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WEST CAP

West Central Wisconsin
Community Action Agency, Inc.

ANNUAL REPORT



**Working to create a more just
and sustainable society**

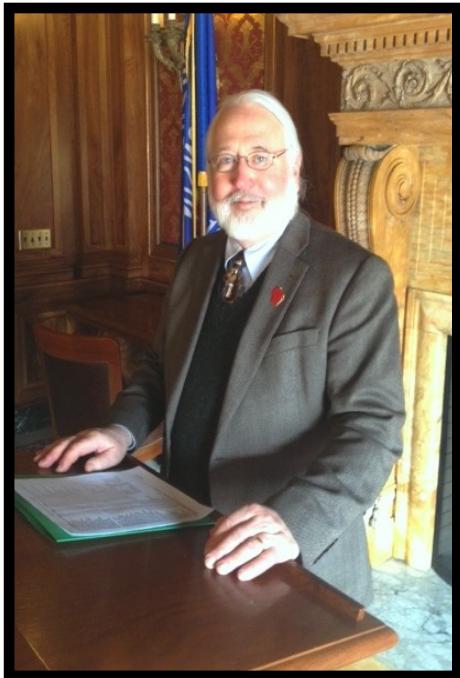
LETTER FROM...

Greetings from the West CAP Board of Directors and Staff;

We are pleased to present West CAP's Annual Report for 2013. During this year, West CAP provided essential assistance to 9,245 households in our seven county region. Because of West CAP's proven track record of delivering high quality and effective services, our many funding sources entrust to us the resources to provide a wide variety of assistance in order to most effectively meet the needs of these thousands of families who seek our help each year; services like home weatherization, homelessness prevention, temporary housing and case management for those needing to get their lives back on track, skills and literacy training, help in purchasing a reliable, economical car, housing counseling and foreclosure mitigation, safe, decent and affordable rental housing, and access to food when the money does not go far enough in a given month to meet a family's basic needs. In the course of carrying out this important work, West CAP also brought in close to \$8.5 million, all spent locally to aid our region's struggling economy.

These numbers also tell another story. In 2012, West CAP served 7,965 families with almost \$9 million in funding. So as the need for our services continues to rise, the sequester and other funding cuts meant that we have had to stretch fewer dollars to meet the needs of almost 1,500 more families in 2013, and we see no change in that upward trend. The simple truth is that 95% of the economic recovery America has experienced since the Great Recession of 2008, has benefited only the top 5% of the nation's earners. For many of our friends and neighbors, there has been no recovery. This is the environment in which we operate.

But West CAP is a tough, resilient, innovative and experienced organization dedicated to making the best use of whatever resources we can attract to meet our poverty alleviation mission. These qualities are recognized not only locally, but across the state and nation as well. This year I accepted on behalf of West CAP, the State of Wisconsin's highest award for achievement in affordable housing, the Charles M. Hill Sr. Award for Housing Excellence. This year too, one of West CAP's former clients, Amy Treptow, was chosen from among thousands of other people across America to tell her remarkable success story to the press and to Congress in Washington, DC. on the 50th Anniversary of President Lyndon Johnson's 1964 State of the Union Speech. That speech included this challenge to the country and ultimately led to the creation of Community Action Agencies like West CAP as well as other poverty alleviation programs:



This administration today, here and now, declares unconditional war on poverty in America. I urge this Congress and all Americans to join with me in that effort. It will not be a short or easy struggle, no single weapon or strategy will suffice, but we shall not rest until that war is won. The richest Nation on earth can afford to win it.

As we enter an ever more challenging future, the Board and Staff of West CAP look forward to working with all of you to help make west central Wisconsin a great place to live for all of us who chose to call this beautiful region home.

With Warm Regards,

Peter H. Kilde
Executive Director

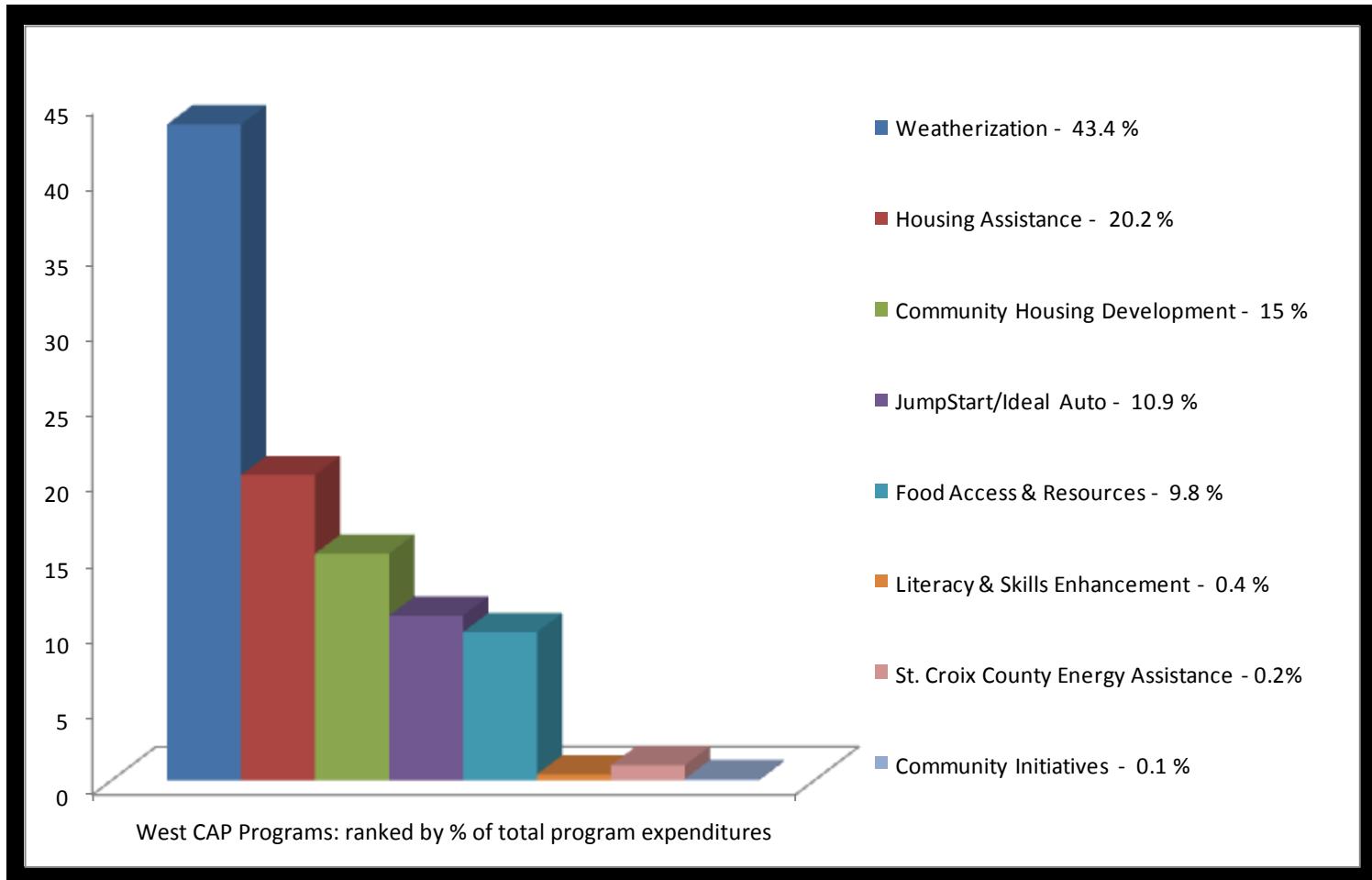
OUR MISSION

West Central Wisconsin Community Action Agency, Inc. serving Barron, Dunn, Chippewa, Pepin, Pierce, Polk, St Croix Counties

The mission of West CAP is to take action against poverty by developing the social and economic assets of low-income families and their communities and by working to create a more just and sustainable society.

2013 Total Economic Impact: \$8,431,305

2013 Total Households Served: 9,245



WEATHERIZATION

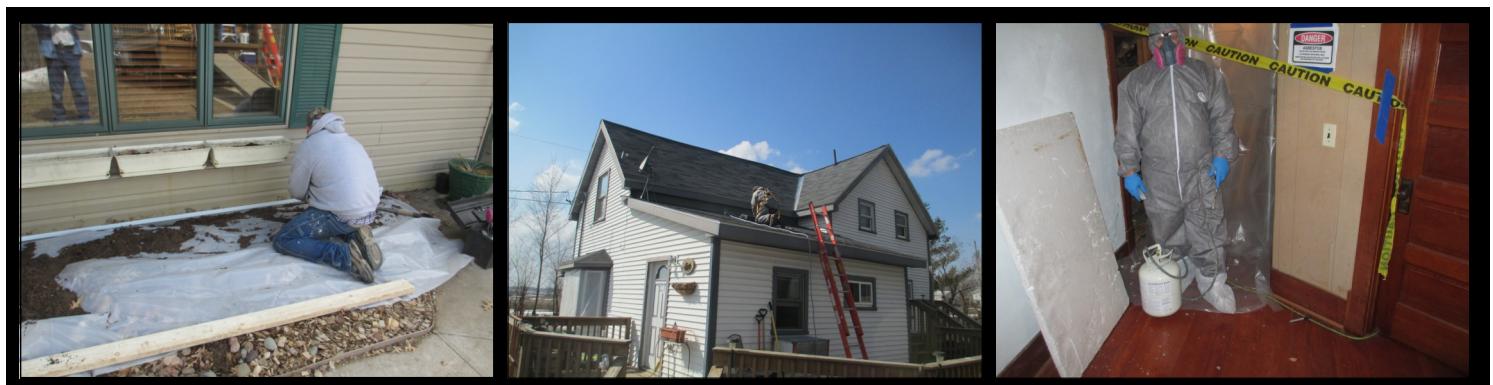
Weatherization

Weatherization offers a range of services, including insulation and minor repairs. Each home or apartment receives a technical assessment and weatherization work to provide more efficient use of utilities including: insulation of attics, walls and floors; repair or replacement of furnaces; computerized energy audits; air infiltration testing; and a general health and safety inspection.

- Households Served: 482**
- Economic Impact: \$3,655,766**



“I was very impressed with the company, and I would like to extend a heartfelt thank you to West Cap on the expedited attention to this. It is comforting that there are programs to help individuals as me, in the time of need. Once Again, Thank you.” - Chris



COMMUNITY HOUSING



Community Housing Development Organization (CHDO)

CHDO provides development and management of affordable housing units throughout the West CAP service area. Through partnerships with private for-profit businesses and non-profit groups West CAP has developed, acquired or renovated 380 units of housing in Barron, Boyceville, Clayton, Colfax, Downing, Ellsworth, Frederic, Glenwood City, Hammond, Menomonie, New Richmond, Phillips, Rice Lake, Stanley, and St. Croix Falls.

- **Households Served: 435**
- **Economic Impact: \$1,271,012**

HOUSING ASSISTANCE



The Housing Assistance programs help low-income families by providing a continuum of housing options from transitional housing for persons experiencing homelessness to homeowner services. Housing assistance staff members work to match individuals and families with available program funds and other community resources.

Homeless Prevention Program

- Rent/Utility Assistance – financial support to prevent homelessness
- Transitional Housing – help in achieving safe and affordable housing for homeless families, dealing with physical, medical and daily living needs, and developing a plan for long-term stability
- Housing Choice Vouchers – assistance with rental costs in Dunn, St. Croix, and Pierce counties through HUD Section 8 vouchers

Homeownership Program

HUD certified housing counselors assist families in understanding and attaining responsible home ownership. Housing counselors provide several services including:

- Home Buyer workshops
- Down payment and closing cost assistance
- Foreclosure Intervention workshops
- Foreclosure mitigation - finding solutions, understanding options, limited financial assistance

*- Households Served: 460
- Economic Impact: \$1,702,224*



TRANSPORTATION



JumpStart Program

JumpStart helps low income families solve their essential job and family transportation needs by assisting in the purchase of good quality, fuel-efficient cars. JumpStart assistance includes:

- Finding the right car at a reduced price
- Obtaining financing from a local lending institution
- Establishing a fund to cover major repair expenses
- Preventative maintenance training

*- Households Served: 36
- Economic Impact: \$919,628*



We have a JumpStart client in Barron County that was extremely grateful for our program. She and her husband are in their late 50's with limited income. She travels 5 days per week for dialysis treatments. Prior to JumpStart they had to use an older truck for transportation. It was not reliable, did not have any heat and very costly for fuel at 15 mpg. JumpStart got them into a 2009 Chevrolet Impala with 41,000 miles on it. At 30mpg they are using 50% less fuel and are confident with the reliability and safety of their JumpStart car.
- Randy

FOOD ACCESS & ENERGY

Food Access and Resources Program

The Food Access and Resources Program addresses food security in our communities by supporting a network of food pantries, soup kitchens, and shelters that provide emergency food assistance. The program provides staff support and TEFAP food distribution assistance to 25 community-based food pantries, 4 shelters and 1 soup kitchen in west central Wisconsin. Each of these outlets provides direct, emergency food assistance to low-income families in their area. Other programs include:

- Senior Farmers Market Vouchers – vouchers for low-income senior households to utilize at certified farmers markets and roadside stands.
- Commodity Supplemental Food Program – monthly deliveries of food boxes to low-income seniors.
- Menomonie Farmers Market - a community marketplace where farmers can generate extra income. It also provides an opportunity for consumers to purchase fresh products directly from area farms, such as vegetables, fruit, eggs, meats, and handmade crafts.
- Family Table Cooking Program
- Community Gardens
- Back-Pack program

*- Households Served: 6,976
- Economic Impact: \$824,695*



Energy Assistance

- The Wisconsin Home Energy Assistance Program (WHEAP) provides assistance for heating costs, electric costs, and energy crisis situations. Utility payments are made directly from the State of Wisconsin to vendors or customers. West CAP administers the program for St. Croix county.

*- Households Served: 582
- Economic Impact: \$18,712*

COMMUNITY INITIATIVES



Pictured to the left is Ms. Lewis's Kindergarten and Ms. Lenz's First Grade class from Glenwood City Elementary school bringing in their Holiday Gift donations.

“We want to thank you for your generous donation and helping us to have a Merry Christmas.” - Brenda

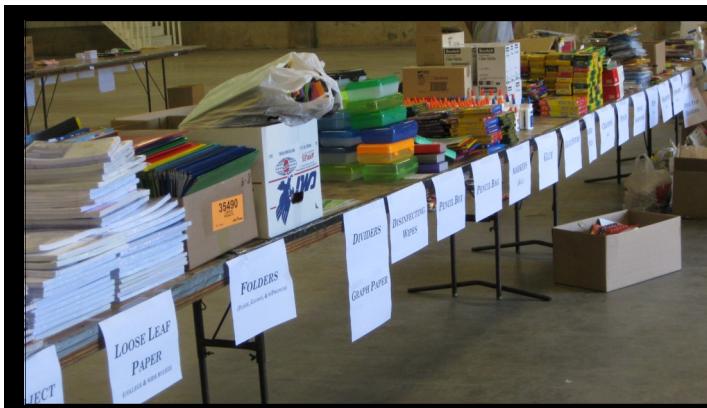
Community Initiatives

Holiday Gift Drive - for children ages birth to 18 years, we help with gift giving during the Holiday Season to income eligible families in the Boyceville, Glenwood City, and Spring Valley school districts.; completely funded by the generous donations of the community and local businesses. We also partner with the schools and churches in these communities to help teach the value of giving to those less fortunate. Some businesses have also made it a tradition to “adopt” a family or two and purchase everything on their wish lists.

Back-to-School Supply Program - for children in Dunn County and the Glenwood City school districts, our program assists income eligible families with supplies for Pre-K to 12th grade. This program is completely funded by the generous donations of the community and local businesses.

- Households Served: 231
- Economic Impact: \$6,977

Volunteers helped pack bags for the Dunn County Back-to-School distribution at the Ice Arena.



ADULT EDUCATION

Literacy and Skills Enhancement Program

Literacy – assistance to improve literacy skills for personal, educational or job related goals

Skills Enhancement – financial assistance for low-wage workers enrolling in short-term training to increase job skills and benefits

- **Households Served: 43**
- **Economic Impact: \$32,292**



One of our Skills Enhancement Clients successfully complete our program. She was in the Pre-nursing program at Chippewa Valley Technical College. She completed her education and has increased her wages and hours that she works. She increased her hourly wages by 75% and increased her weekly hours by 52%. This resulted in an annual increase in wages of 166%. She originally was working at ShopKo for \$8.50 per hour for 21 hours a week and is now working as a C.N.A. at a hospital earning \$14.84 per hour for 32 hours a week. She does have access to employer benefits.

Bonnie is a 69 year old woman with very low reading skills. She was abandoned by her parents and went from one school to the next as a child. She was employed by Polaris but was laid off. She is receiving services from Aging and Disability of St. Croix County. One of her case managers referred her to the West CAP Literacy Program. Bonnie comes from a dysfunctional family and has been taken advantage of by friends and family throughout her life. One of the reasons this has happened is that she cannot read contracts and other important documents. Bonnie wants to tell her life story and read books. Her local librarian has helped her find books that have a tape to accompany them, and she has been able to enjoy books by listening and following along. Her problem is that she loses her place when she finds a word she does not know. This happens frequently. West CAP's tutor is working with Bonnie to write her life story and uses her story to help her learn to read. The tutor is teaching Bonnie phonics since she has never learned to sound out words before. The tutor is helping Bonnie read simple books on her own for the first time in her life.



OUR AMERICAN STORY



Amy met with House Budget Committee Chairman Paul Ryan, R-Wisconsin, seen above as he touts his federal budget plan at a 2012 news conference.



Amy met with her Congressman, Rep. Mark Pocan, when she won Our American Story's 50th Anniversary of the War on Poverty Contest and came to D.C. for a day of advocacy.

Amy Treptow, participant of West CAP's Skills Enhancement and Housing Assistance programs, is the winner of the **50th Anniversary of the War on Poverty Storyteller Contest**, sponsored by the Half in Ten campaign and the Coalition on Human Needs. The contest was part of the **Our American Story** project, which connects people who have experienced poverty with political leaders, media, and advocacy organizations—an ongoing effort to raise the visibility of those who don't have a high-profile lobby representing their interests during policy debates.

This is Amy's Story:

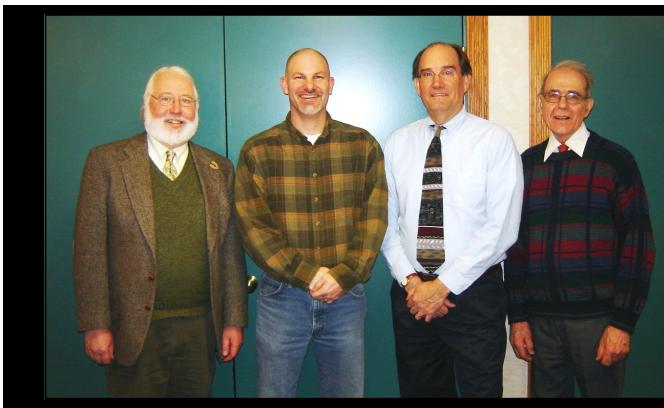
I've always worked hard and played by the rules, but I was still living on the brink of poverty.

The basic need for more good jobs and training programs seems to be overlooked in today's conversation about poverty.

I am a veteran and a divorced mother with two children. I went to school to become an elementary school teacher but wasn't able to find full time employment so I enrolled in a skills enhancement program at my local community action agency in Wisconsin. The program assists low-income adults that are working a minimum of 20 hours per week to gain job skills in order to be able to have a job that pays a living wage with health benefits. I was working as a contract teacher making \$15,184 a year, which is far below the poverty line for a family of three. Once I enrolled in the program, I started to take course work to get certified as a reading specialist. The program helped me with tuition and other school expenses, and provided me with case management services. I was also living in Section 8 housing and received housing counseling, as well as participating in the agency's Family Self Sufficiency Program. I am now a full time employee with benefits as a Reading Specialist Instructor helping low-income children, along with two other jobs, and I now own my own home.

Training for good jobs that provide benefits are what's needed to get families like mine back on track – so many people want to work but there just aren't enough opportunities to do so in today's economy. Now that I am employed and making a stable living, I can do my part for the economy so that hopefully more families can have the opportunities that I had.

BOARD OF DIRECTORS



From left to right: Peter Kilde (West CAP Executive Director), Todd Groat (Secretary), Tom Etmund (Treasurer), and Paul Streif (President).
Missing is Larry Jepsen (Vice President)

West CAP is governed by a 21 member board of directors. Directors are selected to represent low-income, government and community constituencies in each of the counties we serve. Government representatives are selected by their county board; community representatives are selected by various organizations and businesses; low-income representatives are elected through a democratic process.



Meetings are held
the second Monday
of each month
(excluding July and December).
All meetings are open
to the public. Agendas can be
found on our website at
www.westcap.org.

Barron County

Donna Cordes
Myrtle Herbst
Paul Streif

Chippewa County

Tom Etmund
Dawn Hemm
Glen Sikorski

Dunn County

Edna Forrest
Sheila Stori
Mary Van Norman

Pepin County

Nicole Brantner
Elwin Fedie
Bill Ingram

Pierce County

Mary Maier-Abel
Philip Verges
Ruth Wood

Polk County

Todd Groat
Larry Jepsen
Kellie Stewart

St. Croix County

Kelly Cain
Dave Ostness
Cindy Thomas

RECOGNITION

2013 Board of Directors Annual Meeting

Awards Presented to:



State Farm Corporation —Outstanding Partner Award

Presented by Robyn Thibado, Social Assets Director and Lillie Milune, Housing Counselor

West CAP has provided homeownership services to low-income residents in our service area since 2001. Although we had a comprehensive workbook for clients from Neighborworks, Inc. we thought that people would rather hear from experts in topics about homeownership. When we went searching for an insurance company that was local and willing to provide volunteers for the workshops, we were lucky enough to meet Jackie Hunt, Sam Gearing and Greg Peters. In addition, the State Farm Corporation has supported the program with \$23,680 in the past 5 years. The homeownership team has thoroughly enjoyed working with Jackie, Sam and Greg and we are pleased to be able to show our appreciation.

Sam Clair—VISTA Service Award

Presented by Robyn Thibado, Social Assets Director

Community service and volunteerism have played key roles in American life and culture. The Ameri-Corp VISTA program grew out of President Kennedy's and President Johnson's efforts to address poverty. They envisioned a corp of mostly young people volunteering to help their less fortunate countrymen and women in projects such as neighborhood watch groups, agricultural cooperatives and HeadStart. These volunteers were only given a stipend for food and shelter costs. Currently there are approximately 8,000 VISTAs working at 1,100 projects across the country. For the past year we have been fortunate to have Sam Clair as our VISTA member. Sam has taken the Family Table program to a new level, building stronger collaboration with our UW Extension partners and providing nutrition education and cooking skills to over 50 households in the past year. Sam also has managed both the summer and winter farmers market in Menomonie and is working on expanding the market to Boyceville this summer. His hard work and dedication have allowed the continued success of both the Family Table and Farmers Market.



Phillip Verges —Volunteer Award

Presented by Melissa Wyss, Food Access & Resource Manager

I would like to present this year's Volunteer of the year award to our very own West CAP board member Phillip Verges! In the past two years he has provided groups of volunteers to help on CSFP delivery days. He has been instrumental in assuring that we have enough people packing boxes to help make this program a success. When Phil was unable to be either at Hudson or now in Boyceville to help pack, he continued to help by sending over other volunteers in his place. He has recruited approximately 22 additional helpers that continue to volunteer on a rotating basis.



He has a warm, caring heart and understands that programs like this would not and could not exist without the hard work and dedication of able bodied volunteers. The qualities we look for in employees are exactly what we have with Phil. He is a hard worker, takes on new tasks and follows directions while brainstorming ideas only to be paid in gratitude towards knowing that he is helping make a difference in the life a low income senior citizen. Thank you Phil for all you have done to make this a successful program!

FINANCIAL STATEMENTS

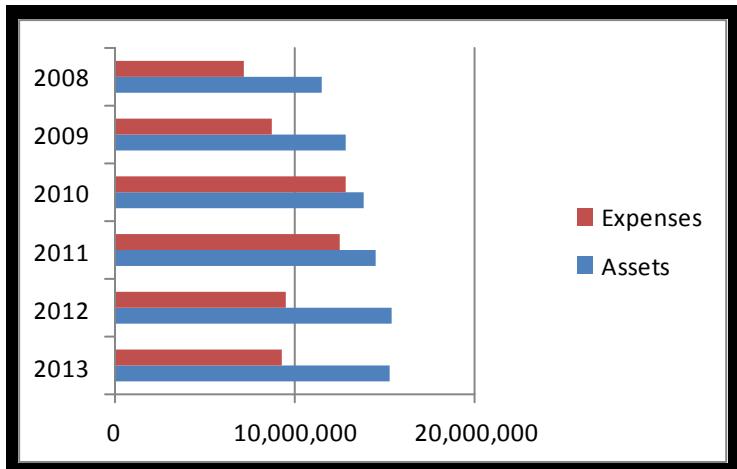
Consolidated Statement of Financial Position June 30, 2013

Assets	
Current assets:	
Cash	\$612,914
Grants receivable.....	\$160,307
Accounts receivable.....	\$294,325
Loans receivable, current portion.....	\$120,105
Inventory	\$286,923
Prepaid expenses.....	\$18,542
Construction in progress.....	\$35,146
Total current assets	\$1,528,262
Long-term assets:	
Restricted cash	\$415,504
Loans receivable, net.....	\$921,635
Investment in and advances to	
limited partnerships.....	\$5,402,616
Deferred development fees.....	\$387,146
Other assets.....	\$158,539
Total long-term assets	\$7,285,440
Property and equipment, net	\$6,464,521
TOTAL ASSETS	\$15,278,223

Liabilities and Net Assets	
Current liabilities:	
Current portion of line of credit	\$35,770
Current portion of notes payable	\$225,976
Current portion of capital lease payable	\$11,298
Accounts payable.....	\$235,162
Other accrued liabilities.....	\$222,688
Grant funds received in advance	\$375,529
Total current liabilities.....	\$1,106,423
Long-term liabilities:	
Lines of credit	\$740,831
Security deposits	\$40,296
Notes payable.....	\$2,790,762
Capital lease payable	\$31,984
Inventory advance	\$28,850
Other liabilities	\$62,859
Total long-term liabilities.....	\$3,695,582
Total liabilities	\$4,802,005
Net assets:	
Unrestricted.....	\$2,637,533
Temporarily restricted	\$7,838,685
Total net assets.....	\$10,476,218
TOTAL LIABILITIES AND NET ASSETS.....	\$15,278,223

Consolidated Statement of Activities Year Ended June 30, 2013

	Unrestricted	Temporarily Restricted	Totals
Revenue:			
Grant revenue.....	\$6,567,221	\$131,454	\$6,698,675
Donations/			
Foundations/United Ways	\$283,419	\$6,439	\$289,858
Investment income	\$90,090	\$0	\$90,090
Rental income	\$1,087,997	\$0	\$1,087,997
Program contributions	\$113,398	\$0	\$113,398
Sales	\$785,518	\$0	\$785,518
Other income	\$404,628	\$0	\$404,628
Net assets released			
from restrictions	\$80,049	(\$80,049)	\$0
Total revenue.....	\$9,412,320	\$57,844	\$9,470,164
Expenses:			
Salaries and wages.....	\$2,535,614	\$0	\$2,535,614
Fringe benefits	\$733,629	\$0	\$733,629
Consultants/contract labor	\$183,649	\$0	\$183,649
Space/utilities	\$606,903	\$0	\$606,903
Consumable supplies	\$213,206	\$0	\$213,206
Travel/transportation ad training ..	\$250,046	\$0	\$250,046
Small equipment purchases/depreciation			
repairs and maintenance	\$417,841	\$0	\$417,841
Other expenses	\$458,488	\$0	\$458,488
Participant support	\$2,984,749	\$0	\$2,984,749
Interest	\$175,028	\$0	\$175,028
Cost of goods sold.....	\$711,745	\$0	\$711,745
Total expenses	\$9,270,898	\$0	\$9,270,898
Change in net assets	\$141,422	\$57,844	\$199,266
Net assets - Beginning of year.....	\$2,496,111	\$7,780,841	\$10,276,952
Net assets - End of year	\$2,637,533	\$7,838,685	\$10,476,218



Assets vs. Expenses for FY2008-2013

FUNDING/DONATIONS

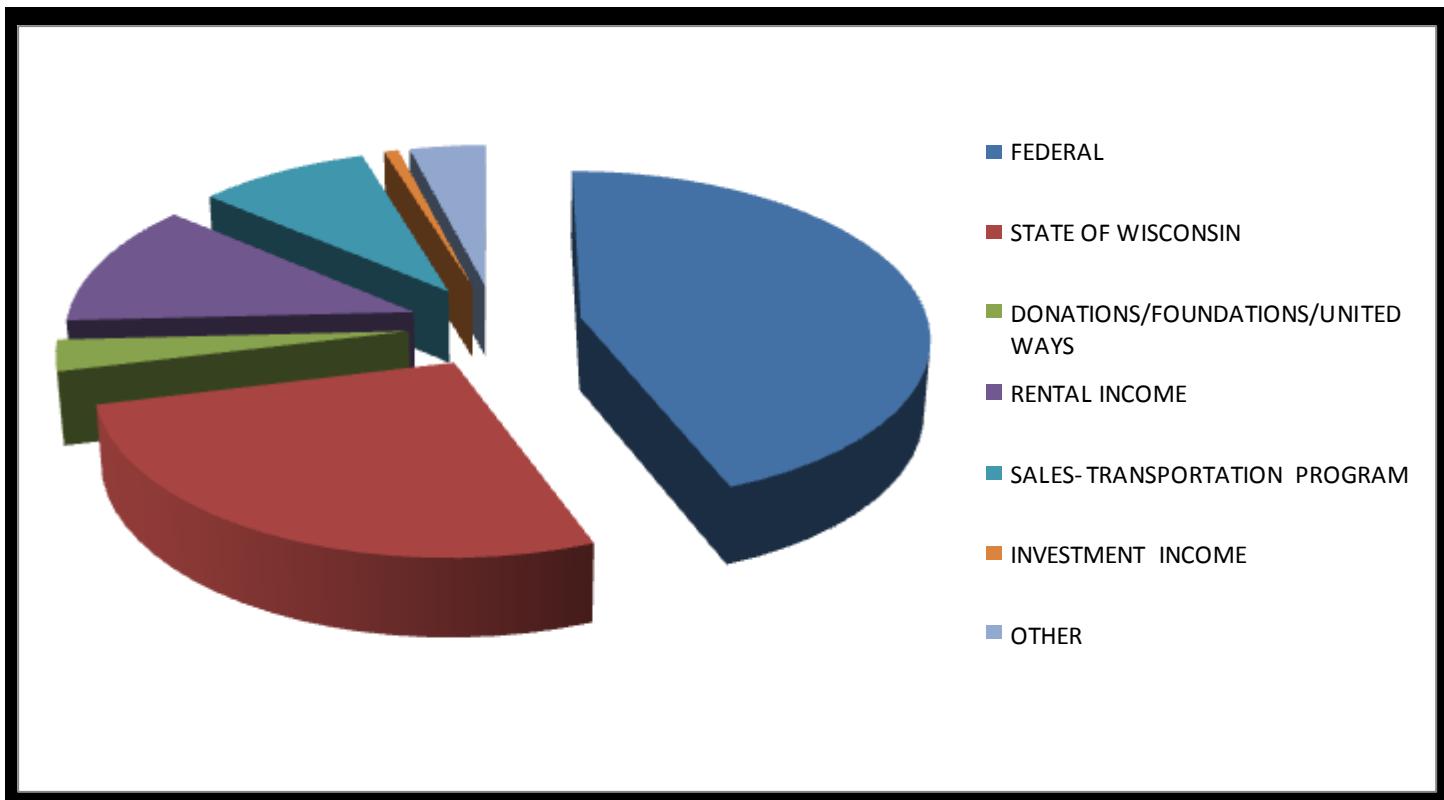


Chart of Revenue for FY2013

Donations/Foundations/United Ways

(including donated items - value based on estimated fair market value)

Donations under \$1,000

Total	\$24,579
\$1,000+	
Barron County	\$4,000
Chippewa County	\$4,000
St. Croix County	\$4,000
State Farm Foundation	\$3,968
United Way of Rice Lake	\$3,352
Tim & Joyce Hall - donated vehicles	\$3,250
Ann & Rusty Brand - donated vehicle	\$3,000
Dunn County.....	\$3,000
Pierce County	\$3,000
Sundance Family Foundation.....	\$2,912
Polk County	\$2,660
Norman Logterman - donated vehicle	\$2,500
Dan & Barb Schueler - donated vehicle	\$2,500
Xcel Energy Foundation	\$2,550
Andersen Corporate Foundation	\$2,386
Community Foundation of Dunn County.....	\$2,345
Joyce Hall.....	\$2,100
Tali Lee - donated vehicle	\$2,000
Gerald Bauer - donated vehicle	\$1,500
Peter Berner - donated vehicle.....	\$1,500
Anna Pesek - donated vehicle.....	\$1,500

\$1,000+ (continued)

Glen Hills Parish United Methodist Churches	\$1,005
Jim Binder - donated vehicle	\$1,000
Cardinal Health - donated equipment	\$1,000
Counter Family Fund	\$1,000
Tom & Patricia Fetsch - donated vehicle	\$1,000
Pepin County	\$1,000
St. Bridget Catholic Church	\$1,000
Bob Talsness - donated vehicle.....	\$1,000
Thrivent Financial Pierce St. Croix Chapter.....	\$1,000
Walmart Foundation	\$1,000

\$5,000+

Anonymous Business donation.....	\$5,900
Denise & Matthew Metzler - donated vehicle	\$5,500

\$10,000+

Hugh J. Andersen Foundation.....	\$48,500
United Way of St. Croix Valley	\$20,763
United Way of Dunn County	\$10,234

\$50,000+

Otto Bremer Foundation	\$106,352
Total Donations/Foundations/United Ways	

How to get involved

Check out our website:

www.westcap.org

www.westcaprentalproperties.org

Like us on facebook:

<http://www.facebook.com> - West CAP

<http://www.facebook.com> - Menomonie
Farmers Market

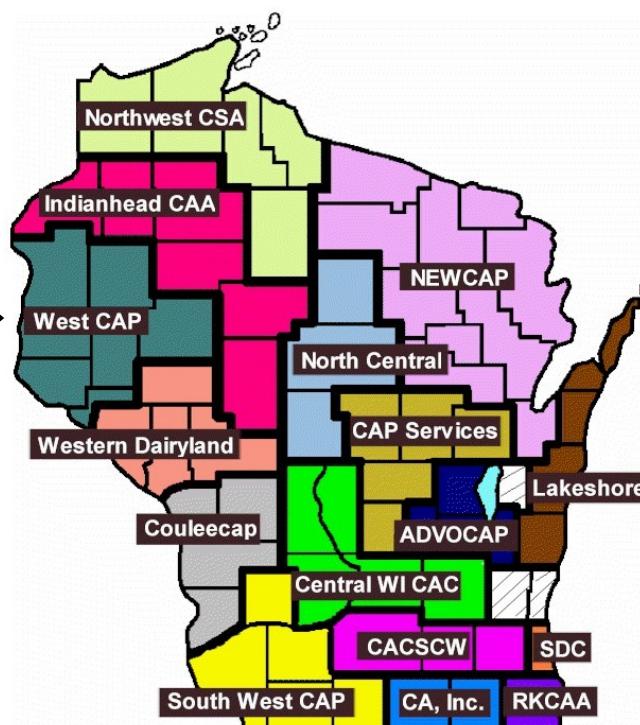
Ways to Help:

- Volunteer opportunities
- Support your local food pantry
- Spread the word

Donations:

- Cash (fully tax-deductible)
- Donate your car, van or truck
- Food, personal care products

Proudly serving residents
in Barron, Chippewa,
Dunn, Pepin, Pierce, Polk,
and St. Croix counties
since 1965.



WEST CAP

**West Central Wisconsin
Community Action
Agency Inc.**

**525 2nd Street - PO Box 308
Glenwood City, WI 54013**

Phone: 715-265-4271

Fax: 715-265-7031

www.westcap.org