

MISSION In 2008, Jewish Family Services established a wholly owned 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. The mission of JFSHI is to provide housing for older adults and people with disabilities to meet the needs of JFS clients and the broader community. 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.



Bradley Crossing



SUPPORTIVE HOUSING COMMUNITY

4375 W Bradley Road, Brown Deer, WI



Bradley Crossing provides safe, affordable, and accessible housing. Residents of the 60 apartments, half of which are reserved for individuals with physical disabilities, chronic mental illness or developmental disabilities, have access to supportive services 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 support specialist is able to promote the recovery and inclusion of individuals with chronic and persistent mental illness who reside at Bradley Crossing.

A 54 apartment expansion will open in Spring 2015.

DEMOGRAPHICS

Total residents: 93


Age	Number of residents
18 & under	27
19-29	19
30-45	14
46-55	11
55+	22

ANNUAL HOUSEHOLD INCOME

Number of households	Income
24	Under \$14,999
16	\$15,000-\$19,999
18	\$20,000-\$29,999
2	\$30,000 +

Average Household Income = \$17,900

Deerwood Crossing



SENIOR RESIDENCES

4195 W Bradley Road, Brown Deer, WI



Deerwood Crossing Senior Residences, a 66 unit Residential Care Apartment Complex, opened in June 2010. Deerwood Crossing offers both independent and assisted living for income eligible seniors aged 55 or better. Only two apartments are at market rate, with 97% eligible to individuals whose incomes qualify them for subsidized housing.

Deerwood Crossing offers an “age in place” concept which allows residents to remain in their own apartment and community as long as possible, with services being provided directly in their apartment based on their needs. Seniors choose the level of services that meet their needs—from independent to supportive to assisted living. As needs change and services are added, residents are able to remain in their apartment and not be separated from a spouse or loved one.

A 30-unit addition opened in late June 2014.

DEMOGRAPHICS

Total residents: 71

Age	Number of residents
54 & under	2
55-65	12
66-75	26
76+	31

ANNUAL HOUSEHOLD INCOME

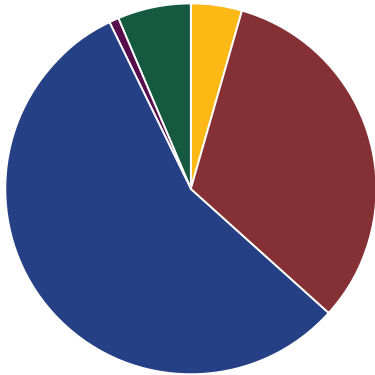
Number of households	Income
19	Under \$14,999
18	\$15,000-\$19,999
24	\$20,000-\$29,999
5	\$30,000 +

Average Household Income = \$18,981

JFS Housing Annual Report Financials

For the year ending June 30, 2014 (unaudited)

Revenue

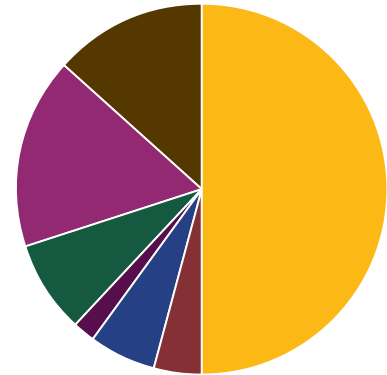


Client Fees	\$46,000
Foundations & Grants	322,000
Government Funds	565,000
Contributions	8,000
Other	62,000
Total Revenue	\$1,003,000

Endowments

Restricted Funds Bradley Crossing	\$2,900
Total	\$2,900

Expenses



Wages & Benefits	\$482,000
Utilities & Maintenance	42,000
Office Operations	57,000
Transportation	17,000
Raw Food Costs	79,000
Professional Fees	159,000
Other	152,000
Total Expenses	\$988,000

Net Profit from Operations \$15,000

A special thank you to the individual donors, corporations and foundations who generously supported the programs and services provided to the residents of Deerwood Crossing Senior Residences and Bradley Crossing Supportive Housing Community:

ANON Charitable Trust
 Associated Bank
 Blumenfield & Shereff, LLP
 Barry & Felice Bruskin
 Caterpillar Global Mining, LLC
 Erv & Beverly Colton
 The Congregation Emanu-El B'ne Jeshurun
 Salinsky Program to Feed the Hungry
 Daniel M. Soref Charitable Trust
 Forest County Potawatomi Foundation
 Giertsen Company of Wisconsin, Inc.

GMAR Youth Foundation
 The Gruppe Family
 Guaranty Bank
 Harri Hoffmann Co, Inc.
 Helen Bader Foundation, Inc.
 Sylvan & Kippy Leabman
 Richard & Roberta London
 Elliot Lubar
 Chuck & Donna Luber
 Milton & Joan Morris
 Julia O'Connor
 Eleanor Pearson
 Peck Foundation, Milwaukee LTD
 Stackner Family Foundation
 Dale Streitenberger
 Mary Trimmier
 United Way of Greater Milwaukee
 The Harry & Jeanette Weinberg Foundation
 Debra Wanger
 Steve & Shari Weingrod
 Michael & Sarah Weiss
 Whyte Hirschboeck Dudek S.C.
 Wisconsin Housing and Economic
 Development Authority
 Ziemann Foundation, Inc

Did we forget you or spell your name wrong? We apologize, as sometimes we make mistakes. If you find an error, please call Tara Clark at 414-225-1345 or send an email to tclark@jfsmilw.org, so we can correct it. Thank you!



JFS Housing, Inc. Board Members

Officers

Sylvan Leabman, *President*
 Roberta London, *Chair*
 Dale Streitenberger, *Vice Chair*
 William Heilbronner, *Treasurer*
 Phyllis Brenowitz, *Secretary*

Directors

Rick Bergholz
 Charles S. Blumenfield
 Warren Blumenthal
 Rabbi Gil-Ezer Lerer
 Bonnie Joseph
 Michael Moon
 Joe Mudlaff
 Ron Oshima
 Olga Vaynshtok