

**COMMUNITY DEVELOPMENT AUTHORITY, REDEVELOPMENT AUTHORITY AND HOUSING AUTHORITY  
(A Comparison of Wisconsin State Statutes SS 66.1335, SS 66.1333 & SS 66.1201)**

CDA SS-66.1335	RDA SS.1333	Housing Authority 66.1201
<b>Created by Common Council</b>	<b>Created by the Common Council</b>	<b>Created by the Common Council</b>
<b>Separate Body Politic for...</b>	<b>Separate body corporate and politic for...</b>	<b>A public body and a body corporate and politic for...</b>
<ul style="list-style-type: none"> <li>• Blight elimination</li> <li>• Slum Clearance</li> <li>• Urban renewal</li> <li>• Housing projects</li> </ul>	<ul style="list-style-type: none"> <li>• No power connected to public housing projects</li> <li>• Promote health, safety and morals of its residents</li> <li>• May take title to real and personal property May acquire property through eminent domain</li> <li>• May employ personnel as required to perform its duties and responsibilities</li> <li>• May appoint an executive director</li> </ul>	<ul style="list-style-type: none"> <li>• Housing projects</li> <li>• All real and personal property acquired, according to a single plan to demolish, clear, remove, alter or repair insanitary or unsafe housing, or to provide for safe and sanitary dwelling accommodation for persons of low income, or both</li> <li>• The planning of buildings and improvements, the acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration and repair of the improvements and all other related work</li> <li>• May employ personnel as required to perform its duties and responsibilities</li> <li>• May appoint an executive director</li> </ul>
<b>Powers: Community Development Authority</b>	<b>Powers: Redevelopment Authority</b>	<b>Powers: Housing Authority</b>
<ul style="list-style-type: none"> <li>• Those powers and duties set out in: 66.1201 (Housing Authority), and 66.1333 (Redevelopment Authority)</li> <li>• City Agent In Carrying Out Planning and Community Development Programs approved by the Mayor and Common Council per FHA 1974</li> <li>• City Agent to perform all acts of the PHDC, in compliance with the PHDC approved master plan, such as...</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare redevelopment plans and urban renewal plans</li> <li>• Undertake and carry out redevelopment and urban renewal projects</li> <li>• Enter into contracts (other than professional services): contracts in excess of \$25,000 are subject to bid by class 2 notice. If estimated cost is between \$3,000 and \$25,000, a class 2 notice shall be given</li> </ul>	<ul style="list-style-type: none"> <li>• Carry out, acquire, lease and operate housing projects approved by the council; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part of a housing project.</li> <li>• To take over by purchase, lease or otherwise any housing project undertaken by any government and located within the area of operation of the authority when approved by the council; to purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, or otherwise, any real or personal property or any interest in the real or personal property</li> </ul>

<ol style="list-style-type: none"> <li>1. Adopt Tax Increment District Project Plans and submission to Common Council for approval 66.1105</li> <li>2. Adopt Redevelopment Plans for submission to Common Council for approval 66.1301</li> <li>3. Certify compliance with development plans 66.1329</li> <li>4. Establish boundaries of the project area for a redevelopment plan 66.1331</li> <li>5. Undertake urban renewal projects and activities such as rehabilitation and conservation work, urban renewal projects to prevent or eliminate slums or blighted, deteriorated ore deteriorating areas 66.1337</li> </ol>	<ul style="list-style-type: none"> <li>• Regarding real or personnel property, the Authority may: acquire, hold, improve, clear, prepare for redevelopment, sell, lease, subdivide, retain, make available, mortgage, encumber, dispose of, enter contracts for, place restrictions or covenants on, arrange contracts for services, operate and maintain; enter any building or property in a project area to insect, survey, appraise, soundings or test borings, or obtain court order for these purposes if entry denied or resisted; insure or provide insurance for; invest reserve funds; develop, test and report methods and techniques, and carry out demonstration and other activities for the prevention and elimination of slums and blight; disseminate blight elimination, slum clearance and urban renewal information</li> <li>• Hold real or personnel property and any associated improvements by purchase, lease eminent domain, or other</li> <li>• The RDA may: borrow money and issue bonds</li> <li>• Debt or obligations of the Authority are not the city, county, state or any other governmental authority</li> <li>• Establish procedures or the preservation of records</li> <li>• Exercise powers of a housing authority if in concert and under contract with a housing authority</li> <li>• Acquire blighted property without designating a boundary or adopting a</li> </ul>	<ul style="list-style-type: none"> <li>• Enter into contracts: no bids needed for contracts \$25,000 of less, but if estimated cost between \$10,000 and \$25,000 then a class 2 notice is required. Or may contract out under authorized Fed purchase procedures, or...can contract out for project without bids if project is not on land owned by the authority or land owned by a CDA for authorized purposes, or... the authority invites developers to submit comprehensive proposals for a complete project</li> <li>• To arrange or contract for the furnishing of services, privileges, works, or facilities for, or in connection with, a housing project or the occupants of a housing project</li> <li>• To lease or rent any dwellings, houses, accommodations, lands, buildings, structures or facilities embraced in any housing project and, subject to the limitations contained in this section, to establish and revise the rents or charges for the housing project; to execute bon</li> <li>• To lease or rent any dwellings, houses, accommodations, lands, buildings, structures or facilities embraced in any housing project and, subject to the limitations contained in this section, to establish and revise the rents or charges for the housing project</li> <li>• Acquire real property by eminent domain</li> <li>• To hold, own, clear and improve property; to contract for the sale of and sell, any pat or all of the interest in real property; agree to limitations on its loans regarding the disposal of property; to invest funds held in reserve or sinking funds; to sue and b sued; make, amend and appeals bylaws; execute bonds, notes, debentures or other indebtedness but these shall not be the charge against the city, county or state; provide housing projects for veterans and their families</li> </ul>
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	<p>redevelopment plan subject to 2/3 approval by the Common Council by resolution</p> <ul style="list-style-type: none"> <li>• Legal services can provide legal services to the authority, or the authority may retain specialists to render legal services as required by it</li> </ul>	<p>regardless of income; to acquire sites, to prepare, carry out, acquire, lease, construct and operate housing projects to provide temporary dwelling accommodations for families regardless of income who are displaced; to further slum clearance, urban redevelopment and blight elimination; to provide temporary dwelling accommodations for families displaced by reason of any street widening, expressway or other public works project causing the demolition of dwellings; preserving records of the authority; either by itself or with the department of veterans affairs, undertake and carry out studies and analyses of veterans housing needs and meeting those needs and make the study results available to the public, including the building, housing and supply industries</p> <ul style="list-style-type: none"> <li>• Legal services can provide legal services to the authority</li> </ul>
<p><b>Membership: Seven resident members ( 2 sitting Council members) appointed by the Mayor, confirmed by the Common Council with “sufficient” ability and experience in the fields of (66.1335)...</b></p> <ul style="list-style-type: none"> <li>• Urban renewal</li> <li>• Community development</li> <li>• Housing</li> </ul>	<p><b>Membership: Seven resident members (1 sitting Council Member and no more than 2 officers of the City) appointed by the Mayor, confirmed by the Common Council with due consideration to the general interest of the appointees in redevelopment, slum clearance or urban renewal, and shall, in so far as possible, with sufficient ability and experience, representatives from...</b></p> <ul style="list-style-type: none"> <li>• General public,</li> <li>• Labor,</li> <li>• Industry Finance*</li> <li>• Management*</li> <li>• Business group or Civic organization</li> </ul>	<p><b>Membership: Five members appointed by the Mayor, confirmed by the Common Council, no official capacity with a political party, no more than 2 officers of the City</b></p>
<p><b>Tax Exempt</b></p>	<p><b>Tax Exempt</b></p>	<p><b>Tax Exempt or payment in lieu</b></p>