

# JFSHI ANNUAL REPORT

In 2008, Jewish Family Services established a wholly-owned non-profit subsidiary, JFS Housing, Inc. (JFSHI), to fulfill a vital, unmet need in Milwaukee to develop affordable housing with supportive services for individuals and families at low and moderate income levels. JFSHI strives to be the premier provider of affordable housing for these populations in our community, raising the bar for services and amenities. Since then, JFSHI has established a campus of affordable housing for seniors and individuals with disabilities in the Village of Brown Deer.



SUPPORTIVE HOUSING COMMUNITY

A JFS Housing Development

and an onsite mental health clinic staffed with JFS therapists, to help them live independently.

Bradley Crossing envisions an integrated community setting for residents with disabilities and the general population. To encourage this integration, we organize and facilitate programming to build a neighborhood among the individuals and families who call Bradley Crossing home.

In addition, a peer specialist is able to promote the recovery and inclusion of individuals with severe and persistent mental illness who reside at Bradley Crossing.

A 54-apartment expansion, The Harry & Jeanette Weinberg Residences, opened in Summer 2015.

Bradley Crossing provides safe, affordable and accessible housing, with half of the units reserved for individuals with physical or developmental disabilities and/or mental illness.

Residents have access to supportive services, including care management

## DEMOGRAPHICS

**Total residents: 171**

Age	Number of residents
18 & under	60
19-29	29
30-45	27
46-54	15
55+	40

Annual Household Income	Number of households
Under \$14,999	40
\$15,000-\$19,999	26
\$20,000-\$29,999	22
\$30,000+	9

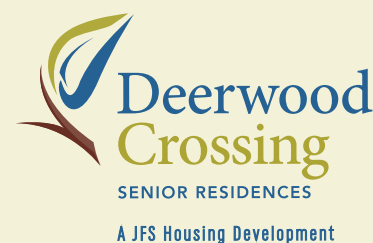
**Average household income \$18,839**

Deerwood Crossing Senior Residences is a 96-unit Residential Care Apartment Complex. Deerwood provides both independent and assisted living for income eligible seniors age 55 or older.

Only seven apartments are at market rate, with 93% available to individuals whose incomes qualify them for subsidized housing.

Deerwood offers an "age in place" concept which allows residents to remain in their own apartment and community as long as possible, with services provided directly in their apartment, if needed. Seniors choose the level of services that meet their unique needs--from independent to supportive to assisted living. As a resident ages and services are added, he or she is able to remain in their apartment and not be separated from a spouse or loved one.

Residents can socialize with friends and neighbors in the community dining room, during activities like arts & crafts and board games or in the library/computer lab and fitness room.



## DEMOGRAPHICS

**Total residents: 103**

Age	Number of residents
65 & under	25
66-75	43
76+	35

Annual Household Income	Number of households
Under \$14,999	22
\$15,000-\$19,999	36
\$20,000-\$29,999	34
\$30,000+	1

**Average household income \$18,707**

# FINANCIAL REPORT

July 1, 2014 - June 30, 2015 (unaudited)

## Revenue

Client Fees	\$ 66,400
Foundations & Grants	208,000
Government Funds	581,000
Contributions	8,400
Other	62,700

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**TOTAL REVENUE \$926,500**

## Endowments\*

Restricted Funds Bradley Crossing	\$2,700
Restricted Funds JFS Housing	2,500

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**TOTAL \$5,200**

\*Endowment balance as of June 30, 2014: \$2,600

## Expenses

Wages & Benefits	\$376,700
Utilities & Maintenance	55,500
Office Operations	32,200
Staff & Other Transportation	34,800
Raw Food Costs	116,900
Professional Fees	254,700
Other	171,600

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**TOTAL EXPENSES \$1,042,400**

**Net Profit from Operations (\$115,900)**

## JFS Housing Leadership

### Officers

- Sylvan Leabman, President
- Olga Vaynshtok, Chair
- Dale Streitenberger, Vice-Chair
- William Heilbronner, Treasurer
- Phyllis Brenowitz, Secretary

### Directors

- Rick Bergholz
- Charles S. Blumenfeld
- Warren Blumenthal
- Rabbi Gil-Ezer Lerer
- Bonnie Bockl Joseph
- Roberta London
- Michael Moon
- Joe Mudlaff
- Ron Oshima



Jessica, a volunteer who led art therapy projects on the JFSHI campus, shares a cup of coffee with Dean, a resident at Bradley Crossing.

## MISSION of JFSHI:

To provide housing for older adults and people with disabilities to meet the needs of JFS clients and the broader community.