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Background

Created in the 1980s, Formalized in the 1990s

- Allen Tate
- John Crosland

Mission

- To catalyze positive outcomes for those working to create a healthy real estate market in the Charlotte region by using our voice to advocate, educate, connect, and advise. Advocacy that champions prosperity.

Coverage Area

- Mecklenburg, Iredell, Cabarrus, Gaston, Union, and Haywood

2026 Priorities



- Policy & Law
- Regional Impact
- Political Leadership
- Membership Development



Policy & Law

- City of Charlotte – Unified Development Ordinance (UDO)
- Housing Attainability and Supply Strategies
- Adaptive Reuse Study
- Charlotte Mecklenburg Plan Review, Permitting, and Inspections



Regional Impact

- Metropolitan Public Transit Authority
- Water & Sewer Capacity
- CLT – American Airlines Contract Negotiations
- Interbasin Transfer Request – Charlotte Water
- Data Centers



Political Leadership

- Mecklenburg, Iredell, Cabarrus, Gaston, Union, and Haywood
- 2026 Elections – County and State House and Senate
- Area Advocacy Managers

Membership Development



- Advisory Boards and Commissions
- Candidate Recruitment
- Public Policy/Leadership Events



Housing Strategies

- **Increase Homestead Exemption** – *Property tax relief for seniors*
- **Adaptive Reuse/Retrofit Existing Commercial Buildings** – *Report and recommendations coming soon*
- **Workforce Housing Initiative** – *Incentives for production*
- **Expanded Use of Accessory Dwelling Units (ADUs)** – *Charlotte UDO*
- **Streamline Entitlement Process** – *Establish statutory timelines for projects that include a 20% Workforce Housing component*



Homestead Exemption

- **Elderly or Disabled Homestead Exemption** – *residents aged 65+ or totally/permanently disabled with income of \$38,800 can exclude 50% of their home's appraised value from property taxes.*
- **Disabled Veteran Homestead Exclusion** – *honorably discharged veterans or unmarried surviving spouses can exclude first \$45,000 of their home's appraised value.*

Adaptive Reuse



- Received \$200,000 grant from General Assembly to produce study on commercial building conversions
- Findings to be released soon
- Recommendations to include property tax abatement

Workforce Housing Initiative



- North Carolina would establish target of 50% of new housing units to be affordable to households earning less than 120% of Area Median Income (AMI)
- Cities and Counties track annual performance
- Jurisdictions that meet the target maintain full control of zoning
- Jurisdictions that fall short unlock state-enabled, by-right zoning incentive that includes density bonus above base zoning

Accessory Dwelling Units



- **Worked with the City of Charlotte to amend the Unified Development Ordinance (UDO) to provide greater flexibility for Accessory Dwelling Units (ADUs)**
- **Using that process to encourage other municipalities to consider similar initiatives**

Streamline Entitlement Process



- **Statutory Entitlement Timelines for projects that include 20% Workforce Housing Component**

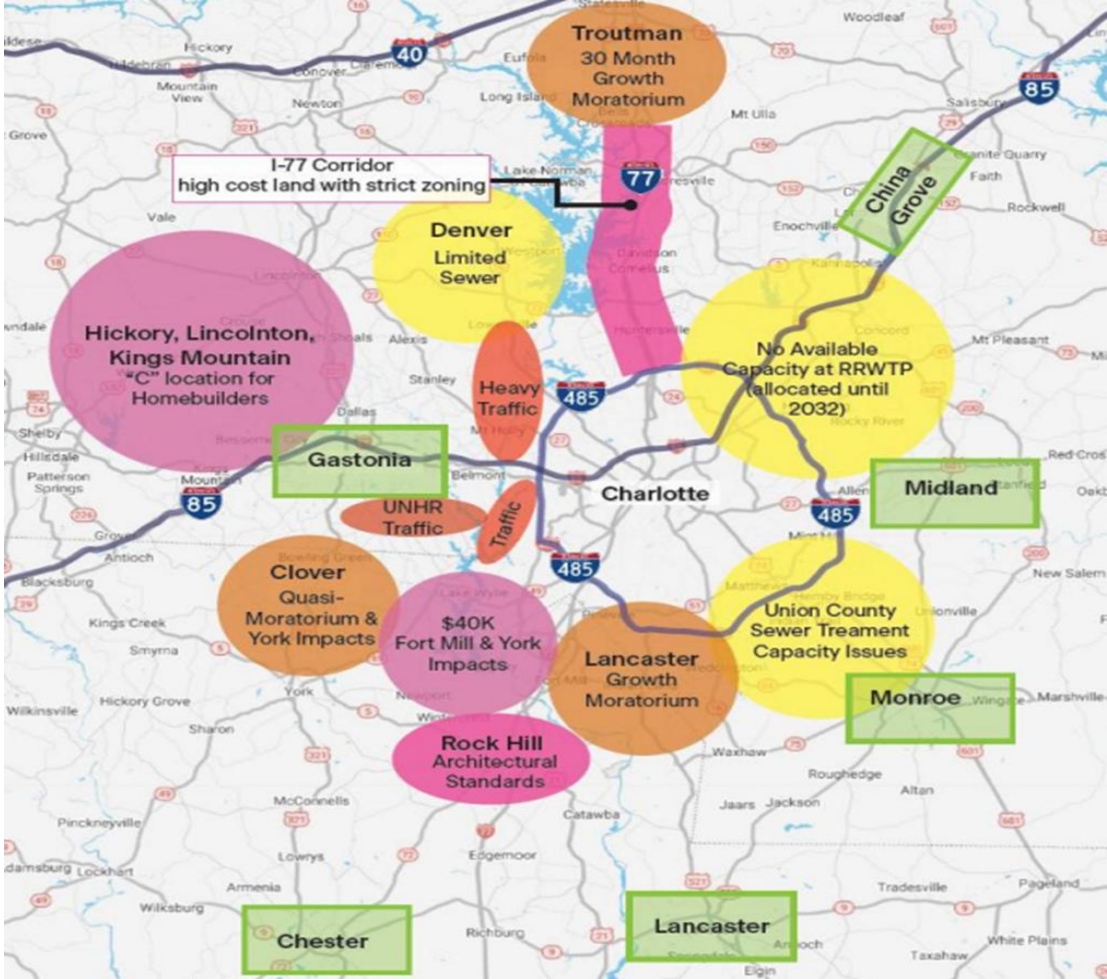
30 days for Completeness Review

90 days for Staff Review and Planning Board recommendation

30 days for Governing Board final action

- **One-Hearing Rule for Workforce Rezoning**
- **Allow jurisdictions to enact Administrative Rezoning if comprehensive plans support housing**

Real Time Challenges to Housing Production



Resources



- REBIC Website: [REBIC.com](https://www.rebic.com)
- REBIC Podcast: “Getting Real With Rob”
- REBIC Newsletter: “2 For Tuesday”