



WELCOME TO OUR
Monthly Newsletter

we're so glad you're here!

Hello, Supporters and Friends:

Last year, I was helping my nephew work on his math homework and learned the term "number sentence". As a word person I thought he had to write a sentence about a number (you can laugh, he did). Turns out, a number sentence is just another term for an equation! Who knew? (maybe everyone but me?)

Our impact as a non-profit is often broken down into the equation portion of the number, and not the sentence or story of the number--Number of people served? Dollars spent?

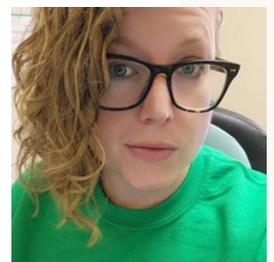
As we close out our fiscal year, and move into the next we now see a much clearer picture of what the numbers are telling us--and is not an uplifting image or story. Fiscal Year 2025 will be the first year that we are seeing funding return to pre-COVID levels. The costs to keep a household from becoming homeless or to re-establish housing after a housing loss have increased approximately 40%, and funding has decreased almost 22%.

We hope by sharing both numbers and stories, we can help you create a clearer picture of the struggles our community is facing and how we are rising to the challenge to meet the changing needs.

For those of you that have responded to our recent mid-year appeal, we thank you! For those that are looking for other ways to help, please check out our Amazon wish list, or participate in our current fundraising auction--read on for more details!

Thank you for being here-

Katie



Katie Furneisen
Executive Director

Housing Stability

Sibert's House Project



Community Partnership Funds



BJ Stout-Ritter
Housing Stability Counselor

Please think positive thoughts, and cross both your fingers and toes for our shelter resident! We believe he may have housing to move into by the end of August!

*read his full story in previous newsletters available on our website, allianceforshelter.com/newsletter.html

\$4,968.07

In Financial Assistance provided to **11** Shenandoah County Residents.



8
Households Served

Utility Assistance



3
Households Served

Rent & Mortgage Assistance

Fiscal year 2025 (July 2024–June 2025)

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

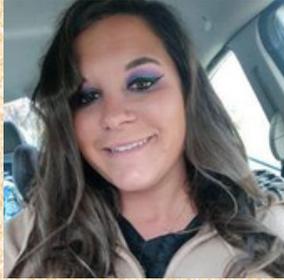
Salvation Army Funds:

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!

Housing Corner



Megan Bly
Certified Housing Counselor

Happy July!

This month I wanted to talk a little about our Tenant Based Rental Assistance Program. It is one of our more restrictive programs as it is the only program that I administer that does not have a Fair Market Rent (FMR) Waiver. This type of funding can assist households in Shenandoah and Page County who have suffered a financial crisis and have received a 5 Day Pay or Quit notice from their landlord for the current month ONLY, those who are living doubled-up and the right to stay has been terminated, those who are living in hotels and can no longer afford to do so, or those who need to move to a more affordable unit. This program also serves as a back-up for when we run out of funding in our VHSP Programs. You have to have an income that is either at or exceeds your monthly expenses, have a year's lease in your name, your unit has to fall within fair market rent (with utilities), pass a housing quality standard inspection, be within 0-80% AMI for the area in which you live, and of course everyone's favorite - complete paperwork!

Check out some standards that we follow!

TENANT BASED RENTAL ASSISTANCE

Let's say you are wanting to rent a 2 bedroom apartment in the Town of Woodstock for \$900/month, no utilities included. We would need to do an utility allowance worksheet to determine utility allowance to get to FMR for this unit. The unit has 2 exposed walls (walls that touch outside air). You would need to pay for water, sewer, trash and electricity out of pocket. The heating/cooling in the apartment is also electric. Check out the picture to the right, I have highlighted the utility allowance that we would add to the monthly rent to determine Fair Market Rent for this unit. This specific unit has a utility allowance of \$208. When we add that to the rent that will be charged this is what we come up with:

\$900 Rent + \$208 Utility Allowance = \$1,108.00.

The unit is below the FMR \$1,113.00 for a 2 bedroom by \$5.

This is a potential unit we could assist with in the Tenant Based Rental Assistance program.

Shenandoah County Fair Market Rent

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$754	\$848	\$1,113	\$1,488	\$1,494
FY 2023 FMR	\$650	\$747	\$972	\$1,368	\$1,373

Utility Allowance Worksheet

		Unit Type: 2 Exposed Walls		
Utility	Usage	0 BR	1 BR	2BR
Appliance	Range/Microwave	\$2.00	\$2.00	\$2.00
	Refrigerator	\$3.00	\$3.00	\$3.00
Bottled Gas	Cooking	\$11.00	\$15.00	\$20.00
	Home Heating	\$65.00	\$90.00	\$117.00
	Water Heating	\$27.00	\$37.00	\$48.00
Electricity	Cooking	\$4.00	\$5.00	\$6.00
	Cooling (A/C)	\$7.00	\$9.00	\$13.00
	Home Heating	\$26.00	\$36.00	\$46.00
	Other Electric	\$14.00	\$20.00	\$25.00
	Water Heating	\$12.00	\$17.00	\$22.00
Natural Gas	Cooking	\$2.00	\$2.00	\$3.00
	Home Heating	\$9.00	\$13.00	\$16.00
	Water Heating	\$4.00	\$5.00	\$6.00
Oil	Home Heating	\$51.00	\$72.00	\$92.00
	Water Heating	\$21.00	\$29.00	\$38.00
Sewer	Other	\$24.00	\$33.00	\$42.00
Trash Collection	Other	\$15.00	\$15.00	\$15.00
Water	Other	\$19.00	\$27.00	\$34.00
UTILITY ALLOWANCE TOTAL:		\$	\$	\$ 208

Each year HUD releases updated FMR's and Virginia Housing releases Utility Allowance Worksheets

Utility Allowances: 7/01
Fair Market Rents: 10/01

169
Housing Calls

2
Call for
Housing &
Utility

18
Resource
Connections

27
Utility Calls

This month SAS completed 208 unique phone calls, broken down to the left by category.

This is a 6% decrease in calls from June

Centralized Housing Intake: **JULY**

1059 Total Strength Based Client Interactions

83 Households Referred to Community

Organizations for Assistance



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.

Want to be part of our team?
Click [here](#) to apply for our open CHI position, or share with a friend!



Learn about the CHI Program here:
continuumofcare513.com

**Want to help the Shenandoah Alliance for Shelter
in our mission to end homelessness?**

**Check out our Summer Fundraiser by clicking the link below or by texting "SAS-Summer" to
33100**

<https://go.rallyup.com/sassummauction>

With Gift Cards to local establishments and items donated by local businesses, too, you're sure
to find something cool!

We know we missed the boat on "Christmas in July", but August is our Executive Director's
Birthday Month--Celebrate with us and support SAS.

Thank you to our donors:

Randy's Do-It Best Woodturners of the Virginia's
Route 11 Chips Box Office Brewery The ButterCup Old Dominion Doggery & Burger Shoppee
Flour & Water Clementine Vintage Food Lion Wholesome Butcher
Blue Wing Frog Amy's Lush & Local

What's Happening at SAS

August

August 13th & 27th: CHI Walk-In Hours at Page One

August 1st: Mobile Health HUB Kick-Off (HGI)

August 1st: SSHIP Meeting

August 1st: Comprehensive Plan, Open Comment

August 2nd: CoC Site Monitoring Visits in Harrisonburg

August 6th: National Night Out

August 7th: CoC Site Monitoring Visits in Harrisonburg

August 8th: Western CoC Meeting

August 8th: Non-Profit Council Meeting

August 12th: CoC Executive Committee Meeting

August 13th: PACA Meeting in Page County

August 14th: BfZ Meeting

August 15th: Conflict Resolution Training

August 20th: CoC Compliance & Evaluation Meeting

August 20th: CoC Media and Advocacy Meeting

Stay in Touch

**Support SAS with a couple clicks-
check out our Amazon Wish List!**

SHOP NOW!



**Follow us on Facebook
for real-time updates.**

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