

STATE BOARD OF COMMUNITY COLLEGES
Pitt Community College Report

For Information Only (FIO)**Affordable Housing Through Workforce Education****Purpose**

The State Board of Community Colleges will receive a presentation from Pitt Community College highlighting an innovative partnership that integrates workforce education with affordable housing development. The presentation demonstrates how community colleges can leverage educational programs, public-private partnerships, and local government collaboration to address regional workforce and community needs simultaneously.

Background

Pitt Community College's Construction and Industrial Technology program has incorporated residential home construction into its curriculum since 1988. In partnership with the City of Greenville, students now construct affordable homes on campus as part of their coursework. Upon completion, the homes are relocated to city-owned lots and sold to qualifying families as part of Greenville's affordable housing strategy. The initiative has expanded from an initial three homes to five homes, with a long-term goal of constructing 50 affordable homes over the next ten years.

Key Highlights

- Demonstrates an eight-partner collaboration involving local government, industry, philanthropy, utilities, healthcare, and state partners to support affordable housing and workforce development.
- Provides students with authentic, credit-bearing learning experiences through every phase of residential construction, meeting the same permitting and inspection standards required of private contractors.
- Expands the workforce pipeline through partnerships with local high schools and industry, including construction bootcamps and summer academies.
- Establishes a scalable model that Pitt Community College is prepared to share with other North Carolina community colleges interested in replicating the initiative.

Future Considerations

As the initiative matures, Pitt Community College plans to track enrollment, credential attainment, and employment outcomes while exploring additional opportunities, including rehabilitation of existing homes through the proposed "Revive & Restore" initiative. The college has committed to sharing lessons learned, partnership agreements, and implementation resources with other colleges across the System.

Requested Action

This item is presented for information only. No action by the State Board is requested.

PITT COMMUNITY COLLEGE · PRESIDENT'S REPORT

Building Careers, Building Neighborhoods

Students building affordable homes in west Greenville — and the ecosystem of eight partners that makes it work.



Dr. Maria Pharr President, Pitt Community College

Keith Kinlaw Dean, Construction & Industrial Technology Division

Coursework since 1988. Affordable housing since 2025

SINCE 1988

students have built homes as coursework — nearly 60 of them

3 → 5

homes, after the City voted in December to buy two more than agreed

THIS MONTH

the first homes were set on their permanent lots in west Greenville



50 affordable homes in 10 years

That is the goal we share with the City of Greenville. Our Construction and Industrial Technology students build the houses on campus as credit-bearing coursework, and the City places and sells them to local families.

Eight partners. None of us could do this alone.

City of Greenville

Land, \$200,000, the 50-in-10 housing strategy, buyer selection, and the logistics of moving finished houses onto their lots.

Greenville Utilities Commission

\$75,000, plus the utility expertise every one of these homes depends on.

Parker & Becky Overton

The original idea, the first \$25,000, and the community credibility that opened doors.

North Carolina Housing Finance Agency

Rehabilitation expertise and funding for Revive & Restore — in development.

Pitt County Government

\$75,000, and a county-level commitment that signals this is more than a city project.

ECU Health

\$25,000 — a health system investing in housing because housing is health.

Carolinas Association of General Contractors

Industry partner on the high school bootcamp — the employers telling us what they need.

PCC Board of Trustees & the NCCCS

Approved the sale of college-built homes to the City — the precedent that makes this repeatable.

PCC's role: instruction, faculty supervision, and the students who do the work. We are one partner of eight — the one that teaches.

A whole house is a whole curriculum



Real permit. Real code. Real inspector.

Students rotate through the full residential build cycle — sitework, framing, mechanical rough-in, and finish work — the same sequence a contractor runs. Every phase is inspected by the same authorities that inspect any home in Pitt County.

They are not building a shed behind the shop. The standard is set outside the college, and the students know it.

SUMMER 2026

Thirty-six area high school students spent time with us this summer — 19 in the Construction Bootcamp we run with the City and the Carolinas Association of General Contractors, and 17 in the new Careers Electric Summer Academy, funded by the Siemens Foundation. None of us set out to build a recruitment pipeline; it came out of the ecosystem.

Where this goes from here

IN DEVELOPMENT

Revive & Restore

In development with the City and the North Carolina Housing Finance Agency: rehabilitating existing City-owned homes, and teaching diagnosis and retrofit.

Agreement still in development. Funding committed, four properties identified.

WHAT WE'LL TRACK

Measure it

Enrollment, credentials earned, and employment — for the students on these builds and for the high schoolers coming through the bootcamp.

We would be glad to come back and share those numbers.

OUR COMMITMENT

Take it and use it

Any college in this System that wants to try this can have everything we have — the agreements, the approval path for the sale, the hard parts we would do differently, and introductions to our partners.

What another college needs: a trades program you already run, a public partner who controls land, roles settled in writing before work begins, and an approval path for the sale. That last one now has a precedent.

*“Every community has assets.
The challenge is just to connect them.”*

Tiana Berryman · Neighborhood and Business Services Director, City of Greenville

Thank you.

Dr. Maria Pharr, President · Keith Kinlaw, Dean, Construction & Industrial Technology
Pitt Community College · Winterville, North Carolina