

WELCOME TO OUR

Monthly Newsletter

we're so glad you're here!

Hello, Supporters and Friends:

Carrying a title like Executive Director was never on my to-do list. Honestly, I've always thought of myself as more of a behind-the-scenes person, the case manager, the housing counselor, the one walking into the woods or meeting people on the street corners right where they are. That's where I've always felt my strength was. Stepping into the role of ED still feels a little like being a fish out of water, but I'm learning to embrace it, because leadership gives me the chance to use my voice in new ways.

And truthfully, I'm not the only one feeling "out of place." Across our community, too many people are literally out of place, losing housing, falling behind on bills, or struggling to keep up despite doing everything they can. That's why I'm grateful for the incredible team here at SAS. BJ, Megan, and Becky are doing the hands-on work every day, making sure people are seen, supported, and connected. That gives me space to focus on another vital part of our mission: advocacy.

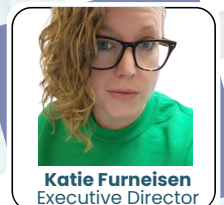
This month, advocacy showed up in so many ways. We kicked off August strong, joining three National Night Out events across the county. We sat down with Senator Kaine at a roundtable hosted by United Way NSV, and later met with Shenandoah County planners to discuss housing challenges for households living in campers. We've also been preparing for a countywide housing and market assessment, and writing a Housing Trust Fund grant to bring more resources into our service area in the wake of the loss of another program.

At its core, advocacy is what we all do; whether it's my team fighting for utility relief, mortgage help, or rental support, or me taking our clients' stories into rooms where decisions are made. You'll see that spirit of advocacy throughout this newsletter: in our client impact snapshot (**page 2**), BJ's work to connect people to resources (**page 3**), and Megan and Becky's updates on the urgent needs revealed through the end of our TBRA program and CHI line trends (**pages 4 & 5**).

Advocacy happens at every level and together it's how we move the needle... or maybe the bobber? (Apologies, Mr. Murray, I may be rusty on fishing terms, but not on helping our neighbors stay afloat.)

As always, thanks for being here with us.

Katie



AUGUST IMPACT SNAPSHOT



CENTRALIZED INTAKE:

491

Strength Based
Intakes Completed
on the Coordinated
Entry Line

27

Referrals

Noteworthy Trends



Utility Support:

Support needs grew significantly in August, with higher dollar amounts and more prevention cases compared to July.



Housing Assistance (State & Federal):

Utility requests continue to rise, with more households needing larger amounts of support than the previous month.



Stability Support (Private):

Stability needs held steady but inched upward, both in the number of households and in assistance provided.



SAS DIRECT CONNECTIONS: ALL STAFF

247

Service Connections
made at SAS Level

371

Hours of Effort



STABILITY SUPPORT FUNDRAISING, PRIVATE GRANTS & COMMUNITY PARTNERSHIPS FUNDS



STABILITY SUPPORT
SERVICES PROVIDED

5

Households
Aided with
Rent/Mortgage
Payments

\$3,859.17
in Assistance



UTILITY
ASSISTANCE
PROVIDED

12

Households

\$9,313.22
in Assistance



RESTRICTIVE FUNDING STATE & FEDERAL HOUSING GRANT PROGRAMS



HOUSING
ASSISTANCE
PROVIDED

0

Rapid Rehousing

2

Targeted Prevention

1

Tenant Based Rental

1

Emergency Shelter

3

**Case Management
Interviews**

\$8551.94
in Assistance



HOUSING
REFERRALS
RECEIVED

3

Rapid Rehousing

7

Targeted Prevention

4

Tenant Based Rental

1

Emergency Shelter

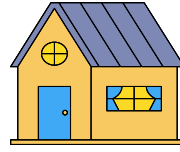
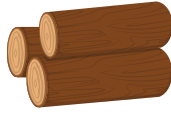
15
Total Referrals

Stability Support



BJ Stout-Ritter
Utility/Housing
Coordinator

If you know someone who has a disconnection on their utility or needs propane, oil, or wood, have them call BJ.



Moments of Impact: Housing Stability & Utility Assistance Stories

A Timely Intervention

A disabled veteran recently reached out for help with his utilities. He is currently hospitalized after suffering both a stroke and a heart attack, and has since undergone another bypass surgery. In addition to these critical health challenges, he lives with PTSD and a traumatic brain injury, compounded by a history of strokes and ongoing heart issues.

His wife is also facing serious health concerns, with multiple hospitalizations and medications that are paid entirely out-of-pocket due to a lack of insurance. Despite their struggles, she was denied SSDI benefits because of his income. To make matters worse, the family recently received a notice from Social Security demanding repayment of over \$18,000 in alleged overpaid benefits.

Thanks to the support of community partners — including the Lions Club, St. Mary's Pine Lutheran Church, the United Way Grant, and the Salvation Army — we were able to cover their \$2,224.11 electric bill and restore their water service with a payment of \$669.22. While BJ has not been able to speak with the veteran since his most recent surgery, we hope for his full recovery and that this assistance provides some stability during an incredibly difficult time.

Preserving Stability

A grandmother called in asking for help with her mortgage. She is currently raising her grandchild and missed work due to an illness and did not get paid for her time off. This consumer stated that missing that time really put her behind and she has never had to ask for help before. The mortgage company sent her letter stating she was at risk of losing her home if \$1,360.95 was not paid. She paid \$514.85 so she needed \$846.10 to make her current. We were able to assist her with our Salvation Army and United Way funds to keep her housing. She was very grateful that we were able to assist her and she stated she could now breath a little easier.

Shenandoah Alliance
for Shelter



Siberts House Program

The resident we introduced in our June Newsletter is still with us but has found housing and will be exiting our program within the first 2 weeks of September.

He was able to work with family to secure affordable housing and can not thank our program enough for the support we have shown and he states he is so glad he found us.

With the upcoming exiting of our resident, BJ has been working on finding new residents for the program.

BJ has reached out to all the possible candidates on our waitlist and has had no luck.

(Occupancy is gender-specific and rotates based on current residents)

With this being said, we can take this time to get air conditioners for upstairs and our security system in place.

\$24,580.07

**In Financial Assistance provided to Shenandoah County
Residents in both Utility & Rent/Mortgage Assistance.
(July 2025-June 2026)**

Our Funding Partners

Partner Organizations & Private Grants

Woodstock Ministerial Association
Strasburg Local Relief
Maurertown Brethren Church
Wakeman's Grove
St. John's Bosco
Edinburg Ministerial Association
New Market Presbyterian Church
St. Mary's Church of the Pine
Shenandoah Valley Electric Cooperative
Shenandoah Community Foundation
Sentara Health
United Way



Salvation Army Funds

Funds from Shenandoah County Salvation Army Service unit to administer the funds collected in the Red Kettles for utility/rent/mortgage assistance to Shenandoah County residents.

Use the QR Code to
Make a Donation to the
Virtual Kettle Year Round!



Centralized Housing Intake



If you know someone who is experiencing a housing crisis, please have them call Centralized Housing Intake at 540-271-1701 to complete an eligibility screening.



Learn about the CHI Program here: continuumofcare513.com

August Call Volume Update

Call Volume: Steady compared to July.
Rent Assistance: Continued increase in calls for help with current and upcoming rent. The majority of these callers were referred to local programs offering preventative support to avoid eviction.

Temporary Housing: Rise in individuals self-paying at hotels and motels while searching for permanent housing. This trend highlights the financial strain of high nightly costs, which limit the ability to save for stable housing.

Key Needs Identified: Affordable housing remains a critical gap, as temporary solutions are unsustainable for most callers.

We remain committed to connecting individuals with vital resources and thank our partners and funders for making this ongoing support possible.



Becky Thorpe
Centralized Housing
Intake Coordinator





Megan Bly
State Certified
Housing Counselor

Housing Corner

Calls this Month

145

The Closing of TBRA: A Gap in Housing Support

August has been a busy month!

This month I welcomed 15 new referrals, but it also marked the closing of our TBRA Program.

What does that mean?

- It means **\$60,000** less in funding to serve residents of Shenandoah, Page, and Warren counties.
- It means that households with a 5-Day Pay or Quit notice for the current month are no longer eligible for assistance through this program.
- It means that if your income is just above the 30% AMI threshold for VHSP Programs, there is no longer a backup safety net.
- It means that if you are over 30%AMI and doubled up, self-paying at a motel, or if Rapid Rehousing funds run out, **we no longer have this program to fall back on.**

For over 10 years, the Shenandoah Alliance for Shelter administered the TBRA Program.

In that time, we served:

354 adults

292 children

646 people total

And we provided:

\$94,245.93 in security deposits

\$17,203.41 in utility deposits

\$185,561.96 in rental assistance

In total

we provided \$302,693.44

in direct client financial assistance.

This number represents over 3,000 services!

\$17,453.54

**Financial Assistance provided in Fiscal Year 2026
(July 2025–June 2026) to retain or obtain housing in
the counties of Shenandoah, Page and Warren.**



Our September Calendar



SEPTEMBER 1ST: LABOR DAY/ OFFICE CLOSED

SEPTEMBER 2ND : STRASBURG LEADSHARE

SEPTEMBER 3RD : WARREN COUNTY RESOURCE FAIR

SEPTEMBER 4TH : FAMILY PROMISE MONTHLY PARTNERSHIP MEETING

SEPTEMBER 9TH : PACA MEETING

SEPTEMBER 10TH : LEADSHARE WOODSTOCK

BfZ MEETING

SEPTEMBER 11TH : CoC GENERAL MEETING

SAS BOARD MEETING

SEPTEMBER 16TH : CoC MEDIA & ADVOCACY MEETING

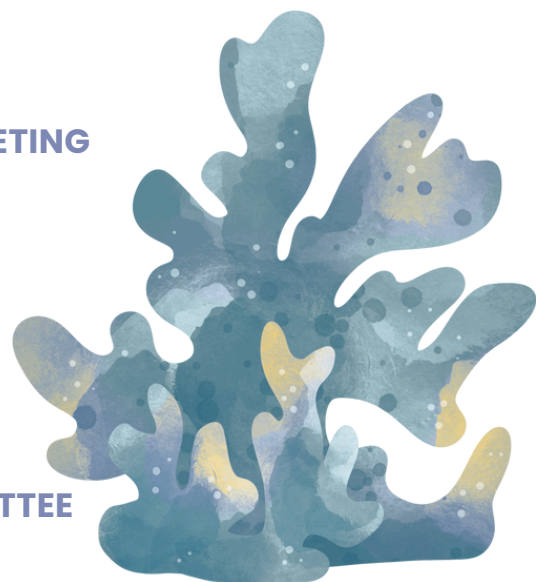
CoC COMPLIANCE AND EVALUATION COMMITTEE

SEPTEMBER 24TH : LEADSHARE WOODSTOCK

SEPTEMBER 25TH : WARREN COALITION/ADULT COMMITTEE MEETING

LOWERING BARRIERS TO EMPLOYMENT TRAINING

SEPTEMBER 26TH : SHENANDOAH COMMUNITY HEALTH CLINIC OPEN HOUSE



Stay in Touch

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check out our Amazon Wish List!**

SHOP NOW!



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