

JFS, Inc. & JFS Housing Fiscal Year 2023-2024 Annual Report



On behalf of the Board of Directors, staff and those who are served by your generosity,
"Thank You!"

I am pleased to share updates for Fiscal Year 2024 and just a few of the ways you have made a difference.

Thank you for the many ways you impact lives in our community.



John A. Yopps
President and CEO

Our Mission

The mission of Jewish Family Services is to provide supportive services that will strengthen families, children and individuals throughout the life-cycle within the context of their unique needs.

Our Values

Long-held Jewish traditions of Tikkun Olam, which means repairing the world, or making the world a better place, and values of Chesed (living kindness) and Tzedekah (righteousness, justice) give our organization a deeply rooted sense of responsibility to care for our community, not as a burden, but as a Mitzvah (obligation).

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Fiscal Year 2024**

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**Jewish Family Services Internal Leadership
Fiscal Year 2024**

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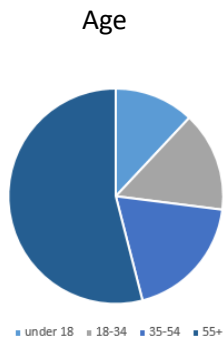
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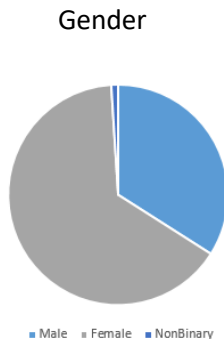
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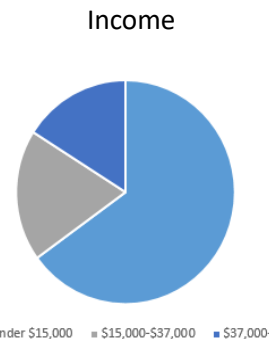
Fiscal Year 2024 Jewish Family Services Client Demographics



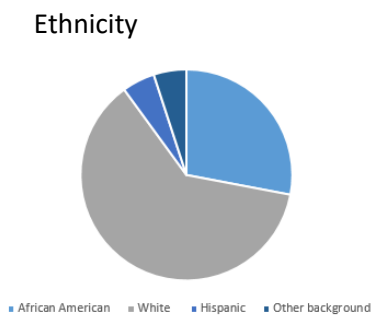
>18	12%
18-34	15%
35-54	19%
55+	54%



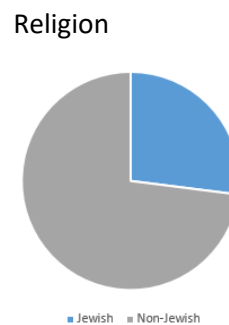
Male	34%
Female	65%
NonBinary	1%



> \$15,000	65%
\$15,000-\$37,000	19%
\$37,000+	16%



African American	28%
White	62%
Hispanic	5%
Other background	5%



Jewish	27%
Non-Jewish	73%

Recently, surveys were offered to JFS clients and here's what they had to say....

Learning how to deal with emotions. Learning to interact with others. Being able to cope, deal with stressful situations. This is a very good place, people helping others.

JFS has been a wonderful and necessary tool/resource in my journey through sobriety and positive mental health. I can't thank everyone here enough.

I have a good team working with me, they are doing a great job and I truly appreciate it.

Jewish Family Services Financial Summary

For the financial year ending June 30, 2024



Revenue

Contributions and Bequests.....	\$555,972
Milwaukee Jewish Federation.....	\$527,733
United Way.....	\$211,562
Service Fees.....	\$491,641
Grants.....	\$1,234,607
Contracts.....	\$2,225,050
Government Funds.....	\$928,150
Other.....	\$608,431
Endowments.....	\$305,171
Special Events.....	\$68,096
Total Revenue.....	\$7,156,413

Expenses

Personnel Costs.....	\$5,113,286
Professional Fees.....	\$217,646
Other Expenses.....	\$811,273
Woodale pass-thru Grants and Developer fee.....	\$1,002,432
Total Expenses & Other.....	\$7,142,205

Surplus..... \$11,776

Endowments

Unrestricted Funds.....	\$5,437,328
Restricted Funds	
Family Counseling Programs.....	\$828,419
Older Adults Services Programs.....	\$383,419
Social Services Programs.....	\$196,145
Other.....	\$166,969
Total Endowments.....	\$7,012,280

*Endowment balance as of June 30, 2024



Donor Spotlight



Habush House

In 1992, Robert and Mimi Habush (of blessed memory) made a generous and deeply personal gift to the Milwaukee Jewish Federation of two side-by-side family apartment buildings located on Mohawk Ave. in Glendale, WI. The buildings' residents were to be young adults with special needs. Their daughter, Sherri, had special needs. After experiencing a special needs education at Nicolet High School, Bob and Mimi found a facility in Santa Barbara, CA named the Devereux Institute, which could provide her continuing education, work experience, and living skills. It was the plan to bring her back to Milwaukee after an appropriate time.

With time, Sherri had progressed to living in a supervised apartment. In preparation for the day she would return to Milwaukee, Bob and Mimi purchased the Glendale apartments and asked Jewish Family Services to provide oversight and support for the residents. When publicized in the community, the buildings quickly filled up.

Meanwhile, in Santa Barbara, Sherri had established friendships, a job in a special needs travel agency called New Directions, and was very settled and happy in the community there. She didn't want to move back. The Habush couple made the difficult decision that Sherri should stay in California and continue to thrive.

Nonetheless, they wanted to have Habush House continue to benefit others with special needs. Although Habush House is now owned by the Milwaukee Jewish Federation, JFS has continued to provide oversight and supportive services to the residents, and to ensure that the property is maintained.

Today, the residents of Habush House receive case management services through JFS (and other agencies depending on their personal preference) that support their level of independence. All residents are encouraged to participate in the programming at Habush House. As residents change, JFS assists new residents to acclimate to the environment and community. Programming is geared to resident interest such as arts and crafts, board games, video games, and community outings, such as Brewer games. Residents are encouraged to take part in holidays and seasonal activities. Transportation assistance is provided to the JCC, Friendship Circle, and other community activities.

Habush House has become a place where residents can live in a private yet supportive environment while learning skills, and experiencing a strong sense of community.

JFS Housing, Inc. Mission

JFS Housing aims to improve quality of life, increase housing stability, mitigate the negative effects of poverty, and increase the wellness of residents.

JFS Housing Board of Directors Fiscal Year 2024

Officers:

Laurie Biskowitz, Chair
 Mark Laux, Vice Chair
 Joe Mudlaff, Treasurer
 Roberta London, Secretary

Directors:

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Sylvan Leabman	Lindsey Kablia Vang
Scott Luber	Olga Vaynshtok
Eileen Messnick	



Deerwood Crossing Demographics 121 Residents

Residents by Age %

45-54	2
55-64	12
65-74	32
75+	54

Residents by Income %

>15,000	21
15,000-37,000	73
<37,000	6

Residents by Ethnicity %

African American	59
White	28
Other	4
Undisclosed	9

Bradley Crossing Demographics 239 Residents

Residents by Age %

17 and under	33
18-29	13
30-45	18
46-59	14
60+	22

Residents by Income %

>15,000	37
15,000-37,000	40
<37,000	23

Residents by Ethnicity %

African American	80
White	11
Other	1
Undisclosed	8

JFS Housing Financials



Revenue

Contributions.....	\$17,708
Service Fees.....	\$93,791
Grants.....	\$5,000
Contracts.....	\$1,384,967
Other.....	\$157,913
Total Revenue.....	\$1,659,379

Expenses

Personnel Costs.....	\$747,358
Professional Fees.....	\$216,145
Other Expenses.....	\$433,997
Total Expenses.....	\$1,397,500

Surplus..... \$261,879



Endowments

Restricted Funds

Bradley Crossing..... \$26,610

Total Endowments..... \$26,610

*Endowment balance as of June 30, 2024



Harry and Jeanette Weinberg Woodale Crossing Supportive Housing Community

In 2009, JFS took action to address the urgent community need for safe and affordable housing options for individuals with disabilities, seniors and low-income families. This vision led to the formation of JFS Housing, Inc., a subsidiary of JFS, and the development of Deerwood Crossing Senior Residences, Bradley Crossing Supportive Housing Community and The Harry and Jeanette Weinberg Residences at Bradley Crossing.

On May 16, 2024, JFS broke ground on a third residence, the Harry and Jeanette Weinberg Woodale Crossing Supportive Housing Community, a 56-unit residence for low-income seniors with 25% of units designated for those with a disability. The groundbreaking ceremony included State, County, and local officials; project partners; board members; community members; and other stakeholders. Speakers included Wisconsin Lt. Governor Sara Rodriguez; CEO of the Wisconsin Housing and Economic Development Authority (WHEDA) Elmer Moore, Jr.; Executive Director of Milwaukee County Department of Health and Human Services (DHHS) Shakita LaGrant-McClain; representatives from the offices of our US Senator Tammy Baldwin and Congresswoman Gwen Moore, county officials, a Village trustee and JFS supportive services staff. The individual speakers remarked on the impact of affordable housing in general as well as the unique aspects of the Woodale Crossing project, which includes supportive services for vulnerable populations.

JFS continues to address the high demand for safe, affordable housing and supportive services thanks to your support and the support of many, like the Otto Bremer Foundation, Bader Philanthropies, the Greater Milwaukee Foundation and the Stackner Foundation.

For updates, including the Woodale Crossing ribbon cutting coming in 2025, [subscribe to our email list!](#)



[Link to full Groundbreaking story,](#)

May 16, 2024

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*May their memory be a blessing



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For more information about how you can make a lasting gift, please contact Jenny Heyden, Vice President of Development and Communications: (414) 225-1345 or jheyden@jfsmilw.org.