

# Policy Briefing Summary

## City Council



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**Regarding:** Westhaven Redevelopment Update  
**Staff Contact(s):** James Freas, Deputy City Manager, John Sales  
**Presenter:** James Freas, Deputy City Manager, John Sales  
**Date of Proposed Action:** February 17, 2026

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### Issue

The City has identified \$15 million in its Capital Improvement Plan to support the redevelopment of the Westhaven site. The Charlottesville Redevelopment and Housing Authority, working with its residents and advisors, recently presented a plan for that redevelopment, which includes updated costs.

### Background / Rule

Westhaven is the City's largest public housing community and was originally constructed in 1965. The Capital Improvement Plan calls for a \$15 million investment towards the redevelopment of this site to both improve and expand the number of units. The Charlottesville Redevelopment and Housing Authority has been working with a resident planners group and several technical advisors on this plan for approximately three years.

Westhaven currently has 126 public housing units. The proposed plan includes 242 total units across two primary phases.

### Analysis

The Westhaven Redevelopment (Phase 1) will include demolition of the southern side of the property, extensive site work, and construction of two 6-story apartment buildings with a pedestrian connection to West Main Street. Building 1 (West) will include ground level parking, community spaces on the east end, and 68 1-bedroom and 8 2-bedroom affordable rental apartments. Building 2 (East) will include ground level parking, community spaces on both ends of the building, 5 1-bedroom bedroom, and 44 2-bedroom, and 15 3-bedroom affordable rental apartments. Foundations will be prepared for the townhomes to be built in the future Westhaven Redevelopment. Phase 2 will include 102 townhomes, many outdoor amenities, and a multi-use building on 10th Street.

### Financial Impact

N/A

### Recommendation

N/A

### Recommended Motion (if Applicable)

N/A

### Attachments

1. 25\_1211 Westhaven Planners Meeting\_Final