

Housing Authority Powers

A **housing authority** in Wisconsin is a public body and a corporate and politic entity with broad powers to fulfill its mission under Wisconsin Statutes §§ 66.1201 to 66.1211. These powers enable it to develop, manage, and support housing projects and related initiatives.

1. Housing & Mixed-Use Development

- Develop, lease, operate, and improve housing projects.
- In 1st class cities (e.g., Milwaukee), also develop mixed-use projects on authority-owned land (as of before Oct 1, 2021).

2. Property Acquisition & Management

- Acquire property by purchase, lease, gift, or eminent domain.
- Own, hold, insure, and improve property.

3. Government Collaboration

- Act as an agent for government in housing-related activities.
- Accept and manage government loans and grants.

4. Tenant Services

- Lease or rent housing units.
- Set and revise rents or charges.
- Provide services and facilities for residents.

5. Research & Planning

- Investigate housing conditions and conduct studies.
- Analyze veterans' housing needs (alone or with the Dept. of Veterans Affairs).

6. Financial Powers

- Issue bonds and other debt instruments (not backed by city, county, or state).
- Invest surplus or reserve funds.
- Sell or contract for sale of property.

7. Legal & Administrative Powers

- Sue and be sued.
- Make contracts, adopt bylaws, and establish rules.
- Preserve records using modern formats (e.g., digital imaging).

8. Special Programs

- Provide housing for veterans and displaced families (regardless of income).
- Support slum clearance and urban redevelopment.
- Join with other authorities for joint projects or financing.

9. Retirement & Cooperation

- Participate in city retirement systems.
- Cooperate with other housing or redevelopment authorities.

Redevelopment Authority Powers

Under Wisconsin Statutes Section 66.1333(5), the **Redevelopment Authority** is granted a range of powers and responsibilities to carry out redevelopment projects. Here's a summary of its key duties:

1. Planning and Implementation

- Prepare and adopt redevelopment plans for designated areas.
- Undertake surveys and studies to determine redevelopment needs.
- Coordinate with local planning agencies to ensure consistency with broader city or municipal plans.

2. Property Acquisition and Management

- Acquire real or personal property by purchase, lease, eminent domain, or other means.
- Clear, manage, or prepare land for redevelopment.
- Sell, lease, or otherwise dispose of property in accordance with the redevelopment plan.

3. Financing and Funding

- Apply for and accept grants, loans, or other financial assistance from federal, state, or local sources.
- Issue bonds to finance redevelopment activities.
- Make loans or grants to private developers or other entities involved in redevelopment.

4. Contracting and Partnerships

- Enter into contracts with public or private entities for planning, construction, or management of redevelopment projects.
- Negotiate agreements with developers, businesses, or other stakeholders.

5. Relocation Assistance

- Provide relocation assistance to individuals, families, or businesses displaced by redevelopment activities, in accordance with state and federal laws.

6. Public Improvements

- Undertake public works or improvements (e.g., streets, utilities, parks) necessary to support redevelopment.

7. Reporting and Accountability

- Maintain records and make reports to the local governing body and other authorities as required.