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HOUSE BILL NO. 181**AMENDMENT IN THE NATURE OF A SUBSTITUTE**

(Proposed by the House Committee on Counties, Cities and Towns
on January 23, 2026)

(Patron Prior to Substitute—Delegate Rasoul)

A BILL to amend and reenact § 15.2-2304 of the Code of Virginia, relating to affordable dwelling unit program; City of Roanoke.

Be it enacted by the General Assembly of Virginia:

1. That § 15.2-2304 of the Code of Virginia is amended and reenacted as follows:

§ 15.2-2304. Affordable dwelling unit ordinances in certain localities.

In furtherance of the purpose of providing affordable shelter for all residents of the Commonwealth, the governing body of any county where the urban county executive form of government or the county manager plan of government is in effect, the Counties of Albemarle and Loudoun, and the Cities of Alexandria, Charlottesville, Fairfax, ~~and~~ Falls Church, *and Roanoke* may by amendment to the zoning ordinances of such locality provide for an affordable housing dwelling unit program. The program shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing. Any project that is subject to an affordable housing dwelling unit program adopted pursuant to this section shall not be subject to an additional requirement outside of such program to contribute to a county or city housing fund.

Any local ordinance of any other locality providing optional increases in density for provision of low and moderate income housing adopted before December 31, 1988, shall continue in full force and effect.

2. That the Virginia Housing Development Authority shall analyze the potential efficacy of the provisions of this act for the provision of affordable housing in the City of Roanoke and shall report the results of such analysis to the Chair of the House Committee on Counties, Cities and Towns no later than November 1, 2026.

3. That the provisions of the first enactment of this act shall not become effective unless reenacted by the 2027 Session of the General Assembly.

HOUSE SUBSTITUTE**HB181HC2**