In the But-For justification, what is being justified – the housing project or the infrastructure project?

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Both. The CHIP Guidelines note that VEPC will review each application other than those for which the housing development is an affordable housing development to determine whether the infrastructure improvements proposed to serve the Housing Development Site and the proposed housing development would not have occurred as proposed in the application or would have occurred in a significantly different and less desirable manner than as proposed in the application but for the proposed utilization of the incremental tax revenues.

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