

Several institutes and organizations have developed accessible and comprehensive databases to explore potential possibilities that communities can apply or draw inspiration from when constructing their own agreement or ordinance framework. These sources are referenced throughout the toolkit, but this directory features a comprehensive selection of resources to explore!

Identifying AI Infrastructure and Data Center Information

Hyperlink	Author/Source	Notes	Type of Resource
Most new data centers in the U.S. are coming to rural areas	Pew Research Center	Short read on planned data centers across the U.S	Informational Article
Billions spent and hypothetical returns: the AI boom explained with six charts	The Guardian	Increasing AI demand and investment	Informational Article
Why are so many data centers popping up in Georgia?	Georgia Public Policy Foundation	Georgia AI Hub explanation	Informational Article
How To Find Out If A Data Center Is Planned Near Me	Data Center News	Early-stage investigation strategies for finding new planned data centers in your area	Informational Article
Data Center Situational Awareness Map	Science for Georgia	Interactive data center map with information on energy burdens and impacts, and much more!	Map Search Tool
Local government GIS for the web	Schneider Geospatial	Current zoning distinction search tool to monitor changes	Map Search Tool
Municode Codification - Georgia	CivicPlus	Municipal code information by municipality	Search Tool
Data Centers: The Need for Transparency and Strategy	Science for Georgia	Fast facts on data centers and how to advocate for transparency	Informational Article
Brockovich AI Data Center Reporting	2026 Brockovich AI Data Center Reporting	Resource hub for data center latest news and community reported data centers	Informational Article / Map Search Tool

CBA/CBO Resource Directory

Developments of Regional Impact	Georgia Department of Community Affairs	List of all reported DRIs in Georgia for investigating potentially large impact projects	Search Tool
Fight a Data Center Reference Glossary	Michael J. Bommarito II	Glossary of terms for navigating language involved with data centers	Informational Article

CBA & CBO Information and Reports

Hyperlink	Author/Source	Notes	Type of Resource
Empowering Communities through Community Benefit Agreements in AI-Fueled Data Center Development	Federation of American Scientists	Recommendations and explanations as to why CBAs work for data centers	Informational Article
Why community benefit agreements are necessary for data centers	The Brookings Institution	How CBAs can be utilized by communities for data center infrastructure	Informational Article
Community benefits agreements can turn Southern manufacturing investments into good jobs and shared prosperity	Economic Policy Institute	Advocating a case for the use of CBAs across many different projects including data centers	Informational Article
Community Benefits Agreements	Anti-Displacement Network	Short read on CBAs and case studies	Informational Article
Community Workforce Agreements: Pathway to Career Opportunities	Workforce GPS	Community Workforce Agreement (CWA) resource	Report
Community Benefit Plans - Guidelines and Tips	National Laboratory of the Rockies (Annie Corrigan, Matt Henry)	Community Benefit Plan information for corporations/organizations	Presentation/Publication
Common Challenges in Negotiating Community Benefits Agreements	PowerSwitch Action	Report featuring examples of several CBAs and how to avoid common challenges in negotiation	Report
Community Benefits Agreements Handbook	PowerSwitch Action	Report detailing how what to address in your CBA with reference to current campaigns	Report
Expert Insights on Best Practices for Community Benefits Agreements	Sabin Center for Climate Change Law, Columbia Law School	Key considerations for negotiating benefits from the developer and community perspective	Report
Community benefit agreement preferences for energy development offshore California, Oregon, and Washington: Insights from a choice-based conjoint experiment	Taufiq et al. (2026)	Identified CBA preferences from community members on west coast energy projects	Report

CBA & CBO Databases, Templates, and other Toolkits

Hyperlink	Author/Source	Notes	Type of Resource
Community Benefits Agreement Template	NAACP	Reference template featuring notes to the drafter	Template
Community Benefits	Fair Shake Environmental Legal Services	Guide featuring many helpful resources for CBA/CBO development	Toolkit
Database of Community Benefits Frameworks Across the US	World Resources Institute	Database showcasing CBAs across different project categories and frameworks	Database
Community Benefits Agreements Database	Sabin Center for Climate Change Law	Database showcasing CBAs across different project categories and a summary of highlighted benefits	Database
North Star Data Center Policy Toolkit	AI Now Institute	Extensive toolkit focused on local interventions for data centers--notes CBAs	Toolkit
The Environmental Justice Green Book	Turner Environmental Law Clinic, Southern Environmental Law Center, and Hummingbird	In-depth information about environmental laws and regulations in Georgia and using them to your advantage	Guidebook
Georgia data center ordinance hub	Georgia Tech (Yang You)	Ordinances related to data center land use and development	Database

Establishing a Trusted Team (Contacts and Tools)

Hyperlink	Author/Source	Notes	Type of Resource
Data Center Organizing Toolkit	Sierra Club	Information about data centers, outreach, and advocacy	Toolkit
County Commisioners: Roles and Responsibilities	Association County Commissioners of Georgia (ACCG)	All about the roles of County Commissioners in Georgia	Report
Contact State Legislators	Georgia.gov	Information regarding Georgia Legislators and how to reach out	How To Guide
Community Organizations Focusing on Data Centers	The Coalition for Responsible Data Center Development (Matthew Shaw and Denys Sheremet)	Contacts for identifying coalitions near you with similar goals	Map Search Tool
GeorgiaLegalAid.org	Atlanta Legal Aid Society, Inc. and the Georgia Legal Services Program	Freely accessible information on legal services	Search Tool
Find and contact elected officials	USAGov	Find elected officials on the local, state, and federal level	Search Tool
Find, Review, and Support Nonprofits with Confidence	GreatNonprofits	Find local non-profits that align with your missions and goals	Search Tool
Community Troubleshooting Guide	Community Toolbox	Common problems you may face working as a group and developing goals--and how to address them	Toolkit
Power Mapping 101	National Education Association	Steps to identify helpful allies for your coalition	Article
Learn to Advocate	Science for Georgia	Getting started guide--learn to advocate and make a difference through outreach	Toolkit

Defining Community Concerns and Priority Identification Resources

Hyperlink	Author/Source	Notes	Type of Resource
Community Benefits	Fair Shake Environmental Legal Services	Meeting agendas, worksheets, and activities for defining community concerns and benefits	Toolkit
Community Benefits Menu	Fair Shake Environmental Legal Services	Menu to brainstorm benefits you would like to see come to life in your community with examples from implemented CBAs	Guide
Community Benefits Agreements Database	Sabin Center for Climate Change Law	Database showcasing CBAs across different project categories and a summary of highlighted benefits	Database
North Star Data Center Policy Toolkit	AI Now Institute	Extensive toolkit focused on local interventions for data centers--notes CBAs	Toolkit
Assessing Community Needs and Resources	Community Toolbox	Guide to understanding what matters to your community, with information on surveys, focus groups, and overcoming barriers	Toolkit
AI Data Center Health Impacts	Environmental Health Services	Information for understanding how data center facilities can change the landscape of a community and effect human health and the environment	Informational Article
The Dangers of Data Centers	Environmental Health Project	Environmental health effects associated with data center operations	Informational Article
Community Assistance Request Process	ECO-Action	Obtain technical assistance from experienced team members	Contact Information
Community Data Resource Guide	Hercules Community Engagement Core	Environmental health trackers and databases to identify trends within your	Resource Guide

CBA/CBO Resource Directory

		neighborhoods following a data center installation	
Interested in Collecting Data about an Environmental Concern in Your Community?	EPA	Guidebook for getting started and information on project design	Resource Guide
Quality Assurance Handbook and Toolkit for Participatory Science Projects	EPA	Information on making your data impactful and meaningful	Toolkit
The Environmental Justice Green Book	Turner Environmental Law Clinic, Southern Environmental Law Center, and Hummingbird	Data collection sample templates and guidebooks	Report
Air quality: Air Sensor Toolbox	EPA	Guides and resources to evaluating your own air quality	Toolkit
Air quality: Air Sensor Loan Programs	EPA	Find air sensor loan programs near you	Informational Article / Resource Guide
Air quality: Smart Air Quality Monitors & Sensors	ATMO	Purchase air sensors for personal use	Website
Water quality: Georgia Adopt-A-Stream	Georgia.gov	Getting started with Adopt-A-Stream	Search Tool
Water quality: Community Science: Testing for PFAS in Water or Biosolids	Sierra Club	How to submit samples for testing	Informational Article
Water quality: County Offices	University of Georgia Extension	Find your county office and submit requests for soil and water testing	Search Tool
Noise: New NIOSH Sound Level Meter App	CDC	IOS device sound level meter and how to use	Informational Article
Noise: NoiseCapture	Noise Planet	Android noise measurement tool	Informational Article

Negotiation and Enforcement Resources

Hyperlink	Author/Source	Notes	Type of Resource
A Data Center is Moving in: Now What?	NAACP	Negotiation strategies and a Community Advisory Board Template	Template and Guide
Expert Insights on Best Practices for Community Benefits Agreements	Sabin Center for Climate Change Law, Columbia Law School	Key considerations for negotiating benefits from the developer and community perspective	Report
Community Benefits Agreement Template	NAACP	Reference template featuring notes to the drafter	Template
Community Benefits	Fair Shake Environmental Legal Services	Meeting agendas, worksheets, and activities for defining community concerns and benefits	Toolkit
"Negotiate Community Benefits with the Developer" (pg. 26) of the Community Benefits Process Guide	Fair Shake Environmental Legal Services	Details a plan to communicate and essential elements of a successful CBA	Guide
"What Can We Expect In Negotiations, Monitoring, and Enforcement?" (pg. 23) of the Community Benefits 101 Document	Fair Shake Environmental Legal Services	Common negotiation FAQs	Guide
Common Challenges in Negotiating Community Benefits Agreements	PowerSwitch Action	Report featuring examples of several CBAs and how to avoid common challenges in negotiation	Report
From promise to practice: What makes community benefits agreements enforceable?	Chun et al. (2026)	Research gathered on how successful CBAs were enforced and information on policy recommendations	Report
Learn the Basics of Bargaining	South Dakota Education Association (SDEA)	Bargaining strategies and key concepts written by an education association, but basic principles still apply to CBA/CBO negotiations	Guide

CBA/CBO Resource Directory

North Star Data Center Policy Toolkit	AI Now Institute	Details enforcement mechanisms to consider in your CBO or CBA	Toolkit
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Advocacy Resources

Hyperlink	Author/Source	Notes	Type of Resource
Learn to Advocate	Science for Georgia	Getting started guide-- learn to advocate and make a difference through outreach	Toolkit
Public Comment and Testimony Guidance	Sierra Club, Science for Georgia	Simple how to guide for preparing public comments	Guide
Countering Mis and Dis Information	Science for Georgia	Information, videos, and trainings on communication strategies to counteract misinformation and disinformation	Informational Article
Public Notice / Agendas / Minutes	Transparency Project of Georgia	Legal requirements in Georgia for governing bodies and making information publicly accessible	Informational Article