



Duke University and its health system barely pays property taxes, while Durham residents are suffering. Duke needs to pay their fair share. The Duke Respect Durham Coalition is working to put pressure on Duke by building grassroots people power. Duke will not yield without pressure. **We need your help to make Durham a community where all residents can thrive.**

When we look at the growth and prosperity of Durham, we can certainly point to the presence of Duke University. **But the building cranes and towers of glass and steel we see across Duke's sprawling campus are powered by the low-wage campus workers displaced by the housing needs of the school and the taxes Duke doesn't pay with its for-profit projects on non-profit land.** This is a story I have seen all over the country from Philadelphia and Winston Salem to St. Louis and Los Angeles. **Duke's prosperity on its leafy green quads and in its state-of-the-art laboratories directly stems from the taxes this university doesn't pay.** It's time to get bullish and reset the budget so that everyone can thrive. **It's time for Duke to pay its fair share and respect Durham.**

-Dr. Davarian Baldwin

a leading urbanist, historian, cultural critic, and author of *In the Shadow of the Ivory Tower: How Universities are Plundering Our Cities.*



Duke Respect Durham is a coalition of community organizations and individuals dedicated to advocating for land and tax justice to support public schools, city workers, affordable housing, and other public services and infrastructure. We are calling on Duke University to pay its fair share to Durham by contributing \$50 million a year to Durham through voluntary payments in lieu of taxes (PILOT).

Sponsoring Organizations:

- Braggtown Community Association
- Carolina Amazonians United for Solidarity and Empowerment (CAUSE)
- Communications Workers of America - NC
- Decolonizing Policymaking at Duke University
- Duke Academics and Staff for Justice in Palestine
- Duke Divest Coalition
- Duke Graduate Student Union
- Durham Association of Educators (DAE)
- Durham Beyond Policing
- Durham City Workers Union, UE Local 150
- Durham Congregations in Action
- Durham Revolutionary Study Group
- Durham Workers Assembly
- El Futuro Es Nuestro/ It's Our Future
- Interdenominational Ministerial Alliance of Durham
- Jubilee Baptist Church
- March For Our Lives - UNC Chapel Hill
- Merrick-Moore Community Development Corporation
- Merrick-Moore Neighborhood Association
- National Domestic Workers Alliance - NC / We Dream in Black
- NC Triangle DSA
- Party for Socialism and Liberation
- Southern Vision Alliance
- Sunrise Movement Durham Hub
- Sunrise UNC
- UE 150
- United for a Fair Economy
- Union of Southern Service Workers (USSW)
- YDSADSA



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Duke University...

...is the 2nd largest employer in NC.

...owns 11% of the land in Durham County.

...has over \$4 billion in properties.

...has a \$11.6 billion endowment.



As a "non-profit," Duke doesn't pay tax on the majority of its properties. They are estimated to owe **\$50 MILLION A YEAR** if fully taxed.

Durham needs...



What can Durham do with \$50 million dollars a year?

Living wages. We clean the city, we are the ones that make Durham what it is. And we can't afford to even live here.

- Durham City Workers in Public Works and Solid Waste
& members of UE 150

We need affordable housing!

- Denise B., Durham resident of 28 years

Public schools. I watched my fellow educators leave by the droves, due to the money missing in their paychecks. Imagine what our public schools will look like if Duke paid their fair share. My students deserve it. Our children deserve it. Our children's children deserve it.

- Christy Patterson, vice president of the Durham Association of Educators and a Durham public school teacher



Invest in a rail system or a more efficient bus system!

- Michael R., Duke student & Durham resident

How come Duke isn't paying property taxes?

Universities and their health care systems are tax-exempt under the IRS. Duke only paid \$1.3 million to Durham County in property taxes in 2023, and we estimate that Duke would be paying at least \$50 million per year (if they paid at the rate of an average Durham household.) When Duke doesn't pay their fair share, working & middle-class Durham residents are left footing the bill.

What is a PILOT & which other universities already have them?

Payments in lieu of taxes (PILOTs) are voluntary payments made by tax-exempt private nonprofits as a substitute for property taxes. Payments are made to compensate a municipality for the lost property tax revenue due to tax exempt ownership.

- Brown University
- Cornell University
- Dartmouth College
- Harvard University
- Johns Hopkins University
- MIT
- Princeton University
- University of Pennsylvania
- Yale University

are some universities that have chosen to voluntarily make annual payments to their local communities.

But doesn't Duke already do so much for Durham?

Maybe, but so do you. People across our city are deeply engaged in making our community better, AND they also pay property taxes. Duke may provide benefits to Durham. But they do it on their terms. They can take them away at anytime. It's not a democratic relationship. Imagine if all of us did what Duke did: we just didn't pay our property taxes and we just contributed to the things that we thought were cool, and then we put our name on it. Durham would cease to function as a city. Duke needs to pay their fair share.

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