

# **ANNUAL REPORT**

WEST CENTRAL WISCONSIN COMMUNITY ACTION AGENCY, INC.





BOARD OF DIRECTORS May 2022-May 2023

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# LEADERSHIP REPORT

Greetings from West CAP's Board of Directors and Staff. We are pleased to present our Annual Report for last fiscal year, July 1, 2021 – June 30, 2022.

This really was an extraordinary year for West CAP by any measure. In these twelve months, West CAP provided, or brought to our communities, more financial resources (\$27,201,663 to be precise) with which we were able to assist more area residents (30,802) than in any year of our 57-year history.

Much of this funding and program growth was due to the lingering effects of the Covid Pandemic. Given the fact that, along with other CAP agencies in Wisconsin and across America, West CAP has a long history of getting new programs up and running quickly and effectively, West CAP was selected to administer the Wisconsin Emergency Rent Assistance program (WERA) in our region, along with Wisconsin Help for Homeowners (WHH) and a Vaccine Outreach effort. These programs continued to provide essential services through FY '22.

Also just launched this year, we received funding through the Wisconsin Economic Development Corporation's Workforce Innovation Program, to provide great support for the training and education of eligible low-income applicants to prepare them for good careers in the medical field. West CAP was honored to host Governor Evers for his press event announcing the creation of this statewide initiative.

There is much more to the story of West CAP's important contributions to an economy that comes closer to working for everybody in west central Wisconsin, and much of that story is in these pages. Our legacy programs: home weatherization, homeless intervention, affordable housing development and management, rental housing support, literacy and skills development, food access, transportation support, and community supported activities like the school backpack and holiday gift drives, continue to serve the largest numbers of people with essential services.

What makes this such a great story is the host of supporting local, state and federal agencies, regional foundations, generous donors, a dedicated and supportive local Board of Directors, and most of all, a wonderful staff who turn all this rapidly expanding support, along with all of its challenges, bureaucratic complexities, and often, the skills and patience required to provide assistance to very stressed people, into essential and practical programs and services for our neighbors in need.

Thank you.

Perto Pulde

#### On the Cover:

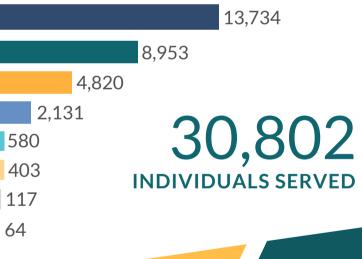
The cover photo features long-time Menomonie Farmers Market vendors, Wachor and MeeLee Lor. The Lors have grown and sold fresh produce at the Menomonie Farmers Market for years. Wachor sadly passed away in the fall of 2021. He was an invaluable asset to the community. Photo Credit: Veronika Zazovsky, Market Manager.





# TOTAL INDIVIDUALS SERVED BY PROGRAM IN FYE 2022

FOOD ACCESS & RESOURCESENERGY ASSISTANCEHOUSING ASSISTANCEWEATHERIZATIONCOMMUNITY HOUSINGCOMMUNITY INITIATIVESADULT EDUCATION111TRANSPORTATION





OPENING OPPORTUNITIES (ମ୍ରୁଡ଼ି

MOBILIZING RESOURCES



INNOVATING SOLUTIONS





### COUPLE PREPARE FOR U.S. CITIZENSHIP TEST

Karla and Cesar are a married couple who are originally from Peru and now call Baldwin, WI home. They have been working with one of our Adult Literacy tutors, Joyce, over the past year to receive free one-on-one tutoring to prepare for their citizenship tests. Joyce met with them regularly at the Baldwin Public Library to work on civics, reading and writing skills through West CAP's Adult Literacy program. Joyce has been serving West CAP as an Adult Literacy volunteer since 2009. She helps by tutoring Spanishspeaking clients that may want to improve their English-speaking skills, writing skills, or to earn their U.S. citizenship. As a former Spring Valley High School Spanish teacher, Joyce is helping open opportunities for low income families in our communities by building their literacy and language skills.

# WORKFORCE INNOVATION GRANT TO MEET WISCONSIN'S

Governor Evers visited one of West CAP's housing developments in June 2022 for a press conference to announce a \$4.8M Workforce Innovation grant to help meet the increasing demand for nurses across the state.

As a partner in the initiative, West CAP joins nine other WI community action agencies to provide opportunities for low and moderate-income individuals to up-skill or re-skill into high demand nursing careers. Grant funds will pay up to \$25,000 for ten West CAP participants to earn a nursing-related degree.

West CAP's own Skills Enhancement program participant and recent CVTC Nursing graduate, Carrie Kittleson, spoke about her own experiences at the press conference and shared how this initiative will help others reach their goals.



(L to R) Peter Kilde, Carrie's Daughter, Carrie Kittleson, Stephanie Stark, Gov. Evers

"I was homeless and staying at a local women's shelter. West CAP helped me get housing and helped pay for gas and books so I could earn my degree. They helped me set and reach goals for my future."

- Carrie Kittleson, Skills Enhancement Program Graduate

# HOMELESS INTERVENTION BRINGS SAFETY AND STABILITY TO THOSE MOST IN NEED

Our Homeless Intervention programs had a very busy year, working with our most vulnerable populations. The program hired several new staff and launched a Transitional Housing program in Dunn County, which provided **up to 24 individuals** with housing and case management after release from incarceration, a shelter, or completion of a treatment program.

Research shows interventions to prevent homelessness are more cost effective than addressing issues after someone is already homeless. The longer a person is homeless, the harder and more expensive it becomes to re-house the person. Our programs, like Rapid Rehousing, help people move from emergency/transitional shelter or on the street into stable housing as quickly as possible. It also connects people with supportive, community-based resources that help them maintain housing. This program is supported by the United Way St. Croix Valley, Pictured below, Homeless Intervention Program Manager, Erica Schoch, leads a staff meeting.



4,820 served

\$10,651,675 in economic impact



United Way of Rice Lake United Way of the Greater Chippewa Valley United Way St. Croix Valley



### MENOMONIE FARMERS MARKET -PROVIDING WIN-WIN OPPORTUNITIES

The Menomonie Farmers Market started in the year 2000 by a group of local farmers. Today, the Market is managed by West CAP under the timber pavilion in Wilson Park and offers a robust network of local producers who only sell products grown or created by the vendors themselves. The Senior Farmers Market Nutrition Program, the Women, Infants and Children Program vouchers, and EBT (Electronic Benefit Transfer) can all be redeemed at the market, giving low-income residents access to fresh, local food options.

A total of **\$11,481 in EBT sales** were made at the Market in 2022. Thanks to grant contributions from Marshfield Clinic and Mayo Clinic Health System, **\$6,000 of these EBT sales were then matched**. These sales not only signify fresher food being purchased to nourish lowincome community members, it also represents direct support to the 50 local producers that rely on the market sales to make a living, with 41% of those producers being low-income themselves.

"The Farmers Market has been a success due to the enthusiasm of local residents that love local foods, local crafts, and local people." - Veronika Zazovsky, Market Manager





# MOBILIZING **RESOURCES**

# BADGER BOXES BRING QUALITY FOODS ACROSS THE STATE

Thanks to a generous grant through the Wisconsin Department of Agriculture, West CAP's Food Pantry and Food Harvest Ministry joined together to receive and distribute hundreds of fresh Wisconsin State Badger Boxes to families in need through four distribution events over the 2022 summer.

This unique initiative utilized Wisconsin-produced meat, cheese, eggs, and grains to support food hubs and pantries throughout the state's Hunger Relief Federation network, including West CAP's own food pantry in downtown Boyceville and local partner, Food Harvest Ministry. A crew of volunteers mobilized to help distribute 454 Badger State Boxes, supporting a total of 533 individuals in need.

### **RAPID RESPONSE & RESILIENCY CONTINUES POST COVID-19**

In response to COVID-19, West CAP received funding from a variety of sources to assist low-income residents who had lost income due to the pandemic. Areas of assistance included help with rent/mortgage, utilities, phone/internet, food, and transportation. Funds came in and were mobilized guickly to meet the sudden and urgent need across our service area. The response carried into 2022, thanks in large part to an unsolicited grant of \$50,000 from the Hugh J. Andersen Foundation. The fund continued to provide expanded services to those seeking assistance following the COVID-19 pandemic.

## **FOOD ACCESS**

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13.734 total individuals served

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6899 22116

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- \$1,855,764 in economic impact

  - 1.039 Senior Farmers Market Nutrition Vouchers issued

### 2,617 HOUSEHOLDS RECEIVE EMERGENCY RENTAL ASSISTANCE

To help those impacted by the pandemic, the Wisconsin Department of Administration (DOA) partnered with members of the Wisconsin Community Action Program Association (WISCAP) and Energy Services, Inc., to assist eligible renters at risk of eviction. Through the Wisconsin Emergency Rental Assistance Program, West CAP helped **2,617 households** keep up with their rent payments and avoid homelessness since the program launched in February 2021.

### HELP ARRIVES FOR WISCONSIN HOMEOWNERS

Gov. Evers held a launch event at the City of Menomonie City Council Chambers in March 2022 to announce the Wisconsin Help for Homeowners program. This initiative was created with funding from the Homeowners Assistance Fund established under the American Rescue Plan Act of 2021 to help homeowners with overdue bills related to financial hardship during the pandemic. The program provided up to \$40,000 per household to 275 West CAP area homeowners, and 5,000 homeowners statewide, with mortgage, property taxes, utilities and more as a "lifeline" to homeowners.

### **VACCINE OUTREACH PROMOTES HEALTH EQUITY**

The effects of the COVID-19 pandemic continued to widen health disparities among underserved households in 2022. The WI Department of Health Services granted funds across the state to promote health equity in COVID-19 vaccinations. As a grant recipient, West CAP was able to fund local outreach efforts to share accurate, reliable information about the vaccine and to reduce barriers to over 3,000 underserved, minority, and rural citizens to ensure individuals have the option and access to receive a vaccine if they choose.

Helping migrant farm families at a Barron County Vaccine Clinic.

TONY EVERS

#### WEATHERIZATION MANAGER NAMED 2022 'RISING STAR'

West CAP's Weatherization Production Manager, Paula Stucci, was named the 2022 Rising Star at the state's annual Weatherization Conference! The award honors an employee with four or less years of experience that exemplifies superior job performance, team focus, positive attitude, and customer service.

West CAP's Weatherization program works to significantly lower utility bills and improve the energy efficiency, comfort, and safety of low/moderate homes that are enrolled in the Wisconsin Home Energy Assistance Program (WHEAP). These Home Energy Plus (HE+) programs are administered by the WI Dept. of Administration Division of Energy, Housing and Community Resources (DEHCR).

phila!





(L to R) Brad Kortbein, Paul Gerrard, Peter Kilde, and U.S. Rep. Ron Kind.



### WEST CAP SOLAR HOUSING DEVELOPMENT WINS NATIONAL AWARD

West CAP received a prestigious award for our most visible and constructive response to climate change to date: the 1300 Residences affordable housing project in River Falls, WI.

The affordable housing development was nationally recognized as a 28th Annual Charles L. Edson Tax Credit Excellence Award (Edson Award) recipient at the Affordable Housing Tax Credit Coalition's annual Edson Awards in Washington, D.C. in September 2022. Winning in the Green and Healthy Housing category , the property's design includes **580 rooftop solar panels**, three large solar flowers, and state-of-the-art air source heat pumps for heating and cooling. It was co-developed by West CAP and Gerrard Companies in 2021 and provides **50 affordable homes** to workforce residents as well as seniors, people with disabilities, and veterans.

U.S. Representative from Wisconsin's 3rd Congressional District, Ron Kind, presented the award to West CAP Executive Director, Peter Kilde, Gerrard Companies' Co-owner, Paul Gerrard, and Cornerstone Architects owner, Brad Kortbein.

"Leadership in cutting-edge energy conservation and environmental stewardship has been a hallmark of any housing project where West CAP has had a role in the design or rehab. Our commitment to place and to the future we all share is reflected in these projects."

- Peter Kilde, Executive Director

## (f) DAKOTA MEADOWS OPENS IN 2022 AS THE SECOND SOLAR DEVELOPMENT FOR WEST CAP

Key partnerships with private for-profit businesses and non-profit groups have allowed West CAP to develop, acquire or renovate 760 units of housing to date across our service territory. Our most recent affordable housing development that features the use of green energy is the Dakota Meadows property, conveniently located in New Richmond, WI.

Dakota Meadows is purposefully located within walking distance to downtown, coffee shops, grocery stores, shopping & other amenities to support residents, especially those who are low-income. This **38-unit family housing development** offers spacious 1-, 2-, and 3-bedroom options, and gives residents solar-assisted energy savings, as the rooftop is lined with solar panels.



## WEST CAP LAUNCHES "GREEN TEAM" AND CARBON OFFSET INITIATIVE TO PROMOTE SUSTAINABILITY

As a 2022 funding priority, Associated Bank directed grant dollars across Wisconsin's community action network to heighten its efforts around environmental sustainability. West CAP received a \$3,000 grant for its Adult Education program, and an additional \$4,500 grant to help demonstrate our role as a leader in green energy and our commitment to sustainability. Grant funds will help to offset over 200 tons of our agency's carbon output through carbon credits from the National Indian Carbon Coalition and will allow us to develop and implement an internal sustainability action plan developed by our newly-formed Green Team.



# OUR DONORS

Contributions made July 1, 2021-June 30, 2022

#### \$100,000 +

Feed My People Food Bank, \$1/lb of food Hugh J. Andersen Foundation Otto Bremer Trust

#### \$50,000 +

Fred C. & Katherine B. Andersen Foundation

#### \$10,000 +

United Way of the Greater Chippewa Valley

#### \$1,000 +

Bill & Chong Ullom In Honor of Barb & Kevin Ullom In Memory of Louise & Bill Ullom Community Foundation of Dunn County Holy Cross Lutheran Church + Congregation

James & Eileen Michalski Judith Bender Keith & Carol Larson Kenneth & Karen Hansen Knights of Columbus Council 4954 Larry Mousel

#### \$500 +

Bob Scribner & Michele Orton Compeer Financial Glen Hills Golf Club Glen Hills Lions Club James & Lucinda Johnston James D. Quinn Family John & Rose McCutchin Kwik Trip Kares Menomonie Lions Club

#### Up to \$499 and In-Kind

Anna & Jerauld Rekow Amazon Smile Foundation American Family Insurance Dreams Foundation Donors Asher Lasting Exteriors Ashleson Dental Care **Barbara** Nelson Bellringers 4-H Club Betsy & Jerry Malean Betty Deutsch C-3 Center Menomonie Carrie McKnight Chad Diller **Cheryl Hurstad Christian Blaisdell Clear Connections** Chiropractic Dana Brunstrom CPA Daniel Miller Darlene & Ed Waters **Debbie Lorenz Derrick Doyle** Donna & Chuck Preiss Dorinda Kobs Dunn County Health Department Dunn Energy Cooperative Edward Jones-Michael Braatz Faith Evangelical + Congregations Joint Thanksgiving Service Faith Family Church + **Congregation of Emerald** Genevieve Fern Geraldine & James Luepke Gilman WELCA Church **Ginny Julson** Glen Hills Parish UMC Glenwood City Tribune Harold Jones Heather Pvka Heidi Bishop Hearts & Hands Ouilt Guild of Bovceville Immanuel Lutheran ELCA James H. Krave, Attorney at Law James Laskin Jean Rose Jennifer & Keith Hansen Jessica Rudiger Joan Bartz Jody Komrey Joel & Lynell Anderson John & Marian Schmitz Jo Stachowiak

Joseph & Anna Lucas Joseph & Charlene Draxler Julie Stansburv Kadingers Salvage & Recycling Karen Stoner Kirkpatrick Law Office Leslie Schmidt Lisa Smith Logghe Trucking M&M Bar Mark & Susan Christopher Martha Pieper Melissa Larson Merry Vinette Nancy & Bill Wold New Richmond Utilities Norton Lutheran Church Parish **Mildred Timm Olson Funeral Home** Patricia Caponi In memory of Anna Caponi Paul Chase Paula Lugar Peggy Audley Pete's Automotive Peter Kilde



Glenwood City Elementary students Raised an incredible \$2,796.45 for West COLP's Holiday Cift Drive through their annual Penny Wars!

#### \$5,000 +

Tom & Patty Doar Foundation

Lois Burri Margaret Chesley New Richmond Area Community Foundation School District of Glenwood City Student Body St. Croix Valley Community Foundation

Nilssen's Foods - Glenwood City Round Up St. Croix County American Legion

Jose Schumacher

United Way of Rice Lake United Way St. Croix Valley

Tim & Joyce Hall Trinity Lutheran Chuch + Congregation of Boyceville Women's Giving Circle of Dunn County-CFDC Xcel Energy Foundation

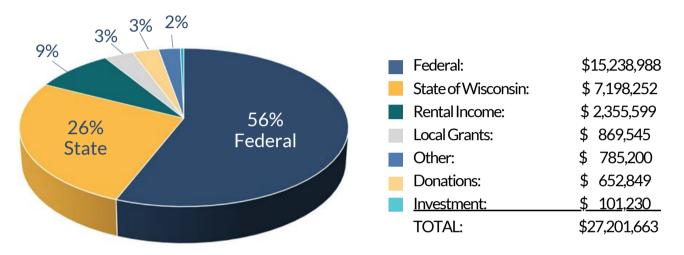
St. Johns Council of Catholic Women Susan Strehlo United Way of Dunn County

**Phil Verges** Rasmussen Village Pharmacy Glenwood City Richard & Susan Kahler **River of Life Church Rita Maloney Rita Zimmerman** Robyn Thibado Ross' Glenwood City Lockers Samantha Phillipps Scott & Carol Teigen Stacy Flaherty Stepping Stones of Dunn Countv Sunnvside Shamrock 4-H Club Susan Wagner Tim Mather **Todd Groat** Thrivent United Methodist Church + Congregation - Boyceville United Methodist Church + Congregation Glenwood City Viola M. Weiker William & Vicky Spaeth William Johnson

Wilson Lutheran Church

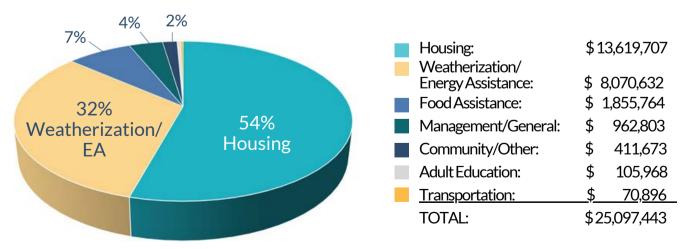
# AGENCY FINANCIALS FISCAL YEAR JULY 1, 2021-JUNE 30, 2022

## SOURCES OF FUNDING FYE 2022



Increase in net assets of \$2.1 million: \$1 million is donor restricted. Of the remaining \$1.1 million, \$900,000 is due to the recording of Loans Receivable and does not reflect cash maintained by the agency.

## ECONOMIC IMPACT BY PROGRAM FYE 2022



This information includes funding we procure for clients that they receive directly from the funding sources of \$9,671,978



West Central Wisconsin Community Action Agency, Inc. 525 2nd Street, Box 308 Glenwood City, WI 54013 NONPROFIT ORG US POSTAGE PAID Glenwood City, WI Permit #17



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MENOMONIE OFFICE 1421 Stout Road Menomonie, WI

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