this to 311 for DPW pickup.



9:48pm:

A person with a stolen Recology bin taking garbage from the TNDC dump down Tehama St to eventually dump somewhere else in the neighborhood and become the City's problem.



THURSDAY 8:20am Tehama St as Tehama residents walk past the following mess that has been left behind as a result of TNDC dumping.

Person with an unleashed dog has moved the TNDC mattress down Tehama St where they are blocking the sidewalk. The mattress was obviously not at TNDC property when Recology arrived. In fact, TNDC is paying Recology for a fraction of what was originally quoted because most has been carted away from TNDC property by the time Recology shows up. Neighbors reported the dumped mattress and homeless person to 311 for MMCBD and DPW to address.



8:22am: There is a person passed out in the TNDC alcoves with a stolen Recology bin.



TV dumped by TNDC staff is in the planter and therefore not picked up by Recology.



This cannot be acceptable or legal for TNDC's affordable living complex to cause such destruction to a neighborhood on a regular and consistent basis. To repeat your TNDC

meeting outcome, TNDC refuses to be a good neighbor in order to save ~\$6k a year. Whereas you can see what TNDC costs the taxpayers funded public services including DPW, police, MMCBD cleaners and social outreach as well as declining property value/taxes.

Sup Dorsey and Mayor Lurie, what are next steps and who in the Mayor's Office will take accountability for this? To date, MOHCD, City Attorney and HSH have all said it's not their problem.

Regards,
Lara

On Thu, Jan 15, 2026 at 8:54 AM Lara Hashimoto <[REDACTED]> wrote:

Hi Dominica,

Thank you for responding. I now understand why Lydia did not respond to my emails with this meeting outcome to address TNDC's dumping practice. This is not a one-off occurrence - it occurs every month and is contributing to the decline in neighborhood safety. It's disheartening to read your summary as it is what we already discussed at an in person meeting with TNDC and Dorsey's Office >1year ago. At the risk of repeating myself and Tehama neighborhood feedback over the past 2+ years I'll go through your points to get us all on the same page.

1. Tehama residents, Recology, DPW, MMDBD, TNDC and Dorsey Office representatives met in person Sept 2024 where we learned that Recology cannot provide a more precise time frame for pickup. Recology is restricted with when they are permitted to do pickups due to traffic disruption, noise complaints. and scheduling efficiencies. Meeting with Recology on this topic again is unlikely to provide a different answer and why we landed on TNDC using a specialized junk removal service which will move the junk directly from the unit/garage to the truck at a specific time during the day. It's disappointing that both TNDC and Dorsey's Office repeated the same discussion one year later. Regardless, **TNDC staff dump the furniture at their convenience which is often early afternoon** so by 5-6pm when residents return home scavengers have already moved the furniture so it is blocking the sidewalk. Overnight, drug addicts are lying on the dumped mattress(es), furniture and junk is dragged down the street where obviously Recology does not pick up these items the next day. Not surprisingly, TNDC's dumping has attracted others to dump furniture at Tehama and 5th compounding the problem.

2. We were already informed last year that MOHCD failed to include a Good Neighbor Policy as part of their \$39Mio loan agreement. I continue to refer to Good Neighbor Policy or Good Neighbor Policy values because these align with laws and "house rules" that are typical of any large condominium/apartment building and what SF residents follow with or without a documented policy. TNDC is one of the organizations receiving significant taxpayer funds for supportive housing in SF so it is outrageous that they still do not have a Good Neighbor Policy in place when the City has been aware of this fact for many months. Their lack of having a TNDC-wide Good Neighbor Policy reflects TNDC's unwillingness or apathy towards being a good neighbor. The City should not allow this glaring gap to be a valid excuse for TNDC to be immune to meeting minimal standards expected of any property owner/operator. Instead, the City should deny any new funds until TNDC agrees to put a Good Neighbor Policy in place and demonstrates a genuine commitment to TNDC property perimeter cleanliness and safety.

3. MOHCD seems to have wiped its hands clean of any responsibility for their housing project post celebrating its grand opening because this is an "apartment building owned by TNDC". Dumping a mountain of furniture onto the sidewalk where it sits for >15 hrs overnight every month is not typical of any apartment building. Directly across the street is the larger SF Mosso apartments managed by Brookfield Properties where we have NEVER seen furniture being left out for Recology pickup likely because this is a professional management company that has adequate legally enforceable penalties in its tenant lease agreement and a security deposit. If this is a TNDC owned apartment building then TNDC should be collecting a security deposit. Even at a highly discounted rent, there must be a security deposit reflecting the rent amount that is collected as is standard practice. Otherwise, there is no incentive for tenants to make a reasonable effort to leave the unit in an acceptable state. Affordable housing must not mean that tenants are exempt from basic responsibilities and accountabilities when signing a housing lease. The cost to fill an entire truck using one of the commercial junk removal services is <\$978. If the tenant put down a one month security deposit this should cover the cost of this service. Recology is not a free of charge service so TNDC is not willing to find the funds for the **incremental difference** which would amount to ~\$6k a year or lower if they employed minimal procurement procedures (lower if TNDC collected a security deposit).

4. TNDC has continually used the excuse that they do not have sufficient funds to address the years of complaints the neighborhood has documented and sent to the City Attorney's Office and MOHCD at your encouragement. The cost of junk removal (~\$6k/yr incremental cost) pales in comparison to the cost associated with 1. Number of calls Tehama residents have made to police to address the drug addicts and other nefarious people drawn to the TNDC furniture pile and the neighborhood, 2. Number of 311 calls to address the furniture and garbage that has been used as makeshift shelters or dumped further down Tehama St and 3. Decline in Tehama property taxes being collected by the City because Tehama residents have included photos of TNDC's property conditions and furniture pile as evidence to support the value reassessment.

5. This affordable housing complex was marketed as targeting families and households with an average income of 90% of the Area Median Income and yet the tenants appear to be leaving their units in a state that is so bad that the <2yrs old refrigerator must be dumped at the curbside. It is clear that TNDC has inadequate tenant screening criteria given that this is a recurring monthly problem.

The TNDC owned 921 Howard St affordable housing was a brand new construction that opened in late 2023 (official grand opening August 2024) to great fanfare as a \$161.8Mio funded project across multiple local and state agencies. It is tragic to see that TNDC is so cash strapped that they are already intentionally cutting corners at the cost of accelerating the decline of their property and the surrounding neighborhood. If TNDC cannot afford ~\$6k/yr for junk removal then basic maintenance and upgrades will also be ignored for the same reason. This will accelerate decline in property conditions, lower quality tenants, negatively impact surrounding neighborhood livability until TNDC decides to abandon the property due to high capital costs requirements. Is this what the taxpayer envisioned for this \$161.8Mio investment?

Given the points above, please advise what are the next steps to actually hold TNDC accountable for the proper removal of junk that does not result in the illegal dumping of furniture that blocks the sidewalk and endangers the neighborhood.

Regards,
Lara

ps. As an example of the bad behavior that TNDC had encouraged on Tehama St. Yesterday, someone dumped a refrigerator on Tehama St a few doors away from TNDC. No doubt they've observed a group of TNDC staff moving a pile of furniture and fridge to the curb/sidewalk every month and believe it's acceptable to copy this behavior. This **never** occurred prior to TNDC 921 Howard opened in 2023.



On Wed, Dec 31, 2025 at 4:57 PM Donovan, Dominica (BOS)
<dominica.donovan@sfgov.org> wrote:

Lara,

Thank you for your email and for your continued diligence in raising concerns about conditions on Tehama Street. I also want to acknowledge and apologize that you did not receive a response to your December 8 follow-up. That delay is not acceptable, and I understand the frustration it caused.

Our office did meet with representatives from TNDC and the Mayor's Office of Housing and Community Development (MOHCD) to discuss the range of issues impacting this area, including the recurring problem of bulky item placement on the sidewalk. TNDC shared that they rely exclusively on Recology for bulky-item pickup and are unable to use private removal services due to cost constraints. The primary challenge is that Recology is refusing to provide a precise pickup time, only a broad window of 6:00 a.m. to 6:00 p.m.—despite repeated requests from TNDC for a narrower timeframe.

As a result, items are placed curbside when staff are available at the end of their shifts, which often means the evening before pickup. TNDC has indicated they do not have staff capacity to move items to the curb closer to the start of the pickup window at 6:00 a.m. That said, we agree this practice is creating unacceptable impacts in a corridor that already faces heightened challenges. Our office will be formally requesting that Recology provide a more specific pickup time for this location given the documented neighborhood impacts. The Supervisor is actually scheduled for a ride-along with Recology earlier in the New Year and I will be sure that this is discussed.

Separately, we will follow up with TNDC regarding unsecured dumpsters. Leaving dumpsters open may constitute a code issue, and we will coordinate with the appropriate departments to determine whether enforcement action is warranted.

I also want to clarify a few points to ensure we are operating from the same factual baseline. You reference a Good Neighbor Policy for this property; however, no such policy exists for 921 Howard, nor was one required. Good Neighbor Policies are typically associated with Permanent Supportive Housing sites or shelters and are developed with the Department of Homelessness and Supportive Housing (HSH). This property is neither a shelter nor a PSH site. It is an apartment building owned by TNDC with deeply affordable units for low- to moderate-income residents, and HSH does not have jurisdiction over it.

Regarding MOHCD's role, while MOHCD provided financing for the building, the terms of that agreement do not give MOHCD enforcement authority over many of the conditions raised. Enforcement responsibilities instead rest with agencies such as Public Works, SFPD, and relevant regulatory departments. I see that Public Works is copied on this email. If you could please provide any insight as to code issues that may be present with the unsecured dumpsters that would be appreciated.

I appreciate you and the other neighbors continuing to raise these concerns and will remain in communication as we pursue next steps.

Dominica Donovan | Chief of Staff

Office of Supervisor Matt Dorsey, District 6

dominica.donovan@sfgov.org | (415) 554-7970

From: Lara Hashimoto <[REDACTED]>

Sent: Wednesday, December 31, 2025 12:59 AM

To: Ely, Lydia (MYR) <lydia.ely@sfgov.org>

Cc: SoMaWally <[REDACTED]>; Tehama Street Neighbors <tehamastreet@gaggle.email>; Kaushal, Jessica (MYR) <jessica.kaushal@sfgov.org>; CHOW, WADE (CAT) <Wade.Chow@sfcityatty.org>; Modi, Kunal (MYR) <kunal.modi@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; White, Ben (MYR) <ben.white1@sfgov.org>; Helene Sautou <[REDACTED]>; Donovan, Dominica (BOS) <dominica.donovan@sfgov.org>; Charles, Domenique (DPW) <domenique.charles@sfdpw.org>; Schneider, Ian (DPW) <ian.schneider@sfdpw.org> <[REDACTED]>; <[REDACTED]>; Tsou, Jackie (MYR) <jackie.tsou@sfgov.org>; Bralio Bar David <[REDACTED]>; Alexis Oakland <[REDACTED]>; Steve Thompson <[REDACTED]>; Leah Edwards <[REDACTED]>; Reese Isbell <[REDACTED]>

Subject: MOHCD RESPONSE NEEDED: What is the update on TNDC illegal dumping?

Lydia,

Like clockwork, TNDC has dumped a pile of furniture on the Tehama St sidewalk and curbside which continues to draw nefarious people to Tehama St neighborhood. You/MOHCD are funding an organization that deliberately creates an unsafe and unsanitary environment for Tehama residents. You assured the Tehama residents that you were meeting with TNDC the first week of December to prevent this from happening. TNDC has ignored our complaints so we were counting on MOHCD using its funding authority to finally stop TNDC turning this portion of Tehama St into their garbage dump. It's impossible for Tehama to return to being the quiet and safe neighborhood for residents as long as TNDC garbage dumping and property conditions attracts the worst of SF to regularly return to Tehama St.

December 8, I sent you a follow-up email asking for an outcome to your TNDC meeting so we could be assured that TNDC would stop turning Tehama street into the TNDC garbage dump. You did not respond.

What actions did TNDC agree to take to stop TNDC's appalling dumping practice as it appears they are ignoring any reasonable expectations you would have laid out? What are the penalties MOHCD is enforcing when TNDC continues to ignore Good Neighbor Policy and intentionally contributes to decline in neighborhood safety?

Below are photos taken by a Tehama resident walking home this evening where more scavengers/homeless/drug addicts will arrive throughout the night spreading junk/garbage the length of Tehama St.

Tehama residents look forward to your quick response.

Lara

December 30 at 9pm - TNDC furniture dumped AND open garbage bins creating essentially a garbage dump at the 5th street end of Tehama St.



Dec 26, 2025 - sofa completely blocking sidewalk and directly below TNDC security camera. Because of TNDC's illegal dumping, other criminals from across the city are copying TNDC by dumping furniture at the same location.



On Mon, Dec 8, 2025 at 10:19 AM Lara Hashimoto <[REDACTED]> wrote:

Lydia

Please provide the Tehama residents an update on the outcome of your meeting with TNDC to properly dispose of their junk without leaving it on the sidewalk/curbside/street. I'm assuming that with the involvement of MOHCD and Dorsey's office TNDC agreed to the solution that the rest of the neighborhood follows when disposing of furniture and other bulky items.

BTW, below are photos of the Tehama St side of TNDC 921 Howard last night. Their dumpsters were unlocked, garage being tossed around by homeless people and an encampment setup in the TNDC property alcove.

Regards,
Lara





On Wed, Nov 26, 2025 at 1:08 PM Lara Hashimoto <[REDACTED]> wrote:

Lydia,

My recommendation is to exclude Recology from the available options for disposing of bulky items and appliances. **This is based on the in person meeting that took place Sept 25, 2024 with TNDC, Recology, DPW, MMCBD, Tehama residents and Dorsey's office.** At this meeting it was clear that Recology has a restrictive window when they are permitted to do pickups in order to not disrupt traffic. The Recology window for TNDC 921 Howard is about 4am to 7am without being able to provide a more exact time. At this same meeting, TNDC confirmed that they do not have on-site staff working at these hours.

Therefore, rather than repeating the same mistake, forcing the Tehama neighborhood to put up with this dumping problem for another year, please require TNDC to use a commercial service to pick up the junk at an agreed upon time and move the junk directly from the 921 Howard St unit that their tenant left in disarray to the junk removal truck.

Regards,

Lara

On Wed, Nov 26, 2025 at 11:46 AM Ely, Lydia (MYR) <lydia.ely@sfgov.org> wrote:

Good morning Brian,

Thanks for your email and for your specific questions. I'm not qualified to respond them but will forward them to TNDC so they consider them in their design of a new solution to the trash problem.

Happy Thanksgiving,

Lydia

Lydia Ely

Deputy Director, Housing

Mayor's Office of Housing and Community Development

Office phone: (628) 652-5821

Cell phone: (415) 225-2936

From: SoMaWally <[REDACTED]> .

Sent: Tuesday, November 25, 2025 8:40 PM

To: Tehama Street Neighbors <tehamastreet@gaggle.email>; Ely, Lydia (MYR) <lydia.ely@sfgov.org>

Cc: Lara Hashimoto <[REDACTED]>; Kaushal, Jessica (MYR) <jessica.kaushal@sfgov.org>; CHOW, WADE (CAT) <Wade.Chow@sfcityatty.org>; Modi, Kunal (MYR) <kunal.modi@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; White, Ben (MYR) <ben.white1@sfgov.org>; Helene Sautou <[REDACTED]>; Donovan, Dominica (BOS) <dominica.donovan@sfgov.org>; Charles, Dominique (DPW) <dominique.charles@sfdpw.org>; Schneider, Ian (DPW) <ian.schneider@sfdpw.org>; [REDACTED]

Subject: TNDC 921 Howard dumped furniture and other junk AGAIN

Lydia,

Thank you. I just have the following questions:

1. Why can't the furniture be placed outside in the morning?
2. Why is it placed outside 12+ hours before pick up?
3. Is there no "bulk" limit to bulk pick up? How many items are too many items?
4. Why are no signs posted on the furniture?
5. Why can't TNDC send out an email to the neighbors when the furniture is being put out?
6. Can a building covering 205,000 square feet and standing 18-stories tall qualify for bulk item pick-up?

According to Recology's website:

"Residential customers (buildings with 5 units or less) receive two curbside [Bulky Item Recycling](#) collections per year at no additional charge, and each unit in a multi-family building (6 units or more) is eligible to receive one no-charge curbside collection.

Once you've scheduled your pickup, please place your items next to the curb in front of your residence (**take care not to block the sidewalk**) and attach a sign that reads '**RECOLOGY**'.

You may leave up to 10 items per collection appointment."

Would these restrictions apply to the TNDC 921 Howard Street.

Thank you,

Brian Wallace (25 years on Tehama Street)

On Nov 25, 2025, at 7:05 PM, Ely, Lydia (MYR) via Tehama Street Neighbors <[REDACTED]> wrote:

Dear Lara,

Thanks for your patience; I was out part of last week.

This week we've been working with City partners to schedule a meeting with TNDC, Supervisor Dorsey's office, and MOHCD to discuss this matter. That meeting will take place in the middle of next week.

TNDC is investigating alternative strategies for managing trash at 921 Howard given the challenging street conditions at this address. MOHCD will work with TNDC to communicate their progress on this front.

I will follow up with you by the end of next week.

Thank you,

Lydia

Lydia Ely
Deputy Director, Housing
Mayor's Office of Housing and Community Development
Office phone: (628) 652-5821
Cell phone: (415) 225-2936

From: Lara Hashimoto <[REDACTED]>

Sent: Monday, November 24, 2025 8:05 PM

To: Ely, Lydia (MYR) <lydia.ely@sfgov.org>

Cc: Kaushal, Jessica (MYR) <jessica.kaushal@sfgov.org>; CHOW, WADE (CAT) <Wade.Chow@sfcityatty.org>; Modi, Kunal (MYR) <kunal.modi@sfgov.org>; Tehama Street Neighbors

<[REDACTED]>; Dorsey, Matt (BOS)
<matt.dorsey@sfgov.org>; White, Ben (MYR) <ben.white1@sfgov.org>;
Helene Sautou <[REDACTED]>; Donovan, Dominica
(BOS) <dominica.donovan@sfgov.org>; Charles, Domenique (DPW)
<domenique.charles@sfdpw.org>; Schneider, Ian (DPW)
<ian.schneider@sfdpw.org>;
[REDACTED]>

Subject: STILL WAITING FOR MOHCD RESPONSE: TNDC 921 Howard
dumped furniture and other junk AGAIN

This message is from outside the City email system. Do not open
links or attachments from untrusted sources.

Lydia,

It's been 1 week since i sent the email below and awaiting your response. During this time, TNDC has chosen to dump another pile of junk on the sidewalk AGAIN. I'll assume that this is because you have not yet contacted TNDC leadership to address this illegal practice. I hope that your lack of urgency does not reflect that the Mayor's Office MOHCD does not care that their housing project has caused a significant decline in neighborhood safety since its opening in 2023. The City Attorney's Office has informed the neighborhood that despite the City having a loan agreement of <\$39,148,960 to TNDC for operating this MOHCD property that there is no legal path to enforce corrective measures. **We must therefore rely on MOHCD to be the responsible City organization.**

The photos below were taken at 6pm (Monday). As always, TNDC's pile of furniture and other bulky items are completely blocking the sidewalk making it impossible for Tehama St residents to use the sidewalk. Furthermore, there are people going through the junk who are using profanity and behaving erratically so Tehama residents have to pull out pepper spray, pre-dial 911 and walk on the other side of the street to get to our homes. There's also at least one drug user in the TNDC alcove which will increase in numbers as the evening progresses.

By morning there will be more of TNDC's junk spread throughout the neighborhood for DPW and MMCBD to clean up TNDC's mess.

Please reply with what actions MOHCD is taking to address TNDC's illegal dumping and continual assault on Tehama neighborhood safety.

Regards

Lara

Monday Nov 24 6pm & 7pm

<Screenshot 2025-11-24 at 7.47.15 PM.png>

<Screenshot 2025-11-24 at 7.47.33 PM.png>

On Sun, Nov 16, 2025 at 10:25 PM Lara Hashimoto

<[REDACTED]> wrote:

Lydia,

I am a homeowner who lives on the 400 block of Tehama St.

The 400 Tehama St block is in the unfortunate position of being sandwiched between TNDC managed 921 Howard housing complex and KNOX SRO, both which receive MOHCD funding.

You are probably aware that Wade Chow in the City Attorney's office had been notified of the continual issues the neighborhood has been experiencing with these two properties being a magnet for drawing in drug addicts, drug dealers, homeless people, loiterers and the associated garbage/drug paraphernalia which has significantly impacted the livability and safety of this neighborhood.

Despite our countless emails and efforts over 2 years, TNDC staff at the 921 Howard site continue to dump a pile of furniture and other bulky items onto the sidewalk/road where it is left overnight to attract scavengers and homeless people to Tehama St. Following each event, we have emailed Jennifer Dolan (TNDC CEO) and TNDC site

management to stop this practice. Jennifer Dolan has NEVER responded to our emails and the site staff continue to dump furniture on Tehama St, including as recently as **last week**. The photos below are examples of TNDC dumping from just the past **few months** but this has been going on for **2 years**.

We are asking for MOHCD's help to stop TNDC's dumping practice. We have sent tens of emails supplying TNDC with junk removal services pleading with them to **coordinate pickup time to move their junk directly from their garage to the junk removal truck** (I will send an example email exchange separately). This is what the Tehama St residents do in order to keep the neighborhood clean and safe. TNDC refuses to change their practice which tells me that they are intentionally doing this to draw in homeless people and scavengers to our neighborhood which creates more work for taxpayer funded DPW and MMCBD.

Lydia, could you please advise how you can stop TNDC from ever placing any furniture, bulky items outside their building other than when they are moving it directly from their garage to the junk removal truck. I'm happy to get on a call to discuss.

Thank you in advance for your support.

Lara

Nov 13, 2025 - furniture and bulky items left out overnight

<Screenshot 2025-11-14 at 10.20.22 AM.png>

Nov 14 morning after scavengers have come and gone throughout the night

<Screenshot 2025-11-14 at 10.22.03 AM.png>

Sept 29, 2025 - furniture including mattress and fridge dumped on sidewalk and street by TNDC staff and left overnight

<Screenshot 2025-11-14 at 10.58.13 AM.png>

<Screenshot 2025-11-14 at 10.54.58 AM.png>

<Screenshot 2025-11-14 at 10.57.13 AM.png>

<Screenshot 2025-11-14 at 10.54.36 AM.png>

Sept 29 at night

<Screenshot 2025-11-14 at 10.59.00 AM.png>

Sep 3, 2025 - TNDC leaves another fridge, mattress and other bulky items on Tehama St.

<Screenshot 2025-11-14 at 10.52.56 AM.png>

<Screenshot 2025-11-16 at 10.06.50 PM.png>

<Screenshot 2025-11-16 at 10.07.27 PM.png>

<Screenshot 2025-11-16 at 10.08.15 PM.png>

Aug 12,, 2025 - another fridge and furniture left out on Tehama St

<Screenshot 2025-11-14 at 10.51.45 AM.png>

Aug 13, 2025 - fridge and junk still on Tehama St

<Screenshot 2025-11-14 at 10.50.44 AM.png>

<Screenshot 2025-11-14 at 10.49.41 AM.png>

You received this message as part of the **Tehama Street Neighbors** email group.

[REDACTED]

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From: [REDACTED]
To: [DPW. \(DPW\); DPW-Public Works Commission](#)
Cc: [Fielder, Jackie \(BOS\)](#)
Subject: URGENT: ADA Violation & Public Nuisance - Public Toilet at 14th & Woodward St
Date: Monday, February 16, 2026 8:40:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the San Francisco Department of Public Works and Supervisor Fielder,

I am writing to formally demand the immediate removal of the JCDecaux public toilet located at 14th Street and Woodward Street. This unit has become a severe public health hazard and is in direct violation of accessibility standards.

Please address the following critical issues:

- **Blocking Wheelchair Access:** The unit is positioned in a way that significantly narrows the sidewalk. Combined with the groups of people constantly loitering around it, it is impossible for neighbors using wheelchairs or walkers to pass safely. This is a clear ADA accessibility violation.
- **Foul Odors:** The unit and the surrounding area emit a powerful, nauseating smell that affects the entire block, making the sidewalk unusable for residents.
- **Health & Sanitation:** People are regularly using the unit to sleep or take showers. Furthermore, large piles of trash bags are constantly left next to the toilet, attracting pests and creating an unsanitary environment.

This unit is a failed installation that is actively harming the quality of life and safety of this neighborhood. I request a formal inspection and a timeline for its removal or relocation to a non-obstructive area.

Sincerely,