

**Continuing
Our Future
Together!**



Table of Contents **2025**

Mission, Vision and Values 3

Board of Directors/Advisory Board..... 4

President’s Report..... 5

Committee Reports

Property Development 6

 Marketing/Social Media/IT 7

 Fundraising 9

 Grants..... 13

Finance/Treasurer’s 14

Annual Meeting – January 12, 2026
7:00pm
Virtual Via Microsoft Teams



Our Mission, Vision and Values **2025**

Our Mission:

To create apartment communities tailored to independent individuals with intellectual and developmental disabilities who desire to live in a safe, social and integrated community with lifelong sustainability.

Our Vision:

Our apartments are an inclusive, community-focused model. Readily available opportunities for socialization in and within close walking distance of their homes creates organic, meaningful interactions and opportunities that inspire the pathways to friendship and independence. Our community-centered location will provide easy accessibility to public transportation, employment opportunities, and leisure that will provide for lifelong sustainability.

Our Values:

Supported housing options need to be diverse if a person's rights are to be met. Individuals have the right to live as independently as is possible, in an environment that is appropriate to them. They need housing in community-centered spaces and opportunities that promote inclusion. Individuals should not be deprived of any civil or legal rights because of a diagnosis of a developmental disability. They deserve respect and dignity.

On my own but not alone



Board of Directors 2025

Management Team

Our talented Board of Directors consists of parents and advocates who are purpose driven to the mission, vision and values of Home of My Own® of WNY.

Board of Directors

Ellen Pachioli	Co-Founding Director, Secretary and Computer Programmer	Parent/Advocate, Retired Project Manager
Connie Stives	Co-Founding Director, Treasurer	Business Owner, Retired
Mark S. Carney, Esq.	Director	Attorney
Hon. Mary Giallanza Carney	Director	Erie County Family Court Judge
Karen Cuddy-Miller	Director, President	School Administrator. Retired Assistant Superintendent for Curriculum & Instruction
PJ Glauber	Director, Vice President	President, Glauber Equipment, Retired
Leah Marchewka	Director	Marketing Manager – KH Industries
John Monson	Director	Safety Director – Manning Squires Hennig
Gretchen White	Director	Graphic Designer

Supporters

Our team consists of parents, community and professional persons supportive of our cause.



Advisory Board

Nancy Bojanowski	Residential Supports, Fundraising, Advisory	Human Resources
Michael Burns	Finance/Advisor	Financial Advisor
Deb Cavers	Grants	Grants, Fundraising
Amy Downing	Property Development	Real Estate Development
Janet Fisher	Fundraising Chair	Teacher (Retired)
Kara Fisher	Fundraising	Non-profit
Rhonda Frederick	Advisory	President, CEO People Inc. (Retired)
Paula Glauber	Fundraising	Parent
Bill Lanning	Finance/Advisor	Accountant
Pat Lawrence	Residential Supports, Fundraising	Nurse
Joe Somma	Fundraising	Retired
Deborah Waldrop	Residential Supports, Fundraising	University of Buffalo Department of Social Work, Social work liaison (Retired)



President's Report 2025

Message from the President of the Board of Directors Home of My Own® of WNY

As we close the chapter on 2025, I am proud to reflect on a year defined by progress, partnership, and purpose. Together—with our dedicated staff, committed volunteers, generous funders, and trusted community partners—we strengthened our organization and advanced our mission to create safe, stable, and dignified housing opportunities across Western New York. The accomplishments of this year position Home of My Own® of WNY for continued impact and long-term sustainability.

A Milestone Worth Celebrating: Our Official Grand Opening

2025 marked a truly historic moment for Home of My Own® of WNY with the official grand opening of our flagship property. This celebration represented far more than a ribbon-cutting; it was the culmination of years of planning, advocacy, and community collaboration. The event brought together residents, neighbors, elected officials, funders, and supporters to witness firsthand what is possible when shared vision meets sustained commitment. The grand opening affirmed our promise to deliver high-quality housing rooted in respect, accessibility, and community integration—and it set the tone for the next phase of our work.

Progress at Our Williamsville Location

Throughout the year, significant improvements were completed at our Williamsville location, transforming the site into a welcoming, functional, and resident-centered environment. Updates included heating and cooling systems, residential finishes, and exterior and lower-level improvements to enhance safety and long-term stability. These efforts ensured the property meets regulatory requirements while reflecting our commitment to quality, durability, and dignity in housing.


Stewardship and Grant Support

We are deeply grateful for the private funding that made this year's progress possible. In 2025, Home of My Own® of WNY successfully received and stewarded multiple grants, including support from foundations, and community partners. These funds were applied to capital improvements, construction and renovation costs, accessibility features, and organizational capacity. We are particularly grateful for the recently awarded Golisano Foundation Grant which will enable us to move forward on our vision for community in our lower-level spaces within each of the three buildings. Not only does this grant award help us to move forward with our vision and mission, but we feel this recognizes the importance of the residential options we are working to create.

Looking Ahead with Gratitude and Resolve

As we reflect on 2025, we do so with gratitude—for the trust placed in us, the resilience of our community, and the collective effort that brought these projects to life. On behalf of the Board of Directors, thank you for standing with Home of My Own® of WNY. We remain committed to responsible growth, thoughtful stewardship, and a future where everyone has a place to call home.

With appreciation,



Karen M. Cuddy
President, Board of Directors
Home of My Own® of WNY



Committee Reports **2025**

Property Development

Submitted by John Monson

It has been a busy and exciting year filled with hard work and exciting outcomes at our 30 Linwood property. While 2024 was the year of removing the old, 2025 was the year of rejuvenation. After the removal and replacement of the original apartment windows, HVAC units, kitchens, bathrooms, floors, electrical systems, and mechanical systems, the twelve apartment units have been transformed into beautiful living spaces. Our final apartment renovations were completed in three phases, allowing some tenants to start moving into their apartment units in July. On September 6 we celebrated our grand opening for our first renovated apartments. The grand opening featured tours of the occupied units and of the units being finished. We are excited to announce that by the end of September, the renovation of all 12 apartments was completed, with the last of our tenants moving in during October. Now that all the apartments are occupied, we are continuing to work with our contractors on smaller projects related to resident safety, security, internet access, landscape improvements, and laundry/storage room upgrades. Part of our safety/security upgrades include the installation of a fire department Knox box unit and the installation of exterior camera systems.



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We are also excited to announce that through a generous grant from the B. Thomas Golisano Foundation, our RENO team started the final phase of our interior renovations this past November. This major renovation will transform our lower-level spaces into three distinct resident community spaces. Significant work is planned to include the installation of secondary egress, new windows, new HVAC, new bathrooms, further plumbing upgrades, new electrical, a

kitchen space, storage, new walls, new floors, and other amenities related to the space design. These spaces will be used by our residents and Home of My Own of WNY to hang out, attend workshops like our Life Hacks, enjoy hobbies, but most of all provide a sense of community. Our RENO team has recently engaged an architect to design these spaces and completed the first round of conceptual drawing mark ups for final design consideration. We expect work to start on the community spaces this spring.

We are very pleased with what was accomplished in 2025 and look forward to accomplishing even more in 2026!



Marketing/Social Media/IT

Submitted by Leah Marchewka

MARKETING & COMMUNICATIONS HIGHLIGHTS

What a year 2025 was for Home of My Own® of WNY! We started the year still under construction on our first property and ended the year with open doors, new tenant friendships, holiday parties and plenty of smiling faces on the tenants occupying twelve apartments in Williamsville.

As with every Home of My Own committee, the marketing committee is comprised of all volunteers, working hard to balance our Home of My Own® marketing initiative wish-list alongside jobs, managing households, family, and other commitments in our community. Through all that, the committee was thrilled to assist in publishing all the good news we had throughout the year and well as being instrumental in communicating both the news and fundraising needs of the non-profit.

EMAIL MARKETING & CONTACT DATABASE

We grew our contact database by 10% this year and were pleased we had so many contacts continue to engage in our emails and donation efforts. Our aim was to balance sending out enough email communication to keep our contact list engaged and informed with project updates, but not so much that we pestered them. Luckily, our metrics indicated we did well with the balance.

With all our communication, the goal of the marketing committee is to educate community members on our mission: to provide affordable housing to those with intellectual and developmental disabilities who are looking for independent living options.

SOCIAL MEDIA

This year we continued our active presence on Facebook with posts totaling over 33,000 social media views. It was a good outlet to educate viewers about Home of My Own®, invite the community to our grand opening, request donations, thank our supporters and boast about our first property. Our Facebook account's followers were up 30% from last year and engaged users helped increase interactions (reactions/saves/comments/shares/replies) by 18%. It is also satisfying to know that we have a good balance of regular followers (45%) as well as non-followers (55%), allowing us to broaden our reach to new audiences.



This year our social media marketing has primarily been focused on highlighting and advertising our fundraising events, open requests for sponsorships, and related activities. Whether it was a chicken BBQ fundraising dinner in April, the Give 716 campaign in July, tenant move-in activities over the summer, or our big grand opening event in September, social media helped us to spread the news, celebrate holidays and repost a few things from other groups also focused on supporting the I/DD population.

Marketing/Social Media/IT Cont'd

MARKETING COLLATERAL & VIDEO

Behind-the-scenes, the marketing committee has been hard at work creating collateral, photos and graphics that have been used in grant and foundation presentations, on our website, for social media posts, and more. This collateral has been used for presentations, infographics, videos, email as well as a variety of other communications.

The primary focus of these marketing materials was to educate people about Home of My Own® as well as support efforts to raise the funding to complete the construction of the Williamsville property. Generating collateral for the grand opening event in September was another big project as well. We feel by utilizing a combination of marketing, social media and communication efforts we successfully amplified our message and deepened connections with our supporters.

At the very end of the year we created our first video with additional informational and highlight videos in the planning stages. These videos help tell the Home of My Own® story to potential donors and foundations by explaining our vision and the ways we are able to fund our mission.

WEBSITE

After six-plus years with our current website, it's time to upgrade in 2026. While we think our site still looks good and does a good job of telling the Home of My Own® story, we want to make sure we are keeping abreast of any web accessibility requirements to be compliant with legal standards like the ADA and WCAG; ensuring users with vision, motor and cognitive disabilities are able to gain better usability on the site. Our website refresh is in line with our community-first approach to advancing inclusion goals as well as mitigating potential legal risk and ensuring business compliance.

CONCLUSION

The 2025 marketing, communications and social media efforts focused largely on fundraising to open the doors of our first property, attracting new tenants, communication with families, expanding our reach, and engaging with the Western New York community. While we are not sure what 2026 will bring, the marketing committee will continue to share Home of My Own® updates and progress.



Fundraising

Submitted by Ellen Pachioli

FUNDRAISING SUMMARY

In 2025, Home of My Own® of WNY achieved significant fundraising success, raising a total of **\$480,208** in support of our mission to provide safe, inclusive, and independent living opportunities for individuals with developmental disabilities.

This total includes revenue from grants awarded in 2025 (see Grants Report) as well as funds raised through community-based fundraising efforts. Fundraising events held throughout the year included the St. Paul's Chicken BBQ (March), Give 716 (July), and our Grand Opening celebration (September). These events not only generated financial support but also increased community awareness and engagement with our mission.

The generosity of **171** donors is reflected in these results, with an average contribution of **\$1,469**, demonstrating strong confidence in our work and long-term vision.

Event-based fundraising also contributed to our success. Ticket sales generated **\$2,070** from **275** tickets sold, and sponsorships added an additional **\$6,050** in revenue. Overall participation and generosity exceeded expectations and underscores the growing engagement of our donor base.

Together, these results demonstrate meaningful community engagement and a solid foundation for continued growth and impact. Home of My Own® of WNY is positioned to move confidently into the next phase of development.

2025 FUNDRAISING SUMMARY

(Including grants awarded in 2025)



2025 EVENT REVENUE



Fundraising Cont'd

2025 EVENT SPONSORS

St. Paul's Chicken BBQ

Cluck Cluck Sponsors

- D V Brown & Associates, Inc.
- Janet Fisher
- Kathie Keller
- Tracie Knauer
- Leah and Joe Marchewka
- Mark and Mary Carney
- Kimberly Olsen

Grand Opening Celebration Sponsors

Corporate Sponsors

- Lamparelli Construction Co.
- Mark and Mary Carney
- Standard Property Management
- TentAndTable.com
- Wegmans Food Markets, Inc.
- West Herr Automotive Group
- Zubin Custom Homes, Inc.

Personal Sponsors

- Bloom Growth Coaching
- Robert and Arlene Bossert
- Donna Briceland
- Julie Chadwick
- Karen Cuddy-Miller
- Amy Downing
- Dan & Cheryl Duggan
- Paula Glauber
- Stephen Hunt
- Lisa Kloss
- Rose Lloyd
- Leah and Joe Marchewka
- Norine McIntyre
- Jennifer Moore
- Ellen Pacholi
- Michael and Mary Ann Stetter
- Connie Stives
- Lynne I. Stevens
- Judy Wilson
- Dennis and Diane Winiecki



Fundraising Cont'd

2025 DONORS

Donor Recognition

We gratefully acknowledge the following individuals and families whose generosity supported Home of My Own® of WNY in 2025.

INDIVIDUAL DONORS

Mr. and Mrs. Steve and Joan Amico	Mr. and Mrs. PJ and Paula Glauber	Giuliana Pachioli
Dr. Michele Armenia	Dr. and Mrs. Robert Glover	Erin Pachioli
Mary and Alan Baczkiewicz	Lynette Hameister	Rachael Palmerton
Mr. and Mrs. Jeff and Linda Ball	Mr. William Hanley	Jake Pawlikowski
John and Anita Ballow	Stephen Hunt	Perry and Kathy Pedini
Julie Barrett O'Neill	Maureen Kieffer	Marilyn Pfisterer
Matthew Bauer	Mr. and Mrs. Jeff and Lisa Klossner	Mr. and Mrs. Ken and Judy Redding
Renee Baughman	Ammie Knowles	Simon Richard
Richard and Penny Benjamin	Mrs. Ellen Koessler	Anthony Rizzo
Elaine Berns	Ms. Joanne Koessler-Lana	Karen and Bill Roesser
Ellen Betterson	James Koller	Mr. and Mrs. Mark and Dena Salamone
Michelle Bordonaro	Karl and Judy Kristoff	Mr. and Mrs. Susan and Paul Santandreu
Robert and Arlene Bossert	Paul Lamparelli	Wendy Slisz
Ann Brown	Maggie Lappin	Joe Somma
Colleen Burke	Full Name	Mark and Andrea Stanko
Michael and Barbara Burns	Kim Latko	Pamela Steffan
Mr. and Mrs. Mark and Mary Carney	Pat and Randy Lawrence	Mr. and Mrs. Michael and Mary Ann Stetter
Julie Chadwick	Ms. Rose Lloyd	Mr. and Mrs. John and Leslie Stevens
Lisa Clinton	Rosemary Mack	Dr. and Mrs. Jack and Lynne Stevens
Mr/Mrs. Kevin Clor	Lisa Maher	Mr. and Mrs. Connie & Tim Stives
Kathy Critharis	Teri Manna	Mr. and Mrs. Scott and Kelli Suchan
Donna Czora	Leah and Joe Marchewka	Barbara Taefi
Julie Dana	Anthony and Anneliese Marchewka	Peg Takac
Christine DePeters	Eric Mcclaren	Dale Thomas
Sujeet Desai	Norine McIntyre	Dan Trent Jr.
Dr. Sindoor Desai	Patti and Michael McLain	Mary Lynn Vinal-Illos
Patrick and Nicole Donovan	Tina Mogavero	Mr. and Mrs. Brian and Deb Waldrop
Amy S Downing	Jennifer Moore	Kathy Webb
Mr. and Mrs. Janet M Fisher	Shannon Moore	Chris and Gretchen White
Laura Fisher	Ken and Mary Jane Myszka	Christina Williams-Wood
Mr. and Mrs. Carl Fisher	James Oliver	Mary Wilson
Michael and Heidi Frushone	Cheryl and Gianfranco Onorati	Lu Zheng
Ms. Cynthia Gibson	Ellen and Wayne Pachioli	

Fundraising Cont'd

ORGANIZATION/BUSINESS SUPPORTERS:

Bank of America	PayPal Giving Fund
Bottle and Can Retrieval Centers (Tomra)	St. Paul's Lutheran Church
Catalyst Research LLC	Standard Property Management
Down Syndrome Parent Group	Tranquility Beauty Bar
Give 716 Grants	Voya Financial



Grants

Submitted by Ellen Pachioli



GRANTS SUMMARY

In 2025, Home of My Own® of WNY actively pursued a diverse grant strategy to support the completion of apartment renovations at 30 Linwood Avenue and to advance planning for future common-space programming. This approach included submissions to local, regional, and national foundations, as well as public and private funding partners.

Several grants were successfully awarded during the year, resulting in significant investment in our mission. Notably, the B. Thomas Golisano Foundation awarded \$239,500, providing critical support for the development of inclusive community spaces. Additional awarded grants included support from the Bill and Jean Irr Family Foundation, Bruce T. Williams Family Foundation, M&T Charitable Foundation, KeyBank Foundation, Myszka Family Foundation, Paul J. Koessler Foundation, Vera B. Arrison Foundation, The Giallanza Foundation, and donor-advised funds through the Community Foundation for Greater Buffalo. Collectively, these awards reflect strong confidence in Home of My Own® of WNY’s mission, leadership, and impact.

At year’s end, several proposals remained active, submitted, deferred, or under research, positioning the organization well for continued funding opportunities in 2026. These include applications to the 21st Century Fund, Assembly Member Karen McMahon SAM Grant, Junior League of Buffalo, and others. Deferred applications represent opportunities for resubmission with refined focus and strengthened project outcomes.

While not all applications resulted in funding, each submission helped raise visibility, refine messaging, and build relationships with key philanthropic partners. Importantly, grant funding secured in 2025 fully supported the completion of apartment renovations and enabled Home of My Own® of WNY to move confidently into the next phase of development—planning and fundraising for lower-level common spaces designed to foster education, connection, and independence.

Overall, grant activity in 2025 reflects a growing organizational capacity, increased funder engagement, and a strong foundation for future growth.

2025 GRANT AWARDS SUMMARY

Funder.....	Calendar Year Donations 2025
B. Thomas Golisano Foundation.....	\$239,500.00
M&T Bank Foundation	\$50,000.00
The Myszka Family Foundation	\$25,000.00
Paul J. Koessler Foundation, Inc.....	\$25,000.00
Bill and Jean Irr Family Foundation	\$25,000.00
Bruce T. Williams Family Foundation.....	\$20,000.00
Key Bank Foundation	\$15,000.00
Vera B. Arrison Foundation	\$10,000.00
The Giallanza Foundation.....	\$2,500.00
Mary Wilson.....	\$2,000.00
Nick Iannarelli Memorial Fund	\$2,000.00
Mr. and Mrs. John and Leslie Stevens.....	\$2,000.00
Enterprise Mobility Foundation	\$1,940.60
Total	\$422,140.60



Finance/Treasurer's Report

Submitted by Connie Stives

In 2025, Home of My Own® of WNY reached a major milestone as its first residents moved in by mid-year.

Financially, we received several grants and donations (see Grant report) and secured significant savings, including \$37,000 in Clean Heat Rebates from National Grid for HVAC replacements and a property tax exemption from the Town of Amherst. To maintain transparency for grant applications, the ZLC Group CPAs, LLC completed an independent audit of the Home of My Own's financial statements.

In 2026, we are focusing on the following priorities:

- Community Support: Continuing to pursue direct donations, philanthropic giving, and new grant applications to cover ongoing costs.
- Fundraising: Exploring fresh fundraising ideas and innovative revenue streams to support our mission.
- Sustainability: Launching an Endowment fund to ensure long-term stability.
- Renovations: Completing community spaces, common areas, and starting on new outdoor/wellness spaces.

Our tax returns and audits are available upon request.



\$37,000
Clean Heat
Rebates