



Saint Stephen's Way

A Community for Homeless Families with Schoolchildren

Summer-Fall 2022

NEWSLETTER

Issue #13

<https://www.ssway.org>

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Saint Stephen's Way is an active non-profit 501(c)(3) Corporation, Federal Identification Number 45-5390085, providing affordable housing with supportive services to homeless families with schoolchildren in Brevard County, Florida.

OUR MISSION

Saint Stephen's Way provides affordable housing, along with supportive services, to homeless families with schoolchildren in Brevard County.

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Nina Rawal

Loan is Closed: Building Phase Starting!

On Wednesday, 27 July, SSWay closed on the loan that will enable construction of the SSWay campus to be completed by this time next year. "The loan closing was like a home closing," recalls John Farrell, SSWay's Executive Director. "All the required documents were formally signed and submitted." John also offered high praise for Todd Zimmerman. "Todd helped us negotiate with several financial institutions obtaining a terms sheet from each one. **We selected Florida Community Loan Fund as our lender.**" Todd then put all the financial work pieces together so SSWay can move forward with the building phase with a loan in the amount of \$8,250,000. Todd is also negotiating with the City of Melbourne regarding the impact fees.

Thinking ahead to next year, John would like to hold a Grand Opening-like event in July 2023 on campus at the Holman Community Center building. "This idea would make a good fundraising opportunity as well as a celebration." **Fundraising continues to be a top SSWay's priority.** "Our plan is to have four fundraising events a year," says John, "and continue that until the loan is paid off." (See "Fundraising Happenings" p.2)

Regarding the status of the construction work itself, **Archangel Engineering**, who will build the community center, and **MH Williams Construction**, who will build the apartments, asked that the roads not be finished by **Don Luchetti Construction**. "All the heavy traffic during the buildings' construction would likely tear up the new roadway," John explains, which is a good decision.

"**We need to look at the next step in SSWay's growth,**" John emphasizes. "We want to get new people involved now to start building in that direction."

Do YOU have that feeling you should be a part of SSWay? Time to call us!



SSWay Construction Loan Closing, 27 July 2022

SSWay Welcomes Attorney Nina Rawal

“I’ve always been involved at Thanksgiving supporting food kitchens, and I used to volunteer at the Center for Women and Families,” which is part of the Coalition for the Homeless in Central Florida. Nina learned about being involved from her parents, and now she does the same with her children. **“After having my own kids, the children’s part of homelessness became important to me. Then I saw the SSWay Newsletter and decided I wanted to help out.”**



Nina lives in Orlando but works at Nash and Kromash, Attorneys at Law, in Melbourne, which has supported SSWay. “I was blown away by the idea and the endeavor of SSWay, and to see it coming to life is incredible.” **“What a wonderful thing to do for the community as a whole, raising awareness, which is really necessary. Families benefit and the community benefits, too—everybody benefits.”**

Starting in April this year, Nina attended Board meetings and later was invited to become an Executive Board member. **“It’s such a nice board to be on.** Everyone appreciates and respects each other’s inputs, and that’s rare.” Nina helps the Board with understanding legal documents. **“For attorneys it’s our second language, so I explain it in layman’s terms.”** **Nina also helped facilitate our building loan closing (See p.1).**

Nina shares her hopes for SSWay’s future, **“I want to get the community more involved in the organization and in what we’re doing.”** Nina would also like to change how people think of homelessness. **“These are hardworking people who struggle because housing is so expensive and the cost of living is high.”** She also hopes to do more for the families herself. **“I can provide some of my own services, not just legal, but working to help ease their transition with such things like preparing for job interviews.”** **Want the opportunity to make a difference yourself? Call us!**

SSWay Fundraising Happenings Update

Fundraising events and planning continue to succeed. Katherine Conrad led the fruitful 14 May “Ohana Luau” where everyone had a wonderful time and donations were in excess of \$39,000!

“We are now planning four major fundraising events per year,” says John Farrell. **“In October this year is a ‘Seafood Fest’ headed by Jock Walker.”** To sign up, contact Jock at 321-537-2329, or email . (See **“Simply the Best” flyer this page**)

“In March 2023 we intend to have the 2nd Annual ‘Homes of Hope’ breakfast that was so successful in April of this year,” continues John. Then in July 2023, John’s idea is to have a fundraising event on the SSWay campus in the Holman Community Center building, **“Kind of like a Grand Opening.”** That will be followed by a fourth fundraising event, yet to be named, in the 3rd quarter of 2023.

“We will do more ‘spread the word’ meetings and talks, as well,” John says. **On 2 August this year, John met with the Space Coast Association of Realtors Foundation Board of Directors. Present were Lindsey Ruschak, Senior Executive for the Association, Candace Mulvaney, President, Julie Henderson, Treasurer, Gina McTernan and a few others.** **“They have donated \$30,000 in three grants of \$10,000 each, and supported SSWay in the past.”** John adds, **“We’re working through the Chamber of Commerce to talk to some members about offering grants, and we’re initiating another round of grant writing with our own team.”**

Why not join in and help with our fundraising efforts? Call now!

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Nina Rawal



*Simply
the Best*

Seafood Fest

Feast on a shrimp & lobster tail dinner
or a vegetarian option

Enjoy live music featuring
John McDonald & The Mango Men

Front Street Civic Center
2205 Front Street, Melbourne

Doors open at 5:30pm

Tickets available at [Eventbrite.com](https://www.eventbrite.com)

\$150 per ticket | \$1,000 per 8-person table

TUESDAY, OCTOBER 4TH



Co-Sponsored by
The Rotary Club of Melbourne Beach
Contact Jock at (321) 537-2329 | events@ssway.org | ssway.org

