



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Five Keys Schools and Programs: Next Door Shelter Grant Agreement 3rd Amendment

Budget and Finance Committee | May 21, 2025



Proposed Amendment Details

- **Resolution:** Approve the **third amendment** to the grant agreement between HSH and **Five Keys Schools and Programs (Five Keys)** for **Next Door shelter program**.
- **Term:**
 - Current Term: December 1, 2020 – June 30, 2025
 - Amended Term: **December 1, 2020 – June 30, 2028**
- **Amount:** Increases the not-to-exceed amount by **\$26,755,828** for a total not-to-exceed amount of **\$59,204,930**.
- **Commission approval:** **May 1, 2025**



Grant Agreement Overview

- Next Door Shelter offers 24/7 emergency shelter for **up to 334 adult guests** per night.
- Cost per bed per night = \$77*
- **Services** provided by Five Keys:
 - 24/7 emergency shelter
 - Two meals per day
 - Laundry
 - Case management
 - Department of Public Health's Shelter Health Clinic
 - Behavioral and mental health support
 - Substance abuse support



Community Room



**Cost does not include costs associated with the shelter health program provided by DPH or the cost of meals provided through a separate agreement with Meals on Wheels. No rent as this is a city-owned building.*

Program Context

- Next Door is the **largest congregate shelter** in San Francisco.
- Located at 1001 Polk Street.
- Five Keys served **860 people** in Fiscal Year 2023-24 at Next Door.
- The average **occupancy rate** for Fiscal Year 23-24 was **93%**, exceeding HSH's goal of 90%.



Next Door Lobby





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Questions?

Thank you!



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Appendix

Community Engagement

Ongoing meetings with the **Lower Nob Hill Neighborhood Alliance** and Tenderloin community stakeholders to mitigate any issues related to HSH funded programs in the neighborhood have resulted in:

- Inclusion of the robust good neighbor policy within the grant agreement
- Hourly perimeter checks
- Supporting alley response
- Escalating issues as needed
- Meeting with community stakeholders