

GOT DATA CENTERS?

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Has a “data center” been proposed in your community? Are your friends and neighbors concerned about what that means for your local water resources and energy costs, or how it will impact your neighborhood?

Texas REALTORS® has put together the following guide to help you talk with your local elected officials to understand what is being proposed.

Don't say “yes” right away, but don't say “no” right away either. There's lots to consider – and this guide can help you dig into the facts to determine if this kind of project is right for your community.

BASICS

- What kind of project is proposed? What is the size and scope of the facility?



INFRASTRUCTURE

- **Water:** How much does the project need? Where will it come from? What type of cooling system will it use?
- **Electric:** Will the project need to connect to the electrical grid, or will independent power generation be built? Will there be back-up power generation onsite?
- **Roads:** Will the company/developer pay for roads onsite and to and from the project, as well as traffic mitigation?
- **Costs:** How will residential and small business consumers be protected from utility rate hikes if the data center is built? How much of the overall infrastructure investment needed will be privately versus publicly funded?

COMMUNITY IMPACT

- Will the proposed facility be located at an adequate distance from homes or sensitive facilities?
- What levels of noise, light, or heat are expected to be experienced on nearby properties?
- What will happen to the facility when it is no longer in use?



HOUSING

- How will the company/developer house temporary construction workers?
- How will the city manage increased demand for housing permits?

INCENTIVES

- Will the city, county, and/or ISD offer a property tax abatement for the project? If yes, for how much and for how long?
- What conditions will be put on the tax abatement offer, and how will the company be held accountable to meet those conditions?

TRANSPARENCY

- Is the company/developer willing to regularly meet with community members to answer questions and address concerns?
- Will there be a non-disclosure agreement made between the company/developer and the city/county?

It is critical for community experts like REALTORS® to be engaged in the process and ensure the right questions are asked and answered.

Not every data center proposal is right for every community in Texas. But when built in collaboration and partnership with Texas communities, data centers and other high-tech developments can be successfully integrated into those communities, and can offer great benefits to our community development, infrastructure investment, and the economic future of our cities, counties, state, and country.

Before your community says yes or no, make sure the right questions are being asked.



Visit www.texasrealestate.com/datacenters for additional information and resources.