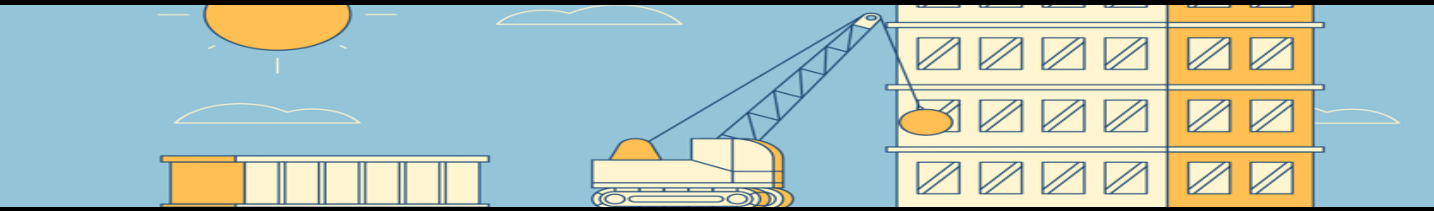




**RACIAL EQUITY BY DESIGN VERSUS RACIAL INEQUITY BY DESIGN**

**DGEP SNAPSHOT**

From 2020-2030, DGEP will begin to systematically dismantle the current inequity-by-design system, and replace it with a racial economic equity-by-design model.



During this period, DGEP will create the world’s first global equity education research and development park (i.e., the Silicon Valley/Wall Street of Equity), that can both create and distribute equitable opportunity and wealth at scale to those at the bottom of the economy – specifically black communities.



This model will result in \$1 trillion of equity capital strategically invested into black communities across the world to create 1,000 “equity teaching cities” (\$1 billion investment per city); and invest in the six pillars of STAMPS equitable ecosystem upbuilding, creating structural and systems change, and national/global culture shifts.

These scalable, appreciable asset-based projects will be created, led, operated, and owned by local community members. If these investments are made strategically, then future generations of racial equity will pay for itself, just as past racial inequity has paid for itself.

**DGEP BOLD IDEA:  
THE NEED FOR A UNIFIED GLOBAL STRATEGY AGAINST SYSTEMATIC RACIAL INEQUITY**

The world showed in summer 2020 a seemingly readiness to end systematic racism, or at least to wrestle with it, particularly related to racial economic gaps. However, global marches and good intentions do not translate to systematic change. That takes real strategic work.

DGEP’s approach recognizes the need for a unified global strategy for changing the culture and practices that sustain systematic economic racial inequity, that go beyond short-term campaigns of “buying black” or token gestures – even in goodwill.

Dozens of corporations and organizations have made hundreds of millions in pledges towards this cause, but it is too early to tell whether this is real or “whitewashing” (i.e. marketing campaigns). Part of DGEP’s efforts will be to track those corporate pledges and commitments and offer insights into the effectiveness of their strategies towards addressing root issues of racial inequity.





## DGEP BOLD IDEA: EQUITABLE TEACHING CITIES

The vision for this effort is to lead the bold and ambitious charge needed to transform America. This project will focus on creating the first teaching city in the world focused on systematic racial economic equity. In medicine, a teaching hospital is a hospital or medical center that provides medical education and training to future and current health professionals. Teaching hospitals are often affiliated with medical schools and work closely with medical students throughout their period of matriculation, and especially during their internship years. In most cases, teaching hospitals also offer graduate medical education/physician residency programs, where medical school graduates train under supervising (attending) physicians to assist with the coordination of care (where students are authorized to methodically practice on patients under the supervision of physicians as part of their education). In addition to offering medical education to medical students and physician residents, many teaching hospitals (especially university-affiliated teaching hospitals) also serve as research institutes.

Using the teaching hospital concept as a template, the vision undertaken now, is to transform the City of Durham into a global teaching city for equity. This first of its kind global teaching city will be anchored by the world's first Equity Education Research and Development Park. Utilizing the university-affiliated teaching model, Durham's North Carolina Central University (NCCU), the country's oldest publicly-supported historically black college HBCU), will be the intellectual anchor of this undertaking. As a result, NCCU would become the first HBCU to anchor a global intellectual and educational cluster.

Durham would serve as a model city for other municipalities across the United States, and eventually the world. It would serve as the model and mentor city, and Node Zero, in an effort to create other teaching cities across America – where racially equitable economic development can be learned and applied. This Hub and Spoke strategy would centralize, but not bound, the global racial equity ecosystem. This would create a more efficient and effective network of innovative collaborators in the pursuit of an equitable American landscape.

The political partisanship at the federal level ensures that any meaningful movement must be heavily enacted at the local level and include public, private, and philanthropic partners, as well as the communities most impacted by society's negative consequences, at the center of the change. We, as a society, must stop nibbling at the edges of racial economic equity and inclusion, if we aim to achieve racial equity at scale and sustainably.



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## DGEP BOLD IDEA: THE WORLD'S FIRST EQUITY INNOVATION DISTRICT



What if social innovators and entrepreneurs and those committed to racially-equitable impact investing could come together in an environment which aggregates innovative strategies to address society's greatest challenges – including racial inequity?

Much like Hollywood, which pulls together the top talent in entertainment; and Wall Street, which has created an environment for leaders in the financial industry; and Silicon Valley, which is the destination for pioneers in technology innovation.

The Durham Global Equity Project is a permanent initiative that marries place-based and place-making with targeted investment for racially-equitable impact – socially, environmentally, and economically.

The Durham Global Equity Project ["DGEP"] is a place-based strategy focused on creating the world's first equity education innovation hub. The simple concept is that by bringing smart and passionate people together in a permanent and ongoing environment with the challenging and audacious task of ending systematic racism in health, education, and economic development, that innovation will happen in ways unprecedented from when they are separate. DGEP will facilitate the creation of the world's first environment where impact investors committed to racial equity come together with one another to compete and cooperate along with creative companies, entrepreneurs, innovators, scholars, government officials, and community members.

DGEP is built on two operational pillars and one simple concept. The first pillar is the hub: a 2000-acre environmentally sustainable, mixed-use urban development composed of more than 2 million square feet of commercial, retail and residential space. This hub will be erected in a newly created equity innovation district within Durham's historic black community and Black Wall Street – Hayti. – now the poorest zip codes in Durham. The first phase of this plan will be constructed on the 20-acre grounds of a former public housing complex. The second phase will develop a 3.5 mile historically black corridor. The final phases will develop the rest of Hayti.

## REPARATIVE JUSTICE

This Equity Innovation District – and Equity Education Research and Development Park – is being developed, planned, and constructed by Hayti's community and Durham's black community, with the goal of this appreciable asset being owned and operated by the surrounding community and held in asset-based portfolios by low-income families and children. This type of investment is considered "Level 3" – economic development without forced displacement – racial equity and equitable ownership by design. The DGEP Park and the Equity Innovation District will be certified equity education sites, and an incubator district and site for BIPOC businesses to help them scale nationally and globally. Anchoring racial equity in this way will ensure that "racial equity innovation" will never stop. A coordinated global racial equity effort can pay for itself sustainably over time, just as global racial inequity has.

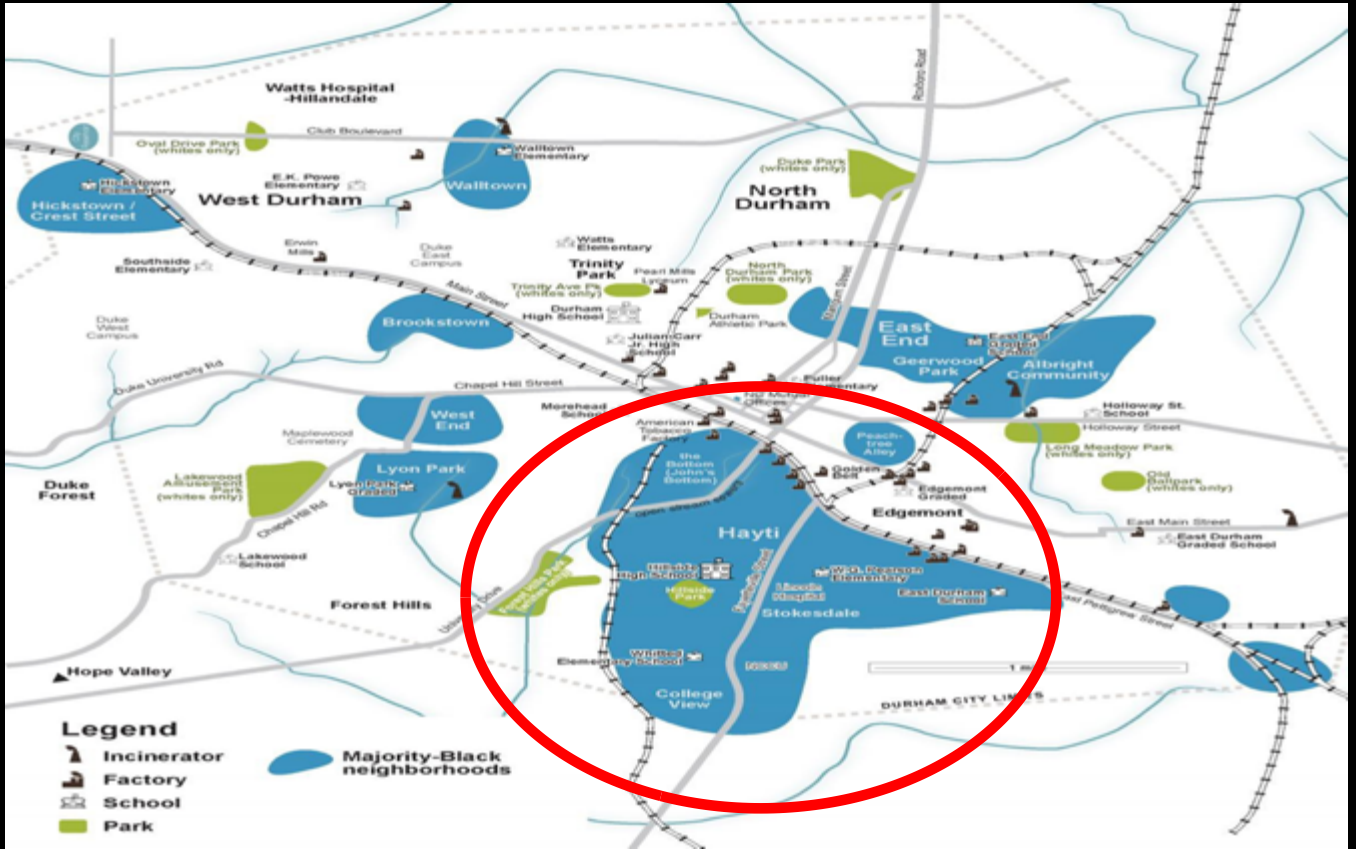


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**DGEP BOLD IDEA: BUILDING ON A HISTORIC BLACK LEGACY IN HAYTI!**

**Historic Black Hayti Community**



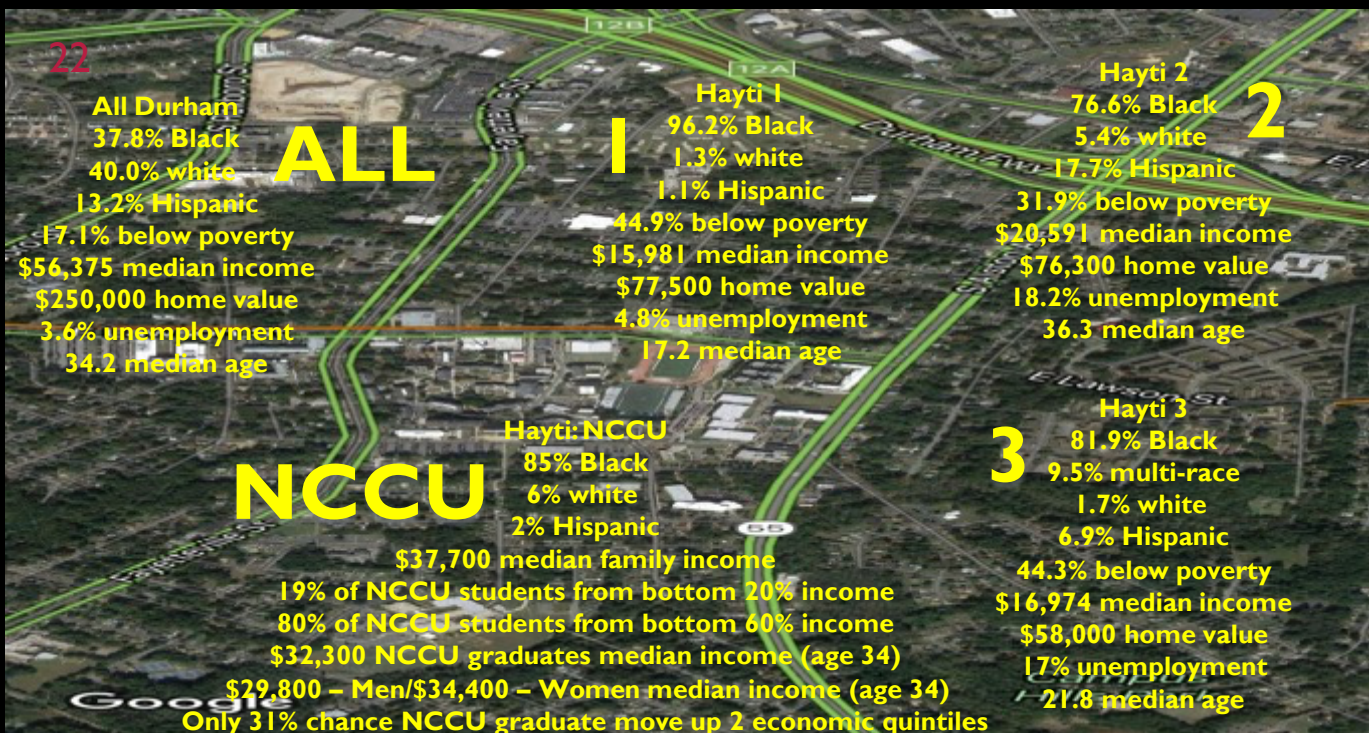
**Durham Equity Innovation District (EID)**



**Q:**  
What is an Equity Innovation District?

**A:**  
a Level 2 Innovation District (an innovation district focused on widely shared prosperity)

# HAYTI - POOREST COMMUNITY IN DURHAM





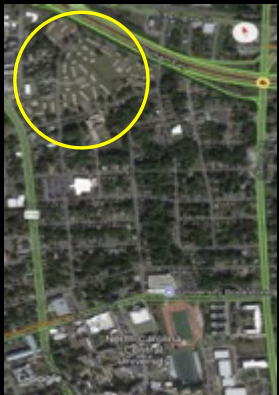
**DGEP BOLD IDEA: THE WORLD'S FIRST EQUITY EDUCATION R&D PARK**



**THE CURRENT SITE: FORMER FAYETTEVILLE STREET HOUSING PROJECTS**

The Fayetteville Street Housing Projects (“Fayette Place”) is a remnant of the destruction of America’s longest lasting and most successful “Black Wall Street” – Durham’s Hayti Community. Prior to Durham city officials using federal highway funds to construct a highway that destroyed the Hayti district, they promised the black community that they would replaced any destroyed property and rebuild it better.

The Durham Freeway ultimately destroyed 600 single family homes and 200 businesses in Durham; splitting the community in half. Upwardly mobile blacks were able to relocate to suburban areas, while the poorest were left behind. None of the destroyed businesses were ever replaced. Instead of the single family housing being replaced with equivalent housing, the city replaced it with public housing. Fayette Place public housing was one of a number of such developments constructed in Hayti. It is estimated that with urban renewal (often called urban removal) that billions of potential black individual, familial, and community wealth was forfeited.



For the last 20 years, the 20-acre Fayette Place housing complex has sat empty, following health hazards related to the site. After it’s abandonment, the site became a center of high crime. At its height this complex included 200-housing units. Originally, whole black families were allowed to relocate to this housing. Soon thereafter, male figures were forced to leave if women and children were to receive public benefits. This began a process that destroyed many black family units and economic mobility. This narrative is not unique to the Fayette Place site, nor even unique to Durham. Similar stories happened all across the United States creating much of the systematic despair that the black community continues to deal with.

Fayette Place currently sits empty, behind fencing in the heart of the black community – that after decades of no and dis-investment, now is threatened with gentrification.



**DGEP BOLD IDEA: THE WORLD'S FIRST EQUITY EDUCATION R&D PARK  
(CONT'D)**



**THE FUTURE SITE: WHERE THE HEARTS AND MINDS OF THE WORLD MEET**

*Encompassing Social and Environmental Performance in the creation of Jobs, Growth, and Economic Potential for Global Racial Equity Innovation*

There is unprecedented amount of research and capital investment being harnessed towards finding innovative solutions to a range of global problems – including racial inequity. Unlike the computer-chip industry, which primarily emanated from one place in northern California, the “racial equity” revolution – composed of innovations that combine social, economic, and environmental objectives in their processes related to racial inequity – is highly dispersed. A disperse set of locations across the United States and the Globe form the backbone of these efforts. In addition, a broad range of activities make up this sector. DGEP proposes bringing a global hub for racial equity innovation to Durham’s historic black Hayti community, on the 20-acre deserted Fayette Place site, at a scale that can transform the world and move towards systematic racial equity.



**Highlights of Vision**

The vision is for the future of systematic economic racial equity. The foundation of that vision would be an Equity Education R & D Innovation Park. This park would consist of multidisciplinary Research and Development neighborhoods with University, Corporate, Non-Profit, Government, and Community facilities intertwined, including a Social Innovation High School, affordable residential housing, executive centers and hotels, among other commercial and retail amenities.

**What is a Racial Equity R &D Park?**

**A place with:**

- A complementary mix of university faculty, students and research centers with industry, community, and government counterparts.
- A blend of large, small and entrepreneurial businesses and NPOs.
- Clusters of buildings in R&D neighborhoods with multi-disciplinary themes based on cutting-edge research and practically-driven social and equity innovations
- Intensive partnership formation among industry, government, community, philanthropic, and university residents in a pedestrian-scale community.
- Easy, pedestrian access to community courtyards, restaurants, parks, shops, museums, theaters, retail and entertainment outlets.
- Residential neighborhoods within walking distance of R&D neighborhoods.
- Recreational amenities including jogging and biking trails.
- A proposed transit corridor linking various parts of the park.

**What is a Racial Equity Innovation Enterprise Zone?**

- Clusters of activity will break down traditional, artificial barriers to create, integrate, and apply advancements in racial equity knowledge.
- University, industry, charitable, government, and community partners will interact in multi-disciplinary programs directed towards the solution of contemporary and future racial equity problems.

**The Resulting synergy will lead to:**

- Technological innovation and transfer
- Real-world teaching and learning
- Sound business and social investment aimed at creating systematic racial equity

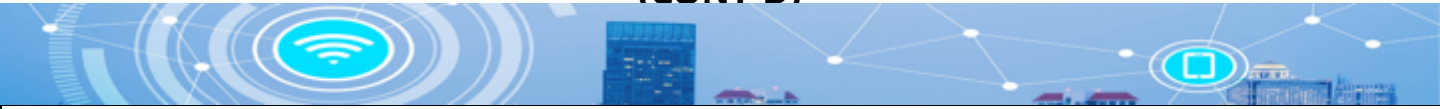
The Equity Education Park will provide a new dimension of excellence for the 21st Century in the teaching, research, and performance of Racially Equitable Economic Development.



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**DGEP BOLD IDEA: THE WORLD'S FIRST EQUITY EDUCATION R&D PARK  
(CONT'D)**



**THE FUTURE SITE: WHERE THE HEARTS AND MINDS OF THE WORLD MEET**



**FAYETTE PLACE PRESENT DAY**

Durham Global Equity Project is an Effort to systematically close racial wealth gaps by creating global networks of equitable cities, anchored by the world's first Equity R&D Park.



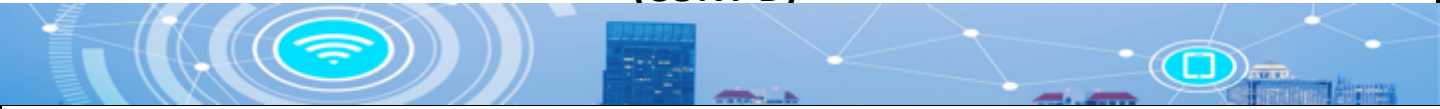




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**DGEP BOLD IDEA: THE WORLD'S FIRST EQUITY EDUCATION R&D PARK (CONT'D)**



**THE FUTURE SITE: WHERE THE HEARTS AND MINDS OF THE WORLD MEET**

The renderings for the Equity R&D Park call for a modern and innovatively designed campus that will bring together the DGEP communities into one physical location. The campus integrates the philosophies of four towering figures from black history into a transformative operational vision for the park.



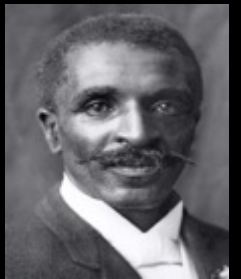
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**W.E.B. DUBOIS**  
**INTELLECT**

**BOOKER T. WASHINGTON**  
**ENTREPRENEURSHIP**

**MARY MCLEOD BETHUNE**  
**EDUCATE/EMPOWER**

**GEORGE WASHINGTON CARVER**  
**RESEARCH/DISCOVER**





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**DGEP BOLD IDEA: THE WORLD'S FIRST EQUITY EDUCATION R&D PARK  
(CONT'D)**



**THE FUTURE SITE: WHERE THE HEARTS AND MINDS OF THE WORLD MEET**

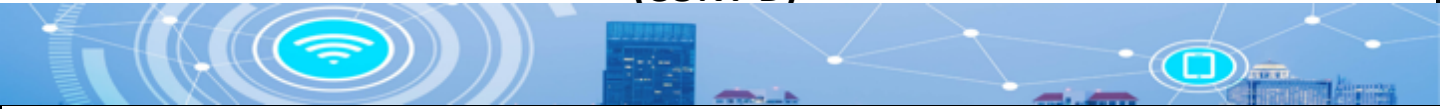




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**DGEP BOLD IDEA: THE WORLD'S FIRST EQUITY EDUCATION R&D PARK  
(CONT'D)**



**THE FUTURE SITE: WHERE THE HEARTS AND MINDS OF THE WORLD MEET**





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DURHAM'S ONGOING INVESTMENT IN RACIAL EQUITY



The Durham Housing Authority currently owns the property to create the Phase 1 anchor site of the Durham Global Equity Project.





**DGEP BOLD IDEA: SHOWING BLACK AND BROWN KIDS HOW TO DREAM AND ACHIEVE BIG**

**THE FUTURE SITE: THE COMMUNITY WILL DESIGN, PLAN, CONSTRUCT, OWN, AND OPERATE THIS PROJECT**

**THE LOCAL BLACK COMMUNITY ASKED FOR A CATALYTIC COMMUNITY PROJECT TO CREATE JOBS, WEALTH, SAFETY, AND OPPORTUNITIES FOR YOUTH ON THE SITE**

DGEP is a community planned-, led-, and owned- place-making strategy focused on turning the ashes of Hayti into an Equity Education and Research Hub for the world – the first of its kind.

This project aims to create the first teaching city and social innovation district in the world, focused on systematic racial economic equity, jointly anchored by a 20-acre equity education and research park, a 3.5-mile equity corridor, a global equity investment fund, and the first publicly supported HBCU in America.

The project will be jointly led and owned by youth and family members from the surrounding community and eventually spread across the United States and the World through a one of a kind model – Economic Equity by Design.

DGEP will bring together impact investors, community intermediaries, foundations, institutional partners, organizations and others will collaborate in a mixed-use environment against the backdrop of one of America's leading historically black colleges.

The simple concept is that by bringing smart and passionate people together in a permanent and ongoing environment with the challenging and audacious task of ending systematic racism in health, education, and economic development, that innovation will happen in ways unprecedented from when they are separate.

The goal of this work is multifold, including training the current and future generations of public, private and philanthropic leaders in racially equitable economic development. However, the ultimate goal is to train youth and young people from low-income backgrounds on how to look at their surroundings and see hope instead of hopelessness, promise instead of peril, and opportunity instead of poverty. The goal is to show them how to transform their environment, and their lives, simultaneously.



***A university-related Social Equity Innovation Research Park would serve as a dynamic engine of a Social Innovation Economy of the twenty-first century.***

**Such a park would include:**

- ***A link to research universities***
  - ***Faculty members from various scientific and applied disciplines***
- ***Faculty members who are conducting groundbreaking, innovative research that has practical commercial applications with both an economic and social return – whether through product, service, or practical organizational mechanism for social enterprise***
  - ***Centralized systems technology office that works closely with the park to integrate research***
    - ***An incubator facility that offers fledgling social enterprise companies space and services***
- ***Enough space to capture and house BIPOC businesses once they are ready for full scale operation or for established equity-interested businesses interested in social innovation to set up operations***
  - ***Access to racial equity interested venture capital money to fund the entire process***

***A Social Equity Innovation Research Park would create a real-world intellectual laboratory for adaptive leadership in the area of racial equity for individual and entities representing the public, private, not-for-profit, charitable, academic, non-governmental, and community sectors. This group would also include social entrepreneurs, technologies, artists, policy makers, and practitioners engaged in this area.***



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DGEP PARK

## DURHAM'S ONGOING INVESTMENT IN RACIAL EQUITY



February 18, 2021

Dr. Henry McKoy  
Hayti Resilient Community Project  
c/o United Way of the Greater Triangle  
P. O. Box 110583  
Durham, North Carolina 27709-0962

Dear Dr. McKoy:

I have been made aware of the "*Hayti Resilient Community*" Project that has been formed by you with the support of critical partners in the Durham community. The City of Durham supports this community-led effort to catalyze and inform new and transformative investments in the Hayti area, one of the most historically significant areas of this City. It is important that the motivation for this work is to create opportunities for residents of the community to participate in and to receive an essential largess from the effort.

The goals of the project are certainly in concert with priorities of our local government. As such, I am pleased to inform you that on behalf of the City of Durham, I am prepared to contribute \$50,000.00 to this project. I further invite you to call upon the staff of the City of Durham as a resource to achieve these goals.

Sincerely,

Wanda S. Page  
Interim City Manager