

Community Development Authority vs Redevelopment Authority

COMMUNITY DEVELOPMENT AUTHORITY (CDA)

Governing Statute: [Wis. Stat. § 66.1335](#)

Summary: A Community Development Authority (CDA) is a public body that a city or village may create to carry out housing, redevelopment, and broader community development activities. A CDA is legally separate from the municipality but remains accountable to it.

Key Points:

- Created by ordinance or resolution of the governing body
- Governed by a board of typically seven commissioners
- Combines the powers of a Housing Authority and a Redevelopment Authority
- May acquire, sell, lease, and manage property
- May enter contracts, receive grants, and issue bonds
- May carry out housing programs, redevelopment projects, and community development activities
- When a CDA is created, any existing RDA or Housing Authority is terminated, and its responsibilities transfer to the CDA

REDEVELOPMENT AUTHORITY (RDA)

Governing Statute: [Wis. Stat. § 66.1333](#)

Summary: A Redevelopment Authority (RDA) is a public body created to address blighted areas through redevelopment and urban renewal. Its focus is narrower than a CDA and does not include housing authority powers.

Key Points:

- Created by resolution of the governing body
- Governed by appointed commissioners
- Focused on blight elimination and redevelopment
- May acquire property, including by eminent domain
- May prepare and implement redevelopment plans
- May enter contracts and issue bonds
- Does not include housing authority powers unless superseded by a CDA

SIDE-BY-SIDE COMPARISON		
	CDA	RDA
Scope	Housing, redevelopment, and community development	Redevelopment & blight elimination only
Statutory Authority	Wis. Stat. § 66.1335	Wis. Stat. § 66.1333
Housing Authority Powers	Yes	No
Redevelopment Powers	Yes	Yes
Relationship to Municipality	Both are separate public bodies but accountable to the creating municipality	

KEY TAKEAWAY: A CDA is a broader authority that can perform all functions of an RDA plus housing authority and additional community development activities. An RDA is more limited in scope and focused specifically on redevelopment and blight elimination.