



ANNUAL REPORT

for 2022

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Our MISSION, VISION and VALUES

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 life long 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

Management Team

Our Board of Directors currently consists of parents and advocates looking for an alternative housing option to what is currently provided under OPWDD.

Board of Directors 2022		
NAME	POSITION	NOTES
Ellen Pachioli	Co-Founding Director, Secretary	Parent/Advocate
Connie Stives	Co-Founding Director, Treasurer	Business Owner
Mark S. Carney, Esq.	Director	Attorney
Hon. Mary Giallanza Carney	Director	Erie County Family Court Judge
Karen Cuddy-Miller	Director, Interim President	Retired Assistant Superintendent for Curriculum & Instruction

Home of My Own of WNY has been blessed with positive, supportive, and passionate leadership and committees from its inception in 2019. During 2022, our organization among other opportunities for growth, also experienced transition at the leadership table. One of our Directors, Deborah Flynn, decided to resign her position with Home of My Own of WNY in August. Deb had played an integral role in helping us achieve success in building community awareness for our mission and in researching opportunities that had the potential to create the community we are trying to establish. While transition can sometimes be tumultuous, this transition proved to be both seamless and presented the opportunity for our leadership board to consider new members with varied skillsets. We will be looking to expand our Board of Directors during 2023. Like the other opportunities that seem to be on our horizon, we are very excited to see how new voices at the table will help lead us as we move forward.



SUPPORTERS

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

Advisory Board 2022		
NAME	PROFESSION/AREA OF INTEREST	COMMITTEE
Anita Ballow	Parent	Fundraising
Nancy Bojanowski	Human Resources	Residential Supports
Deb Cavers	Parent, Community Development Liaison -Bornhava	Grants, Fundraising
Amy Downing	Parent, Real Estate Development	Property Development
Janet Fisher	Teacher, Parent	Fundraising Chair
Rhonda Frederick	President, CEO People Inc.	Advisory
Paula Glaber	Parent	Fundraising
PJ Glauber	Parent. Business Owner	Fundraising
Krisan Hahn	Parent	Fundraising, Task Force
Pat Lawrence	Parent, Nurse	Residential Supports, Fundraising
Leah Marchewka	Parent, Marketing Manager	IT/Social Media/Marketing
John Monson	Parent, Safety Consultant	Property Development
Marilyn Pfisterer	Bookkeeping	Finance
Deborah Waldrop	Department of Social Work – UB (Retired June 2022), Social work liaison	Residential Supports
Gretchen White	Parent, Graphic Designer	IT/Social Media/Marketing

PRESIDENT'S REPORT



January 3, 2023

Dear Board of Directors and Members of Home of My Own of WNY.

As I reflect on the past year for purposes of this letter, I am both in awe of and energized by the year that we have had as an organization. A year ago, we were in the process of organizing a Legislative Action committee in anticipation of needing to actively rebut some of the (perceived) discriminatory practices that contribute to housing crisis within the population of adults with developmental disabilities. Shortly after the year began, we learned that some of these practices were under review and seemingly responding to political pressure that we have seen via legal action and legislation. We continue to act on this political front and are seeing a growth in support and understanding by our local and state leaders.

Last January, we had focused efforts to bring a previously identified site, in East Aurora, to fruition as our first Home of My Own residential location. However, after years of trying to work with the developer to ensure an obtainable and sustainable plan, the developer informed us in August of 2022, that he was no longer interested in working with us in pursuit of this endeavor. While this might have been a disappointing turn of events, it did not deter us from moving forward with our vision and mission. Within a few months, we had the opportunity to explore additional property development opportunities. In short order, we are newly focused on a more centralized property and are pursuing a collaborative effort with a Property Development firm which appears to be dedicated to a synergistic relationship.

As our organization was established, our founding Directors had done some extensive nationwide research into existing housing options. This research affirmed that the Mission, Vision, Values and Goals of Home of My Own in WNY does not stand alone in its recognition of need for housing options for individuals with developmental disabilities with the ability and interest in living independently. The year 2022 has provided us the opportunity to reach out to and coordinate efforts with like-minded organization across and within New York State. Through coordinated efforts, we were able to reach across the state and increase awareness of this need, as well as build political support for a change in our legislative practices, to support our collective objectives.

We also continue to revisit, revise, and re-affirm our website and marketing tools. We recognize that the importance of maintaining current and accurate information is critical to moving our mission forward. It is important that we continue to help to articulate the issues and concerns, identify and move barriers, as well as cultivate personal, community, and legislative support.

Our goal for 2023...Keep the success going! Each of our committees is critical to this success. Committees addressing property development, grant writing, fundraising, legislation and political action, are equally important to continuing to build our network of resources and professionals dedicated and passionate about our progress. We are gaining momentum!

In closing, I am reflective of how our year closed with the Blizzard of '22. Whether this was reminiscent of the Blizzard of '77 or the first year of the pandemic, families and individuals were concomitantly either snowed in together, or stranded in isolation from each other. I can't help but be warmed by the idea that the community we are trying to build is building upon vision where individuals can celebrate being in their own home, without being alone – no matter the season and regardless of the weather. I look forward to celebrating our success with and for our future residents through these passionate efforts.

Warmly, and with best wishes to all for a happy, healthy, successful 2023.
Karen Cuddy-Miller, Interim Board President

COMMITTEE REPORTS

PROPERTY DEVELOPMENT

Submitted by Amy Downing, December 2022

In 2022 the Property Development Committee continued its search for an appropriate property for a Home of my Own development. With the removal of the East Aurora site from contention, the committee re-focused its efforts on the Northtown suburbs of Amherst, Tonawanda, and Cheektowaga. We have focused our search primarily on hotel properties, in the belief that adaptively re-using an existing hotel into a residential community will be more economical than constructing an entirely new building. Hunt Commercial real estate broker, Steve Hunt, with whom we have a working agreement to locate a property, identified several hotel properties over the course of the year. Unfortunately, none were worthy of a purchase. Most recently, a former skilled nursing facility which is currently up for sale in Cheektowaga has gained our attention. We are working with the owners, a construction/development company, to determine whether the cost of rehabbing this building can be re-couped at the rent levels we expect our tenants to be capable of paying. The committee is hopeful that this opportunity will lead to Home of my Own's first successful development.





MARKETING/SOCIAL MEDIA/IT

Submitted by Ellen Pachioli

Members across our organization stepped up in many ways to support marketing needs in 2022:

Communications & Public Relations

This area of support was limited in 2022 to supporting the Legislative Task Force in the Statewide Press Release event held on May 12, 2022 at the Larkin Building in Buffalo. Locally, Senator Patrick Gallivan and Assembly Member Karen McMahon and in Albany, Assembly Member Abinanti spoke to Housing Initiative Legislation dealing with the housing crisis for persons with IDD. Unfortunately, media coverage was less than hoped for.

Fundraising

The marketing committee was able to assist the fundraising committee with a number of events. Signage, branding, digital PDFs, social media – whatever was necessary. Some of these events included the Park Golf Party and the 42 North Golf Tournament.

Social Media

Facebook is our current social media means to engage with people in the Western New York Community. Posts tend to focus on fundraising activities, legislative issues and other pertinent information that affects the IDD community.

Web Updates

Continuing to keep our website updated with current information remains important and that included appropriate links for fundraising activities and a new page for legislative issues that Home of My Own of WNY actively participates in.

Marketing Collateral

Reproduction of the Tri-fold flyer, Brand Guidelines, Business cards and letterhead afforded us the opportunity to update leadership changes in our organization.

Network for Good Database Software

Our Network for Good database was put to extensive use in fundraising, especially for the Destroyer Park Golf Party Fundraiser in June, Give 716 in July, Giving Tuesday in November and the Give 716 Holiday Raffle in December. It continues to be used to send email updates to our internal organization as well as to the broader mailing list when appropriate.

FUNDRAISING

Submitted by Karen Cuddy-Miller

Throughout the 2022 year, we had several successful fundraising events. These efforts were inclusive of, (but not limited to), golf events, area fundraising including Give 716, grant allocations, and 'simple everyday' opportunities such as bottle returns. We were once again successful in hosting our Destroyer Park Golf fundraising event, which we looking to include as our signature annual event. This fundraising opportunity represents all that we feel Home of My Own of WNY represents, inclusive opportunities for all, as this golf classic is 'playable' by individuals of all ages and abilities.

This year, we also added a Golf Event fundraiser sponsored by 42North on August 29th. Although the event was curtailed earlier in the day than expected by weather, this event raised over \$8,000 for Home of My Own of WNY. This total exceeded their previous fundraising results for their past golf events.

Additionally, we were successful in securing a \$25,000 grant via the Erie County Legislature, among other grants we were awarded during the 2022 year. We feel strongly that this represents that our mission is being more broadly understood and the need is being recognized from many perspectives.

We continue to look forward to more opportunities during the 2023 year.



LEGISLATIVE TASK FORCE

Submitted by Karen Cuddy-Miller

During the fall of 2021, Home of My Own of WNY established a Legislative Task Force with the focus of understanding and challenging some of the issues our organization has faced in seeking financing through the Office of Persons with Developmental Disabilities, (OPWDD).

We had a very active and what appeared to be initially, promising spring. We saw legislative change in early March which prompted OPWDD to announce that they were “lifting” the 25% rule which, to date, has contributed to the housing crisis within New York State. Simultaneously, OPWDD released its draft 5.07 Strategic Plan, intended to be a roadmap to set the course for the future supports and services provided in NYS for individuals with developmental disabilities. A deep review of this draft plan proved that the Mission, Vision, and Values of Home of My Own of WNY aligned well with the intentions and published individual rights, as professed by OPWDD.

We were subsequently successful in hosting a meeting with Kerri Neifeld, the newly appointed commissioner of OPWDD in April of 2022. During this meeting, we were able to introduce Ms. Neifeld to Home of My Own of WNY, introduce our commitment to our vision, identify how we felt we could be a partner addressing the housing crisis and supporting OPWDD, and ask some clarifying questions regarding the lifting of the 25% housing limit implications. The Commissioner, at that time, appeared to be very interested in what we could bring to the table and asked us to submit further information to her team. We did so promptly.

Unfortunately, we have since struggled with securing follow-up communications at the state level, which would lead to further partnership and planning with OPWDD. While that may have slowed our progress regarding our ability to obtaining funding through OPWDD, we have simply continued our efforts to address all possible options via different venues.

Concomitantly, during the spring of 2022, we were able to align with other non-profit groups across New York State who shared our vision and aligned goals. Through these efforts, we were able to support Housing Legislations (submitted under the Mental Health legislation) introduced to the NYS Assembly and Senate by Assemblyman Thomas Abinanti and Senator John Mannion. During our efforts to support this introduction, Home of My Own of WNY combined efforts to host a state-wide press conference. This conference proved to engender additional political support, while also helping us to provide wider opportunity to introduce the passion and importance for our mission.

We were very hopeful that this bill would be passed to support our mission, we were able to celebrate that this bill was unanimously approved by NYS assembly vote, however, never made it “to the floor” within the Senate. A passing in both houses is required to elevate the bill to law within New York State. This same legislation is being re-introduced to the Senate and Assembly this spring. Given the unanimous approval in the Assembly, we feel hopeful for success in both houses during 2023.

FINANCE/TREASURER'S REPORT

Submitted by Connie Stives

We ended the year on a strong note with \$229,150.39 in our bank account. With interest rates improving at banks, we plan to put about \$150K in an interest bearing CD. We are adding some additional categories to Quickbooks to allow for easier tracking of revenue streams and expenses.

Now that we are averaging above \$50K/year in revenue, we are required to file a regular tax return instead of the e-Postcard returns we have been filing. Therefore, we need to decide on an accountant to do our 2022 tax return and our returns going forward. While this will be an additional expense, it will also help us because an accountant can do an official audit which will be required for some upcoming grants we would like to apply for and so we can get pre-qualified for NYS Grants.

We anticipate increased revenue from the three upcoming fundraisers being planned for this year.

