

60 YEARS

1965 - 2025



ANNUAL REPORT

WEST CENTRAL WISCONSIN
COMMUNITY ACTION AGENCY, INC.

MESSAGE FROM THE EXECUTIVE DIRECTOR



Tim Mather
Tim Mather
Executive Director
2025 to Present

At West CAP, our mission has always been rooted in one simple but powerful belief: everyone should have an opportunity to thrive, and to be successful in their lives. Every day, our staff, volunteers, and community partners work together to support individuals and families to help build stability, resilience, and hope for the future.

This past year has reminded us how vital our community connections are. As families face rising costs, housing challenges, and economic uncertainty, West CAP continues to respond with compassion, innovation, and action. From housing and energy-related assistance to employment support and food access, our programs are designed to meet people where they are and help them move forward.

What makes West CAP truly special is the dedication of those who make our work possible. I am deeply grateful to our staff, whose commitment and professionalism inspire me every day; to our volunteers, who give generously of their time; to our funders and partners, whose trust and collaboration allow us to serve our communities effectively; and lastly, to our Board of Directors for their unwavering leadership.

As we look ahead, West CAP remains committed to listening, learning, and leading with purpose. Together, we will continue building pathways to opportunity and creating stronger, more vibrant communities across western Wisconsin.

WEST CAP BOARD OF DIRECTORS

Our mission 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.

BARRON COUNTY

Pam Fall
Pam Kohnen

CHIPPEWA COUNTY

Dawn Christie
Kari Ives
Tara Robinson

DUNN COUNTY

Angie McIlquham
Kwase Golliday,
Secretary
Vaughn Hedlund,
President

PEPIN COUNTY

Andrew Winkler
Sandy Wright
Jodie Anderson



PIERCE COUNTY

Phillip Verges,
Treasurer
Anne Clafin
Kelly Bonner

POLK COUNTY

Tony Johnson
Randy Dean
Amy Johnson

ST. CROIX COUNTY

Tammy Kincade
Jessica Thomason
Greg Tellijohn,
Vice President

WEST CAP CELEBRATED 60 YEARS OF COMMUNITY ACTION EXCELLENCE!

The historic Mabel Tainter Theatre in downtown Menomonie was host to our 60th Anniversary Celebration on November 14, 2025. The evening featured decade-themed musical performances by the Home Grown Tomatoes Band (HGT) along with theatric (and educational) guest hosts by cast from the Menomonie Theater Guild who transported the audience through historic music, events, (and costumes!) of the 60's, 70's, 80's and 90's.

The night culminated with a performance of humor and original music by New York Times bestselling author, humorist, and singer/songwriter, Michael Perry! Guests enjoyed an engaging, humorous, and heartfelt delivery of dialogue and music as Michael reflected on the beauty and struggles of small-town life in rural Wisconsin.

This event also served as a fundraiser in which **over \$7,000** was raised to support West CAP's food network across ten counties. A special thank you to all those who planned, sponsored, performed, and attended to help make this night possible.



ADULT EDUCATION

BUILDING SKILLS AND PROMOTING SELF SUFFICIENCY

ADULT LITERACY

This program recruits and manages volunteer tutors that offer one-on-one or small group tutoring for adults that want to improve their literacy skills for personal or job-related goals.

SKILLS ENHANCEMENT

This program helps adult learners obtain higher paying jobs with health care benefits by emphasizing short-term, demand driven, job-focused post-secondary training.

NURSING SKILLS

This program helps under-employed and unemployed, low- and moderate-income individuals with opportunities to obtain and sustain careers in the healthcare industry such as CNA's, LPN's, CAA's, Medical Assistants and beyond.

Lacey's STORY



"I was a struggling single mom juggling two jobs and trying to go back to school. I found out about the [Nursing Skills Enhancement] program through one of my instructors and made the call the next day. This program not only took away the financial burden, but made it possible for me to focus on school and graduate with honors in my Medical Assistant (MA) program. I am now the lead MA in a new satellite clinic in my hometown bringing patient centered care to a community that was in desperate need. Thank you to everyone at West CAP for assisting in my journey and helping make my dream become a reality!"

LAPTOP DISTRIBUTION EVENT

Thanks to the help of Wisconsin Literacy and a grant they received, West CAP hosted a free laptop distribution event on July 28, 2025. The event connected 25 income-eligible community members to a refurbished laptop to help them with their technology needs such as attending classes, applying for jobs, virtual wellness, a student at home, and more. The event included West CAP staff and volunteers who helped in this day-long event working one-on-one with recipients to install relevant software and updates. The laptops include 5 years of IT services from Human I-T.

This project was supported, in whole or in part, by federal award number CPFFN0201 awarded to Wisconsin Literacy, Inc. through \$2.4 million of funds from the U.S. Department of the Treasury through the American Rescue Plan Act and the State of Wisconsin, acting by and through the Public Service Commission of Wisconsin.



West CAP staff member, Abi (right) helping a program participant set up a laptop through the event.



West CAP staff member, Angelica (right) helping a program participant at the event.

\$17,222

AVERAGE ANNUAL INCOME INCREASE FOR SKILLS PARTICIPANTS

716

LITERACY VOLUNTEER HOURS LOGGED

73

TOTAL ADULT LEARNERS SERVED



1,186

EMERGENCY UTILITIY
CRISIS PAYMENTS

7,501

HOUSEHOLDS SERVED IN
2024-2025 HEATING SEASON

ENERGY ASSISTANCE

REDUCING HOME ENERGY COST BURDEN FOR HOUSEHOLDS

Through the Wisconsin Home Energy Assistance Program (WHEAP), West CAP provides assistance with heating costs, electric costs, and energy crisis situations to help lower the burden of monthly energy costs for households in need. Utility payments are made directly from the State of WI to energy vendors or customers during the heating season, which starts October 1st and goes through May 15th each year. Pictured right is the Energy Assistance Team.



WEATHERIZATION

MAKING HOMES SAFER & MORE ENERGY EFFICIENT

West CAP's Weatherization Program exists to improve the efficiency, comfort, and home safety of housing for low/ moderate Wisconsinites that are enrolled in the Wisconsin Home Energy Assistance Program (WHEAP). These services can be performed on site-built homes, manufactured homes, multifamily dwellings, and even apartment buildings. Home Energy Plus programs are funded by the Wisconsin Department of Administration (DOA), Division of Energy, Housing and Community Resources (DEHCR).

What can Weatherization do?

- Insulate attics, walls and floors
- Insulate or replace water heater
- Install energy efficient lighting
- Perform a general health and safety inspection
- Possibly replace refrigerator and/or freezer
- Installation of ventilation fans
- Repair or replace non-working heating systems including furnaces and boilers



WEATHERIZATION THEN → NOW

West CAP began operating the first federally funded home weatherization program in the nation in **1974.**

From that date until now, West CAP has provided critical home weatherization services to our rural families. Below is our 2025 Weatherization team recreating the iconic 1974 photo (left).

736 HOUSEHOLDS WEATHERIZED

124 EMERGENCY WATER HEATERS INSTALLED

389 FURNACE REPAIRS / REPLACEMENTS



Heidi's STORY

"I first contacted West CAP when I had an inspection on my furnace. I was not shocked because it was old but when the HVAC tech said I have to shut this down because it's emitting carbon monoxide, I went to my sister in tears - what am I going to do? She said call West CAP...it took me 15 minutes and I was on my way to no worries and a furnace. This organization has everything stream lined and efficient. Weatherization team - You are a well oiled machine.

Thank all of you for everything you have done for me. The quality work, the warmth, the heat, the cleaner air, the safe efficient dryer, the safe food, a bedroom to sleep in. The money I will save to go towards needed repairs, the knowledge, kindness, just a bright light when you feel so overwhelmed with worry. I truly don't know what I would have done. The things done for me as you can see will last the rest of my life. Thank you!"



Homeless Intervention staff from West CAP, Western Dairyland Economic Opportunity Council, The Bridge to Hope, Benjamin's House, and Stepping Stones of Dunn County all came together for two days of in-depth training in 2025. Topics included Housing-Based Case Management, Motivational Interviewing, and Wellness Promotion to better serve households who are homeless or at risk of homelessness.

HOUSING ASSISTANCE

HOMELESS INTERVENTION

A team of 11 full-time staff members help those who are literally homeless or are at-risk of homelessness achieve permanent housing through a combination of rental assistance, in-home case management, and connections to community resources.

160
HOMELESS / AT RISK OF
HOMELESS HOUSEHOLDS SERVED

HOUSING STABILITY

The Housing Stability program provides comprehensive planning, coaching, and support services to households struggling to find or maintain stable housing. Services include eviction prevention, short-term rent assistance, budgeting, and connections to resources.

377
HOUSEHOLDS RECEIVED
HOUSING STABILITY SERVICES

HOUSING CHOICE VOUCHERS

West CAP administers Section 8 Housing Choice Vouchers to provide long-term rent assistance to St. Croix, Pierce, Polk, and Dunn Counties.

460
HOUSING CHOICE
VOUCHERS ISSUED

James's STORY

James had been homeless for 5 years and was living in his car. Due to his living situation, he lost custody of his three children. He enrolled in West CAP's Permanent Supportive Housing program in 2024. Shortly after completing his program tenant briefing, James moved into a 1-bedroom unit and was reunited and able to regain custody of his young sons. During this time, he was able to establish full time placement of the children and successfully enroll them in the nearby school district.

In the beginning of his programming, James mentioned that he and his family were struggling with a food insecurity. Throughout his year in our program, James has visited multiple food pantries, established primary care physicians for all members of his family, removed/eliminated his food insecurity, curated a tailored budget, and created a happy and safe environment for his family.

In April 2025, James and his sons moved to a 3-bedroom unit in St. Croix County. Over the last year, through his progress, James was able to successfully exit the program into permanent housing. Pictured right is West CAP Case Manager, Taylor, presenting James with the 2025 Client Achievement Award.



FOOD ACCESS

FOOD PANTRY & PARTNERS

West CAP provides staff support and food distribution assistance to 38 community-based food outlets, including our own Boyceville Food Pantry, through The Emergency Food Assistance Program (TEFAP).

COMMODITIES FOR SENIORS

The Commodity Supplemental Food Program (CSFP) works to improve the health of low-income adults age 60+ years by supplementing their diets with a nutritious box of USDA foods each month. That is Melissa McCarthy (right), Food Access Manager, delivering commodity supplemental food boxes to St. Croix Falls seniors in August.

BACKPACK FOOD PROGRAM

Backpack food programs offer families groceries for weekends and school breaks. Food backpacks include healthy, kid-friendly meals.



21,730

INDIVIDUALS RECEIVED FOOD ACROSS
38 PARTNERS IN OUR NETWORK



Students from Boyceville, Amery (R), Menomonie, and Glenwood City (L) high schools built 11 raised garden beds for our local affordable housing sites. These garden boxes allow our residents to grow their own fresh produce where space would otherwise be unavailable .

COMMUNITY HOUSING DEVELOPMENT



Prairie Heights Residence – Eau Claire, WI

Prairie Heights Residences in Eau Claire, a collaborative development by West CAP and Gerrard Corporation, officially opened its doors on July 2nd, marking a significant milestone for sustainable and affordable living in Wisconsin. This 60-unit affordable housing development introduces geothermal heating and cooling as a first-of-its-kind feature for an affordable housing project in the state. Beyond its cutting-edge energy system, the project covers 100% of all utilities, including air conditioning and electricity, directly reducing the financial burden on its residents.

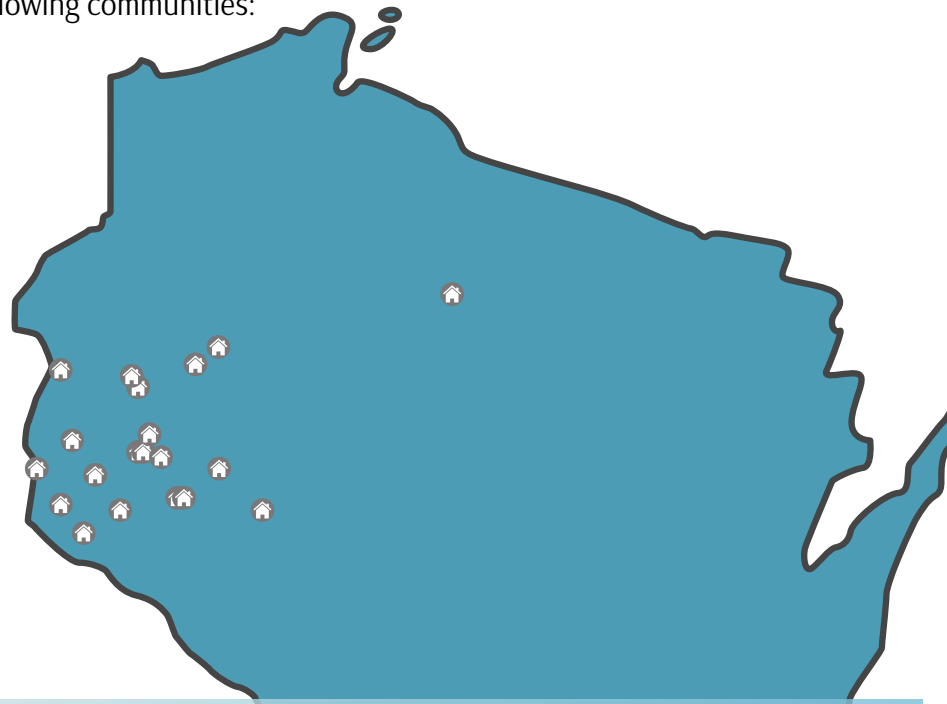
West CAP Executive Director, Tim Mather, shared the following message at the Ribbon Cutting Event: *"Our development partners, the Gerrards, left no stone unturned (metaphorically or literally) on this lot to build not only affordable housing for those that live here, but housing that is more sustainable for its stakeholders, and the environment we all share. And this is no easy task."*



COMMUNITY HOUSING PROPERTIES

West CAP owns or manages housing in the following communities:

- Barron
- Boyceville
- Clayton
- Colfax
- Eau Claire
- Ellsworth
- Glenwood City
- Hammond
- Hudson
- New Richmond
- Menomonie
- Phillips
- Rice Lake
- River Falls
- Spring Valley
- St. Croix Falls
- Santa Clara in Oskaloosa, IA



COMMUNITY SUPPORT TO FIGHT POVERTY

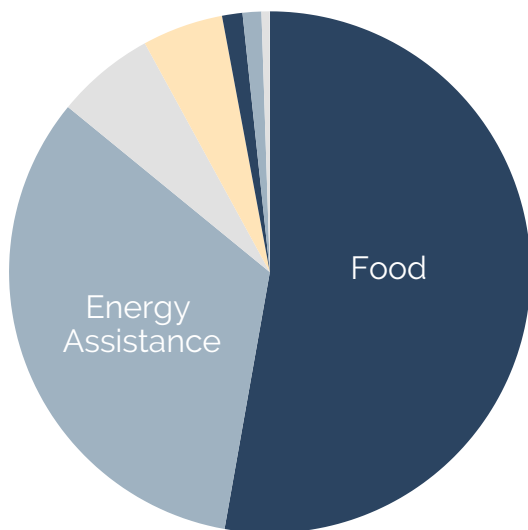


Top left: Bell Ringers 4-H Club Easter baskets. Top middle: WESTconsin Credit union employees assist West CAP's Food Pantry as part of their Community Care Day event! Top right: Back to School donations received. Bottom left: CDFC Grant to purchase new food pantry freezer. Bottom middle: Sunnyside Shamrocks 4-H Club birthday kits. Bottom right: BarnStormers ATV Club Annual Ride Holiday Gift Program donation.

TOTAL INDIVIDUALS ASSISTED

FYE 2025: 41,170

Total Individuals Served by Program:



| | |
|-------------------------------|--------|
| Food Access & Resources | 21,730 |
| Energy Assistance | 13,640 |
| Weatherization | 2,523 |
| Housing Assistance | 2,066 |
| Community Initiatives | 520 |
| Community Housing Development | 478 |
| Adult Education | 207 |
| Transportation | 6 |

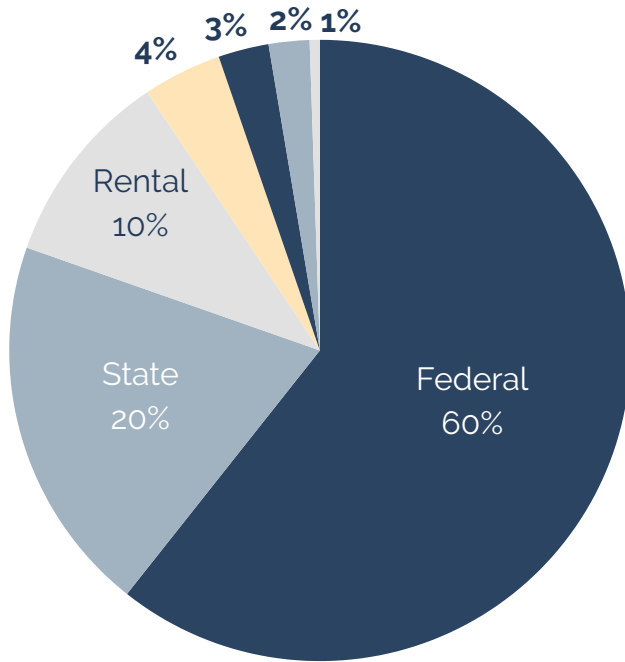
WISCONSIN COUNTIES SERVED

| Program Category | Wisconsin Counties Served | | | | | | | | | | | | | Total Individuals Assisted | |
|-------------------------|---------------------------|----------|------|-------|--------|------|-----------|---------|----------|---------|------|---------|------------|----------------------------|--------|
| | Barron | Chippewa | Dunn | Pepin | Pierce | Polk | St. Croix | Burnett | Washburn | Ashland | Rusk | Buffalo | Eau Claire | | Price |
| Food Access & Resources | x | x | x | x | x | x | x | x | x | x | x | x | x | | 21,730 |
| Home Energy Assistance | x | x | x | x | x | x | x | x | x | x | | | | | 13,640 |
| Home Weatherization | x | x | x | x | x | x | x | x | x | | | | | | 2,523 |
| Housing Assistance | x | x | x | x | x | x | x | | | | | | | | 2,066 |
| Community Initiatives | x | x | x | x | x | x | x | | | | | | | | 520 |
| Housing Development | x | x | x | x | x | x | x | | | | | | x | | 478 |
| Adult Education | x | x | x | x | x | x | x | | | | | | | | 207 |

FINANCIALS

SOURCES OF FUNDING

Fiscal Year - July 1, 2024 - June 30, 2025



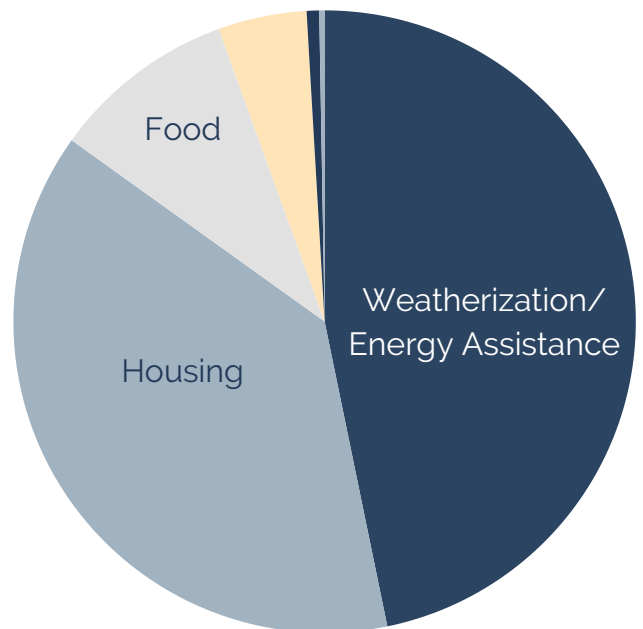
| | |
|-----------------------|---------------------|
| Federal | \$17,337,936 |
| State of Wisconsin | \$5,632,513 |
| Rental Income | \$2,928,859 |
| Donations/Foundations | \$1,173,677 |
| Other | \$751,682 |
| Local Grants | \$605,754 |
| Investments | \$150,924 |
| TOTAL | \$28,581,344 |

Increase in net assets of \$1,279,284: of this amount 76% of it is due to capitalizing of donated/grant funded assets and the recording of Loans Receivable and does not reflect cash maintained by the agency. 24% is Foundation money received that will be expended in the following year.

ECONOMIC IMPACT BY PROGRAM

Fiscal Year - July 1, 2024 - June 30, 2025

| | |
|----------------------------------|---------------------|
| Weatherization/Energy Assistance | \$12,768,559 |
| Housing | \$10,410,107 |
| Food Assistance | \$2,614,799 |
| Management/General | \$1,256,205 |
| Adult Education | \$176,817 |
| Community/Other | \$75,573 |
| TOTAL | \$27,302,060 |



This information includes funding we procure for clients that they receive directly from the funding sources of \$6,076,954.

\$27,302,060 TOTAL ECONOMIC IMPACT TO COMMUNITIES

OUR DONORS

Donations Made July 1, 2024 - June 30, 2025

\$100,000 - and beyond!

Elevate
Feed My People Food Bank \$1.92/lb of food
Fred C. & Katherine B. Andersen Foundation
Hugh J. Andersen Foundation

\$50,000+

WHEDA Foundation

\$10,000+

Tom & Patty Doar Foundation

\$5,000+

Community Foundation of Dunn County
Gives Giving
St. Croix County
OHLY
United Way Greater Chippewa Valley
United Way St. Croix and Red Cedar Valleys
Xcel Energy Foundation

\$1,000+

Alera Group / JA Counter
Andersen Corporate Foundation
Anonymous
Ansary & Associates LLC
Barron County
Big Rivers Resources Boyceville
Cardinal FG
Chippewa County
Glenwood Forest Barn Stormers
Goodwill North Central Wisconsin
Holy Cross Lutheran Church
Holy Cross Lutheran Church ELCA
James & Eileen Michalski
James Quinn
Joyce Hall
Karen & Kenneth Hansen
Knights of Columbus Council 17021
Kwik Trip, Inc.
Larry Mousel
Lois Burri
Margaret Chesley
Medica
Mike's Auto Body
Mutual of America
OpEx Phillips Medisize
Pepin County
Pierce County
Polk County
Rose McCutchin
St. Croix Electric Co-op Serves
Tom & Judy Achterhof
Trinity Lutheran Church
United Way of Rice Lake
William & Chong Ullom
*In Memory of Bill & Louise Ullom
In Honor of Boyceville Food Pantry*

\$500+

Carol Schlosser
In Memory of Ben Schlosser
Cathy Mianecki
Deb Holmlund
Gail & Robert Greeley
Glen Hills Golf Club, Inc.
In Memory of Leaker
Glen Hills Lions Club
Judith & Julian Bender
Michele Orton & Bob Scribner
Paul Helgeson
St. Croix County American Legion Youth
St. Johns Council of Catholic Women
Thrivent Choice Dollars
Tim & Logan Mather
Todd & Tracey Petersen
Trelleborg EirMed
Trinity Women of WELCA

UP TO \$500

Abraham Smith
Andrew Gaertner
Angela Jeske
Ann Leake
In Memory of Paula Lugar
Anne Clafflin
Ashleson Dental Care
Ashley Graupner
Auth Consulting & Associates
Barbara Nelson
Becky Hofmeister-Timblin
Bellringers 4-H Club
Betsy & Jerry Malean
Bremer Bank
Carie Statz
Cheryl Hustad
Christina Rosencranz
Christine Chale & Daniel Freedman
Compeer Financial
Cynthia & Timothy Mahoney
D&D Companies LLC
Dana E. Brunstrom CPA, LLC
David & Joan Bartz
Derrick Doyle
Donna Lanni & Ronald Lockwood
In Memory of Paula Lugar
Dunn County Area Retired Educators
Dunn Energy Cooperative
Elizabeth Buerger
Faith Family Church
Forest Brush Beaters
Gilman WELCA
Harold Jones
Hoof & Paw Clinic, LTD
James & Janice Erdman
In Honor of Hugh Williamson
Jessica Rudiger
Jessica Thomason
John Dotseth Trucking

Joseph & Anna Lucas
Joseph Pieters
Judy Veenendaal
In Memory of Duane Veenendaal
Kado & Associates
Karen Koehler
Kathy Sweeney
Katie & Justin Swenby
Keith & Carol Larson
Kelly Bonner
Kevin Ruetz
Linda Lausted
Lisa Ludwig
Lisa Smith
Logghe Trucking Inc.
Lynanne Jeske
*In Memory of Becky Hahn
In Memory of Dorothy Magnuson
In Memory of Ed Waters*
Lynne Cassellius
Marilyn Dehnert
Markquart CDJRF LLC
Matson Miller Legion Auxilliary
Melissa McCarthy
Michael & Jody Graese
Michelle & Paul Schlosser
Mike Cassellius
Mitchell LaBrec
Molly Malone
Northwest Chapter #98 OES
Patricia Traxler
Patrick & Jan Pesek-Herriges
Paula Lugar
Peter Kilde
In Memory of Paula Lugar
Pete's Automotive Supply Inc.
Phil Verges
In Memory of Paula Lugar
Ross Glenwood City Lockers
Rush River Lutheran Church
Ruth & Dave Wood
In Memory of Paula Lugar
Samantha Phillipps
Sarah Zarbock
Scott & Carol Teigen
Shawn DeWitt
Sign Results LLC
Sneezing Cow Inc.
St. Jessica's Circle
Sunnyside Shamrock 4-H Club
Susan Keith
Susan Redford
Synergy Retirement Planning
Tara Robinson
The Oral Surgery Center
Thrivent
Thursday Night Ladies Bowling
Tony & Patricia Fedie
United Methodist Church of Boyceville
United Methodist Women
WESTconsin Credit Union
Wilson Lutheran Church
Wilson Lutheran WELCA
Wisconsin Literacy Inc.



WEST CAP



WEST CENTRAL WISCONSIN COMMUNITY ACTION AGENCY INC.

MAIN OFFICE
525 2ND ST. - PO BOX 308
GLENWOOD CITY, WI 54013
(715) 598-4750 - info@wcap.org

WEATHERIZATION
319 MISTY LANE
GLENWOOD CITY, WI 54013

MENOMONIE OFFICE
1421 STOUT ROAD
MENOMONIE, WI 54751



Strong, Secure Families. Stable Communities.