

Redevelopment Authority Powers

The state legislature adopted Section 66.1333, Wis. Stats known as Redevelopment Act

Provides for the elimination and prevention of substandard, deteriorated and blighted areas through redevelopment and other activities.

The CDA possess all of the statutory powers of a redevelopment authority and may exercise such powers within the City of Madison

The CDA may:

- Prepare or cause to be prepared redevelopment plans
- Condemn property
- Issue bonds and other obligations,
- Borrow money
- Purchase, lease, sell transfer, subdivide, improve or demolish property in a redevelopment district
- Enter into contracts
- Sue and be sued

Common Council must approve:

- the CDA's sale or lease (of more than five years) of property within a redevelopment district
- The creation of redevelopment plans by a two-thirds vote

Housing Authority Powers

The state legislature adopted Section 66.1201 through 66.1211, known as the Housing Authorities Law.

Provides for the clearance, planning and reconstruction of the areas where unsafe housing exists and to provide for safe and sanitary dwelling accommodations for persons of low income.

- Construct and operate housing developments for low and moderate-income persons which are approved by the Common Council
- Issue Housing Revenue Bonds
- Establish and revise rents and fees
- Use the power of eminent domain
- Contract with HUD to develop and operate public housing and administer the Section 8 program for the City of Madison
- Act as a housing agent for any governmental entity

CDA may exercise the powers of a housing authority within its area of operation which is roughly the City of Madison.