

# table3

Harrison

December 12, 2020

```
#panel A, column 1
houses$temp = ifelse(houses$broad == 0, -houses$dist_netw/100, houses$dist_netw/100)
houses$dist_netw = houses$dist_netw/100
houses$dist_netw2 = houses$dist_netw^2
houses$dist_netw3 = houses$dist_netw^3
houses$dist2 = ifelse(houses$broad == 0, -houses$dist_netw, houses$dist_netw)

#calculate optimal bandwidth
bw_1853 = rdbwselect(houses$log_rentals_1853, x = houses$temp, vce = "nn", cluster = houses$block)$bws[
bw_1864 = rdbwselect(houses$log_rentals_1864, x = houses$temp, vce = "nn", cluster = houses$block)$bws[

mean_rentals53 = mean(houses[houses$broad == 0 & houses$dist_netw < bw_1853,]$rentals_53, na.rm = T)
mean_rentals64 = mean(houses[houses$broad == 0 & houses$dist_netw < bw_1864,]$rentals_64, na.rm = T)

mean_rentals53_all = mean(houses[houses$broad == 0 & houses$dist_netw < 1,]$rentals_53, na.rm = T)
mean_rentals64_all = mean(houses[houses$broad == 0 & houses$dist_netw < 1,]$rentals_64, na.rm = T)

mA1 = rdrobust(y = houses$log_rentals_1853, x = houses$dist2, vce = "nn", cluster = houses$block)
summary(mA1)

## Call: rdrobust
##
## Number of Obs.          1379
## BW type                mserd
## Kernel                  Triangular
## VCE method              NN
##
## Number of Obs.          922      457
## Eff. Number of Obs.     292      296
## Order est. (p)          1         1
## Order bias (q)          2         2
## BW est. (h)             0.357     0.357
## BW bias (b)             0.619     0.619
## rho (h/b)              0.576     0.576
## Unique Obs.            907      456
##
## =====
##      Method      Coef. Std. Err.      z    P>|z|      [ 95% C.I. ]
## =====
##   Conventional    0.052    0.124    0.417    0.677    [-0.191 , 0.295]
##      Robust        -        -    0.823    0.410    [-0.152 , 0.372]
## =====
```

```

mA1_coef = mA1$coef[1]
mA1_se = mA1$se[1]
mA1_bw = mA1$bws[1]
mA1_obs = sum(mA1$N_h)

#A, column 2
controls = cbind(houses$dist_cent, houses$dist_square, houses$dist_fire, houses$dist_thea, houses$dist_
                houses$dist_urinal, houses$dist_pub, houses$dist_church, houses$dist_bank,
                houses$no_sewer, houses$old_sewer, houses$dist_vent, houses$dist_pump, houses$dist_pit,
mA2 = rdrobust(y = houses$log_rentals_1853, x = houses$dist2, covs = controls,
               vce = "nn", cluster = houses$block)
summary(mA2)

## Call: rdrobust
##
## Number of Obs.             1379
## BW type                mserd
## Kernel                  Triangular
## VCE method                NN
##
## Number of Obs.             922         457
## Eff. Number of Obs.       230         249
## Order est. (p)              1           1
## Order bias (q)              2           2
## BW est. (h)                 0.277       0.277
## BW bias (b)                 0.434       0.434
## rho (h/b)                   0.639       0.639
## Unique Obs.                 907         456
##
## =====
##           Method      Coef. Std. Err.      z    P>|z|      [ 95% C.I. ]
## =====
##   Conventional      0.035      0.078      0.450    0.653    [-0.118 , 0.188]
##      Robust          -          -      0.562    0.574    [-0.128 , 0.230]
## =====

mA2_coef = mA2$coef[1]
mA2_se = mA2$se[1]
mA2_bw = mA2$bws[1]
mA2_obs = sum(mA2$N_h)
mA2_mean = mean(houses[houses$broad == 0 & houses$dist_netw < mA2_bw, ]$rentals_53, na.rm = T)

#column 3
mA3 = lm.cluster(data = houses[houses$dist_netw < bw_1853, ], cluster = "block",
                 log_rentals_1853 ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square +
                 dist_fire + dist_thea + dist_police + dist_urinal + dist_pub + dist_church + dist_ban
                 no_sewer + old_sewer + dist_vent + dist_pump + dist_pit_fake)

summary(mA3)

## R^2= 0.35955
##
##           Estimate      Std. Error      t value      Pr(>|t|)
## (Intercept)  2.678096e+00  0.8155191810   3.28391579  1.023755e-03
## broad       -2.076783e-02  0.0741709062  -0.27999966  7.794778e-01

```

```
## dist_netw      -2.293857e-01 0.7619988905 -0.30103155 7.633904e-01
## dist_netw2     8.627531e-01 2.4179799892  0.35680737 7.212360e-01
## dist_cent      1.668955e-04 0.0014255281  0.11707629 9.067996e-01
## dist_square    1.059567e-03 0.0011005512  0.96275986 3.356680e-01
## dist_fire      1.824373e-04 0.0008626244  0.21149098 8.325042e-01
## dist_thea      1.992186e-03 0.0014405726  1.38291275 1.666916e-01
## dist_police    -8.226215e-04 0.0013745484 -0.59846674 5.495285e-01
## dist_urinal    9.502641e-04 0.0011346153  0.83752094 4.022998e-01
## dist_pub       -4.528004e-05 0.0019713993 -0.02296848 9.816754e-01
## dist_church     3.429001e-03 0.0008440781  4.06242167 4.856625e-05
## dist_bank      -1.924291e-03 0.0014823615 -1.29812543 1.942442e-01
## no_sewer       -3.565183e-01 0.1420593137 -2.50964386 1.208530e-02
## old_sewer       2.802643e-02 0.0881916498  0.31779006 7.506442e-01
## dist_vent      -3.234832e-03 0.0012598703 -2.56759151 1.024078e-02
## dist_pump       -7.237299e-04 0.0017076788 -0.42380917 6.717050e-01
## dist_pit_fake   2.505743e-03 0.0015209055  1.64753372 9.944839e-02
```

```
mA3_coef = mA3$lm_res$coefficients[2]
mA3_se = summary(mA3)[2,2]
```

```
## R^2= 0.35955
```

```
##
##              Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)  2.678096e+00 0.8155191810  3.28391579 1.023755e-03
## broad        -2.076783e-02 0.0741709062 -0.27999966 7.794778e-01
## dist_netw    -2.293857e-01 0.7619988905 -0.30103155 7.633904e-01
## dist_netw2     8.627531e-01 2.4179799892  0.35680737 7.212360e-01
## dist_cent      1.668955e-04 0.0014255281  0.11707629 9.067996e-01
## dist_square    1.059567e-03 0.0011005512  0.96275986 3.356680e-01
## dist_fire      1.824373e-04 0.0008626244  0.21149098 8.325042e-01
## dist_thea      1.992186e-03 0.0014405726  1.38291275 1.666916e-01
## dist_police    -8.226215e-04 0.0013745484 -0.59846674 5.495285e-01
## dist_urinal    9.502641e-04 0.0011346153  0.83752094 4.022998e-01
## dist_pub       -4.528004e-05 0.0019713993 -0.02296848 9.816754e-01
## dist_church     3.429001e-03 0.0008440781  4.06242167 4.856625e-05
## dist_bank      -1.924291e-03 0.0014823615 -1.29812543 1.942442e-01
## no_sewer       -3.565183e-01 0.1420593137 -2.50964386 1.208530e-02
## old_sewer       2.802643e-02 0.0881916498  0.31779006 7.506442e-01
## dist_vent      -3.234832e-03 0.0012598703 -2.56759151 1.024078e-02
## dist_pump       -7.237299e-04 0.0017076788 -0.42380917 6.717050e-01
## dist_pit_fake   2.505743e-03 0.0015209055  1.64753372 9.944839e-02
```

```
mA3_obs = length(mA3$lm_res$residuals)
# m3_obs = houses[houses$dist_netw < m$bws[1],] %>%
#   select(log_rentals_1853, broad, dist_netw, dist_netw2, dist_cent, dist_square,
#         dist_fire, dist_thea, dist_police, dist_urinal, dist_pub, dist_church, dist_bank,
#         no_sewer, old_sewer, dist_vent, dist_pump, dist_pit_fake) %>%
#   drop_na() %>%
#   nrow()
```

```
#column 4
```

```
mA4 = lm.cluster(data = houses[houses$dist_netw < 1, ], cluster = "block",
  log_rentals_1853 ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square +
    dist_fire + dist_thea + dist_police + dist_urinal + dist_pub + dist_church + dist_bank +
    no_sewer + old_sewer + dist_vent + dist_pump + dist_pit_fake)
```

```
summary(mA4)
```

```
## R^2= 0.3015
##
##              Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)    4.7237243206 0.4999612245   9.4481814 3.447686e-21
## broad         -0.0407734494 0.0732350097  -0.5567481 5.776996e-01
## dist_netw      -0.0904316295 0.3102124347  -0.2915152 7.706573e-01
## dist_netw2      0.3219208877 0.3747578899   0.8590103 3.903348e-01
## dist_cent      -0.0011288230 0.0010322946  -1.0935086 2.741706e-01
## dist_square    -0.0006075281 0.0006951337  -0.8739731 3.821329e-01
## dist_fire      -0.0003188259 0.0005571421  -0.5722525 5.671509e-01
## dist_thea      -0.0003537402 0.0007803190  -0.4533277 6.503128e-01
## dist_police     0.0008195225 0.0009233973   0.8875081 3.748054e-01
## dist_urinal     0.0019028000 0.0008564489   2.2217322 2.630141e-02
## dist_pub        0.0022298712 0.0013217352   1.6870786 9.158823e-02
## dist_church     0.0013105466 0.0008445173   1.5518292 1.207031e-01
## dist_bank      -0.0036302780 0.0010063011  -3.6075466 3.091061e-04
## no_sewer       -0.3307874627 0.1278187167  -2.5879423 9.655115e-03
## old_sewer      -0.0378486824 0.0833432615  -0.4541301 6.497352e-01
## dist_vent      -0.0021445782 0.0009740910  -2.2016200 2.769216e-02
## dist_pump      -0.0016908971 0.0013095276  -1.2912267 1.966251e-01
## dist_pit_fake   0.0024141190 0.0011473737   2.1040389 3.537505e-02
```

```
mA4_coef = mA4$lm_res$coefficients[2]
```

```
mA4_se = summary(mA4)[2,2]
```

```
## R^2= 0.3015
##
##              Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)    4.7237243206 0.4999612245   9.4481814 3.447686e-21
## broad         -0.0407734494 0.0732350097  -0.5567481 5.776996e-01
## dist_netw      -0.0904316295 0.3102124347  -0.2915152 7.706573e-01
## dist_netw2      0.3219208877 0.3747578899   0.8590103 3.903348e-01
## dist_cent      -0.0011288230 0.0010322946  -1.0935086 2.741706e-01
## dist_square    -0.0006075281 0.0006951337  -0.8739731 3.821329e-01
## dist_fire      -0.0003188259 0.0005571421  -0.5722525 5.671509e-01
## dist_thea      -0.0003537402 0.0007803190  -0.4533277 6.503128e-01
## dist_police     0.0008195225 0.0009233973   0.8875081 3.748054e-01
## dist_urinal     0.0019028000 0.0008564489   2.2217322 2.630141e-02
## dist_pub        0.0022298712 0.0013217352   1.6870786 9.158823e-02
## dist_church     0.0013105466 0.0008445173   1.5518292 1.207031e-01
## dist_bank      -0.0036302780 0.0010063011  -3.6075466 3.091061e-04
## no_sewer       -0.3307874627 0.1278187167  -2.5879423 9.655115e-03
## old_sewer      -0.0378486824 0.0833432615  -0.4541301 6.497352e-01
## dist_vent      -0.0021445782 0.0009740910  -2.2016200 2.769216e-02
## dist_pump      -0.0016908971 0.0013095276  -1.2912267 1.966251e-01
## dist_pit_fake   0.0024141190 0.0011473737   2.1040389 3.537505e-02
```

```
mA4_obs = length(mA4$lm_res$residuals)
```

```
#column 5
```

```
mA5 = lm.cluster(data = houses[houses$dist_netw < 1, ], cluster = "block",
  log_rentals_1853 ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square +
  dist_fire + dist_thea + dist_police + dist_urinal + dist_pub + dist_church + dist_bank)
```

```
no_sewer + old_sewer + dist_vent + dist_pump + dist_pit_fake + as.factor(seg_5))
```

```
summary(mA5)
```

```
## R^2= 0.33221
```

```
##
```

	Estimate	Std. Error	t value	Pr(> t )
## (Intercept)	4.5660858017	0.5500423895	8.3013344	1.029485e-16
## broad	-0.0787683000	0.0701206197	-1.1233258	2.612992e-01
## dist_netw	-0.0446310811	0.2941161982	-0.1517464	8.793869e-01
## dist_netw2	0.2446532453	0.3681890771	0.6644772	5.063849e-01
## dist_cent	-0.0018755217	0.0009758021	-1.9220309	5.460187e-02
## dist_square	-0.0008535452	0.0006987870	-1.2214670	2.219093e-01
## dist_fire	-0.0006825171	0.0006071125	-1.1242021	2.609273e-01
## dist_thea	0.0002456639	0.0006759789	0.3634195	7.162915e-01
## dist_police	0.0011548924	0.0008993297	1.2841702	1.990824e-01
## dist_urinal	0.0019435628	0.0008941407	2.1736656	2.973026e-02
## dist_pub	0.0012737238	0.0012111831	1.0516360	2.929666e-01
## dist_church	0.0015247040	0.0007391790	2.0626993	3.914121e-02
## dist_bank	-0.0029986111	0.0010056957	-2.9816288	2.867194e-03
## no_sewer	-0.3945997695	0.1192133253	-3.3100307	9.328573e-04
## old_sewer	-0.0524156004	0.0814967230	-0.6431621	5.201189e-01
## dist_vent	-0.0021603830	0.0009670794	-2.2339252	2.548799e-02
## dist_pump	-0.0014955953	0.0013435122	-1.1131981	2.656233e-01
## dist_pit_fake	0.0012816540	0.0011144998	1.1499814	2.501515e-01
## as.factor(seg_5)1	0.4216520870	0.1607015940	2.6238202	8.694967e-03
## as.factor(seg_5)2	0.2968585698	0.1631147152	1.8199374	6.876854e-02
## as.factor(seg_5)3	0.0192464706	0.1821309897	0.1056738	9.158412e-01
## as.factor(seg_5)4	-0.0390314693	0.1470760631	-0.2653829	7.907145e-01

```
mA5_coef = mA5$lm_res$coefficients[2]
```

```
mA5_se = summary(mA5)[2,2]
```

```
## R^2= 0.33221
```

```
##
```

	Estimate	Std. Error	t value	Pr(> t )
## (Intercept)	4.5660858017	0.5500423895	8.3013344	1.029485e-16
## broad	-0.0787683000	0.0701206197	-1.1233258	2.612992e-01
## dist_netw	-0.0446310811	0.2941161982	-0.1517464	8.793869e-01
## dist_netw2	0.2446532453	0.3681890771	0.6644772	5.063849e-01
## dist_cent	-0.0018755217	0.0009758021	-1.9220309	5.460187e-02
## dist_square	-0.0008535452	0.0006987870	-1.2214670	2.219093e-01
## dist_fire	-0.0006825171	0.0006071125	-1.1242021	2.609273e-01
## dist_thea	0.0002456639	0.0006759789	0.3634195	7.162915e-01
## dist_police	0.0011548924	0.0008993297	1.2841702	1.990824e-01
## dist_urinal	0.0019435628	0.0008941407	2.1736656	2.973026e-02
## dist_pub	0.0012737238	0.0012111831	1.0516360	2.929666e-01
## dist_church	0.0015247040	0.0007391790	2.0626993	3.914121e-02
## dist_bank	-0.0029986111	0.0010056957	-2.9816288	2.867194e-03
## no_sewer	-0.3945997695	0.1192133253	-3.3100307	9.328573e-04
## old_sewer	-0.0524156004	0.0814967230	-0.6431621	5.201189e-01
## dist_vent	-0.0021603830	0.0009670794	-2.2339252	2.548799e-02
## dist_pump	-0.0014955953	0.0013435122	-1.1131981	2.656233e-01
## dist_pit_fake	0.0012816540	0.0011144998	1.1499814	2.501515e-01

```
## as.factor(seg_5)1  0.4216520870 0.1607015940  2.6238202 8.694967e-03
## as.factor(seg_5)2  0.2968585698 0.1631147152  1.8199374 6.876854e-02
## as.factor(seg_5)3  0.0192464706 0.1821309897  0.1056738 9.158412e-01
## as.factor(seg_5)4 -0.0390314693 0.1470760631 -0.2653829 7.907145e-01
```

```
mA5_obs = length(mA5$lm_res$residuals)
```

```
#Density Test, table B2
```

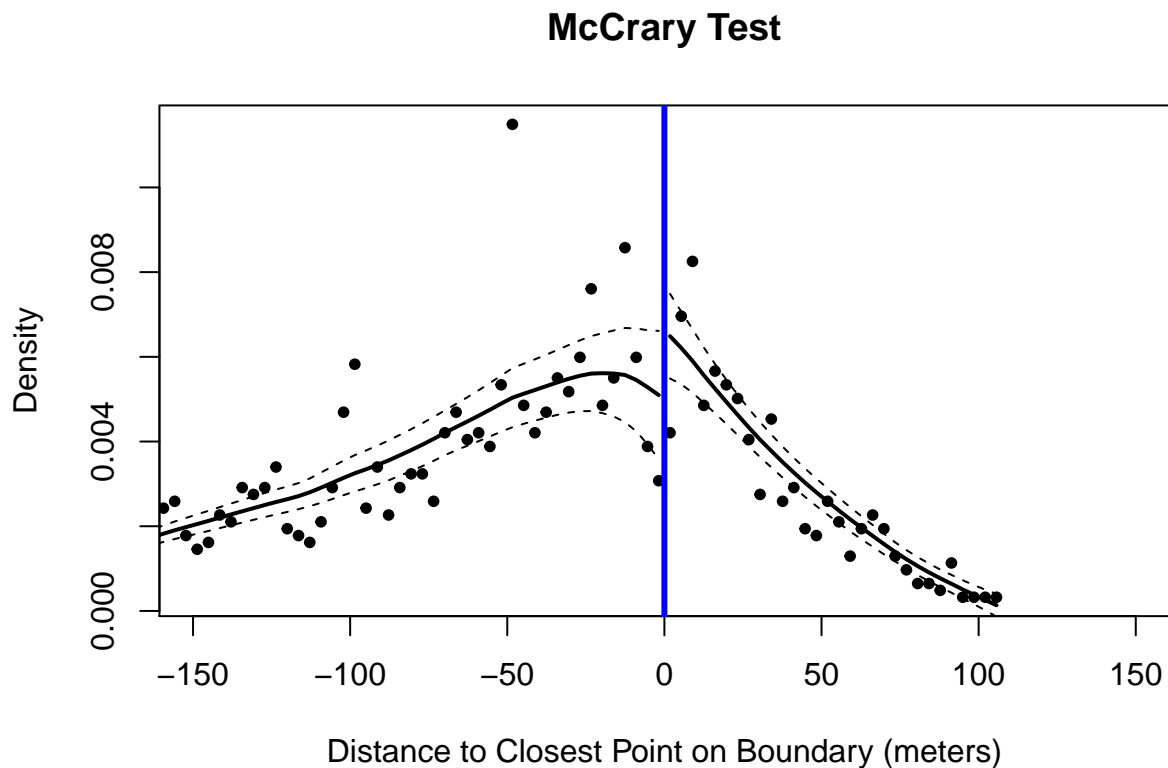
```
library(rdd)
```

```
#our running variable is distance from closest point to BSP boundary, which corresponds to dist2
```

```
mc_test = DCdensity(100*houses$dist2, ext.out = T)
```

```
abline(v = 0, lwd = 3, col = "blue")
```

```
title(main = "McCrary Test", xlab = "Distance to Closest Point on Boundary (meters)", ylab = "Density")
```



```
mc_test$p
```

```
## [1] 0.01907609
```

```
#Covariate balance (figure B1)
```

```
#we have 14 controls
```

```
controls = cbind(houses$dist_cent, houses$dist_square, houses$dist_fire, houses$dist_thea, houses$dist_
                houses$dist_urinal, houses$dist_pub, houses$dist_church, houses$dist_bank,
                houses$no_sewer, houses$old_sewer, houses$dist_vent, houses$dist_pump,
                houses$dist_pit_fake)
```

```
names = c("dist_cent", "dist_squre", "dist_fire", "dist_theater", "dist_police",
          "dist_urinal", "dist_pub", "dist_church", "dist_bank", "no_sewer", "old_sewer", "dist_vent",
```

```

      "dist_pump", "dist_pit_fake", "dist_taxexon")

plots = vector(mode = "list", length = 15)

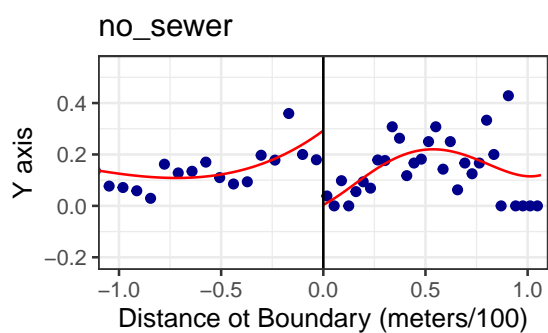
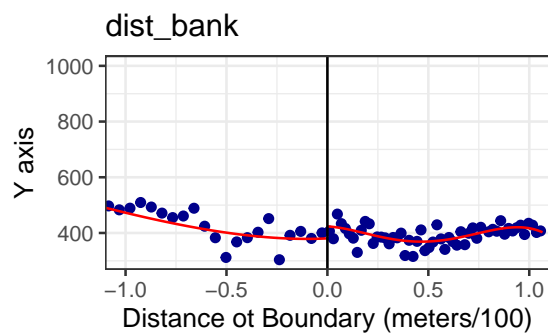
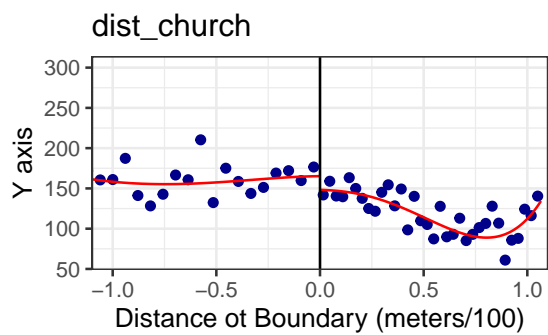
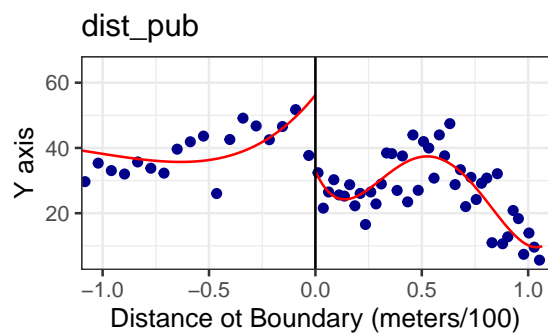
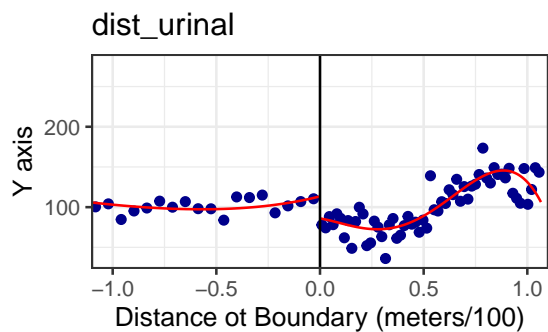
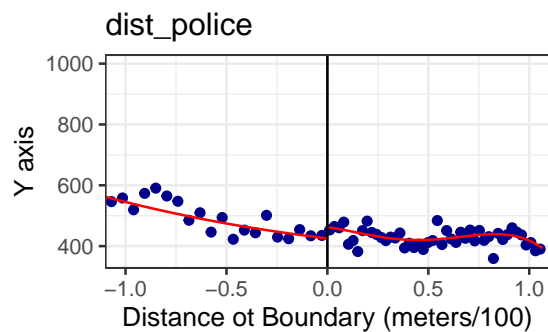
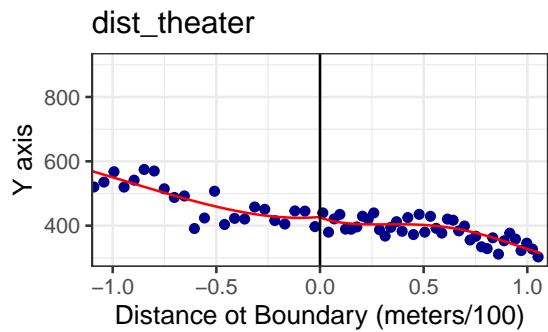
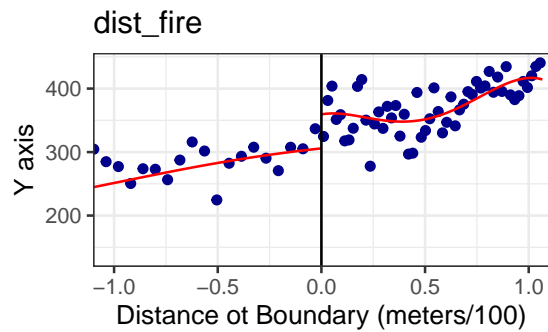
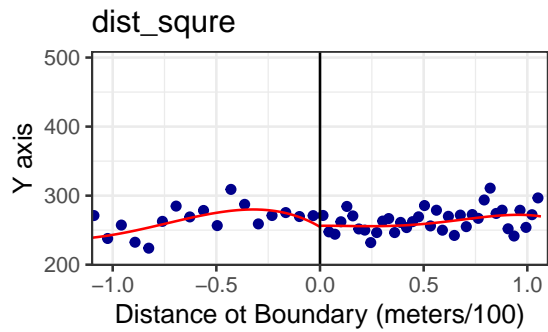
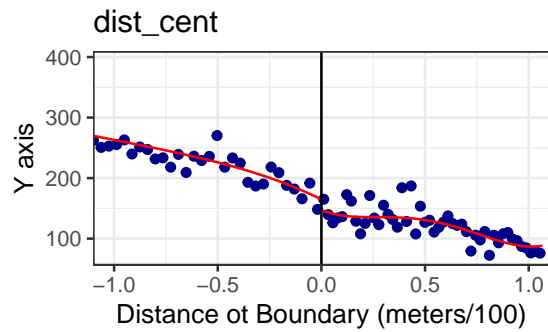
p_values = c()
for (i in 1:14) {
  p = rdplot(y = controls[,i], x = houses$dist2, x.lim = c(-1, 1), title = names[i], x.label = "Distance")
  plots[[i]] = p

  model = rdrobust(y = controls[,i], x = houses$dist2, vce = "nn", cluster = houses$block)
  #using the p value using robust clustered standard errors
  p = model$pv[3]
  p_values = append(p_values, p)
}

#show plot
ggarrange(plotlist = plots, nrow = 5, ncol = 2)

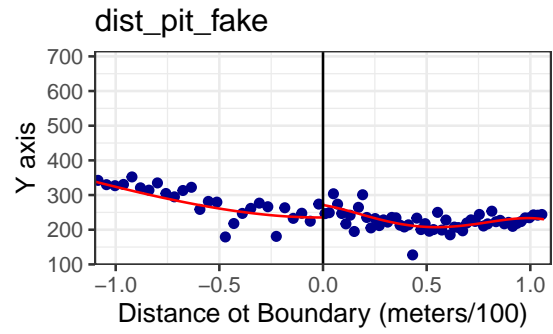
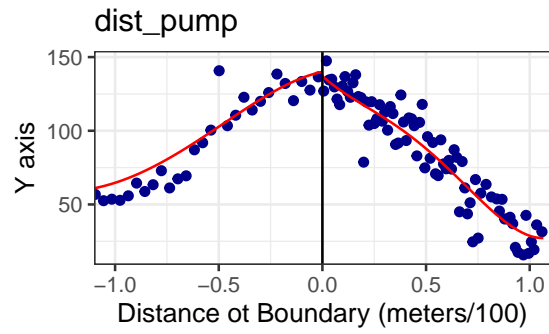
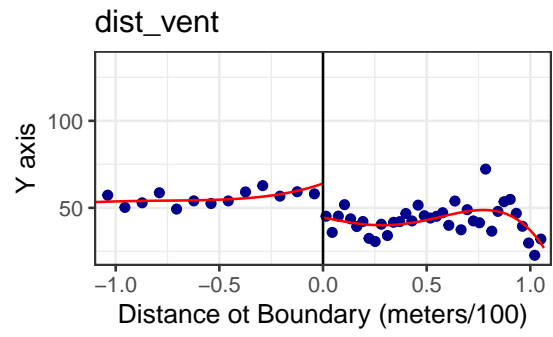
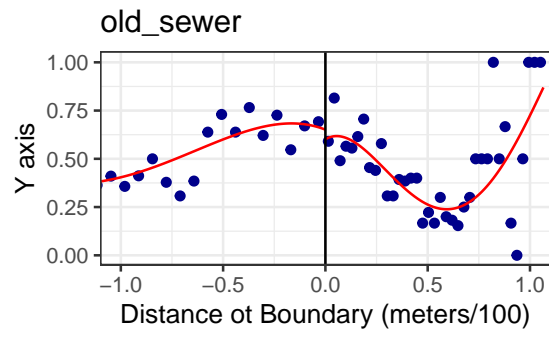
## $'1'

```





##  
## \$'2'



```
##
## attr("class")
## [1] "list"      "ggarrange"

#column 1
mB1 = rdrobust(y = houses$log_rentals_1864, x = houses$dist2, vce = "nn", cluster = houses$block)
summary(mB1)

## Call: rdrobust
##
## Number of Obs.          1356
## BW type                mserd
## Kernel                  Triangular
## VCE method              NN
##
## Number of Obs.          921      435
## Eff. Number of Obs.     229      227
## Order est. (p)           1        1
## Order bias (q)           2        2
## BW est. (h)              0.275    0.275
## BW bias (b)              0.458    0.458
## rho (h/b)                0.601    0.601
## Unique Obs.              900      434
##
## =====
##      Method      Coef. Std. Err.      z    P>|z|      [ 95% C.I. ]
## =====
##   Conventional   -0.188    0.118   -1.587   0.112   [-0.419 , 0.044]
##      Robust        -      -    -1.746   0.081   [-0.506 , 0.029]
## =====

mB1_coef = mB1$coef[1]
mB1_se = mB1$se[1]
mB1_bw = mB1$bws[1]
mB1_obs = sum(mB1$N_h)

#column 2
controls = cbind(houses$dist_cent, houses$dist_square, houses$dist_fire, houses$dist_thea, houses$dist_
                houses$dist_urinal, houses$dist_pub, houses$dist_church, houses$dist_bank,
                houses$no_sewer, houses$old_sewer, houses$dist_vent, houses$dist_pump, houses$dist_pit.
mB2 = rdrobust(y = houses$log_rentals_1864, x = houses$dist2, covs = controls,
               vce = "nn", cluster = houses$block)
summary(mB2)

## Call: rdrobust
##
## Number of Obs.          1356
## BW type                mserd
## Kernel                  Triangular
## VCE method              NN
##
## Number of Obs.          921      435
## Eff. Number of Obs.     258      247
## Order est. (p)           1        1
## Order bias (q)           2        2
```

```
## BW est. (h)                0.310      0.310
## BW bias (b)                0.516      0.516
## rho (h/b)                  0.601      0.601
## Unique Obs.                900       434
##
## =====
##           Method      Coef. Std. Err.      z    P>|z|      [ 95% C.I. ]
## =====
##   Conventional    -0.186    0.089    -2.078    0.038    [-0.361 , -0.011]
##       Robust         -        -    -1.922    0.055    [-0.427 , 0.004]
## =====

mB2_coef = mB2$coef[1]
mB2_se = mB2$se[1]
mB2_bw = mB2$bws[1]
mB2_obs = sum(mB2$N_h)
mB2_mean = mean(houses[houses$broad == 0 & houses$dist_netw < mB2_bw, ]$rentals_64, na.rm = T)

#column 3
mB3 = lm.cluster(data = houses[houses$dist_netw < bw_1864, ], cluster = "block",
  log_rentals_1864 ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square +
    dist_fire + dist_thea + dist_police + dist_urinal + dist_pub + dist_church + dist_bank +
    no_sewer + old_sewer + dist_vent + dist_pump + dist_pit_fake)

summary(mB3)

## R^2= 0.29936
##
##           Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)    4.5393277157 0.6703152119  6.77193003 1.270756e-11
## broad         -0.1157422625 0.0680376072 -1.70115128 8.891458e-02
## dist_netw      -1.1788883326 1.4590097017 -0.80800582 4.190872e-01
## dist_netw2      3.0479959104 4.6131074179  0.66072511 5.087886e-01
## dist_cent     -0.0023872454 0.0018681699 -1.27785236 2.013015e-01
## dist_square     0.0000678054 0.0007288875  0.09302588 9.258830e-01
## dist_fire     -0.0004211355 0.0007452085 -0.56512441 5.719891e-01
## dist_thea     -0.0001322503 0.0009979491 -0.13252208 8.945714e-01
## dist_police     0.0012866033 0.0012317827  1.04450509 2.962518e-01
## dist_urinal     0.0012224371 0.0010402228  1.17516862 2.399273e-01
## dist_pub      -0.0009527214 0.0017532680 -0.54339745 5.868562e-01
## dist_church     0.0025148829 0.0007197111  3.49429485 4.753158e-04
## dist_bank     -0.0028302569 0.0011316380 -2.50102679 1.238338e-02
## no_sewer      -0.1928380833 0.1440806990 -1.33840330 1.807650e-01
## old_sewer       0.0566642095 0.0858818661  0.65979248 5.093870e-01
## dist_vent     -0.0006236601 0.0013178392 -0.47324444 6.360388e-01
## dist_pump     -0.0008873990 0.0016774866 -0.52900513 5.968019e-01
## dist_pit_fake  0.0004609742 0.0012192876  0.37806845 7.053797e-01

mB3_coef = mB3$lm_res$coefficients[2]
mB3_se = summary(mB3)[2,2]

## R^2= 0.29936
##
##           Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)    4.5393277157 0.6703152119  6.77193003 1.270756e-11
```

```
## broad -0.1157422625 0.0680376072 -1.70115128 8.891458e-02
## dist_netw -1.178883326 1.4590097017 -0.80800582 4.190872e-01
## dist_netw2 3.0479959104 4.6131074179 0.66072511 5.087886e-01
## dist_cent -0.0023872454 0.0018681699 -1.27785236 2.013015e-01
## dist_square 0.0000678054 0.0007288875 0.09302588 9.258830e-01
## dist_fire -0.0004211355 0.0007452085 -0.56512441 5.719891e-01
## dist_thea -0.0001322503 0.0009979491 -0.13252208 8.945714e-01
## dist_police 0.0012866033 0.0012317827 1.04450509 2.962518e-01
## dist_urinal 0.0012224371 0.0010402228 1.17516862 2.399273e-01
## dist_pub -0.0009527214 0.0017532680 -0.54339745 5.868562e-01
## dist_church 0.0025148829 0.0007197111 3.49429485 4.753158e-04
## dist_bank -0.0028302569 0.0011316380 -2.50102679 1.238338e-02
## no_sewer -0.1928380833 0.1440806990 -1.33840330 1.807650e-01
## old_sewer 0.0566642095 0.0858818661 0.65979248 5.093870e-01
## dist_vent -0.0006236601 0.0013178392 -0.47324444 6.360388e-01
## dist_pump -0.0008873990 0.0016774866 -0.52900513 5.968019e-01
## dist_pit_fake 0.0004609742 0.0012192876 0.37806845 7.053797e-01

mB3_obs = length(mB3$lm_res$residuals)

#column 4
mB4 = lm.cluster(data = houses[houses$dist_netw < 1, ], cluster = "block",
  log_rentals_1864 ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square +
    dist_fire + dist_thea + dist_police + dist_urinal + dist_pub + dist_church + dist_bank +
    no_sewer + old_sewer + dist_vent + dist_pump + dist_pit_fake)

summary(mB4)

## R^2= 0.28216
##
## Estimate Std. Error t value Pr(>|t|)
## (Intercept) 4.679519e+00 0.3229869430 14.48825957 1.437389e-47
## broad -1.184772e-01 0.0677574377 -1.74854927 8.036896e-02
## dist_netw -3.083754e-01 0.3179176711 -0.96998498 3.320540e-01
## dist_netw2 3.632914e-01 0.4076178737 0.89125476 3.727925e-01
## dist_cent -1.641781e-03 0.0008734060 -1.87974579 6.014273e-02
## dist_square -7.642280e-05 0.0004921599 -0.15528042 8.766003e-01
## dist_fire 1.040640e-04 0.0004854327 0.21437368 8.302557e-01
## dist_thea -3.380383e-05 0.0006307246 -0.05359523 9.572577e-01
## dist_police 1.474268e-03 0.0006983019 2.11121917 3.475348e-02
## dist_urinal 2.138296e-03 0.0007328535 2.91776746 3.525472e-03
## dist_pub 9.591555e-04 0.0011810737 0.81210468 4.167316e-01
## dist_church 1.414864e-03 0.0005700864 2.48184115 1.307055e-02
## dist_bank -4.226224e-03 0.0008131112 -5.19759668 2.018815e-07
## no_sewer -3.417147e-01 0.1048166788 -3.26011722 1.113662e-03
## old_sewer -1.986335e-02 0.0725015645 -0.27397131 7.841067e-01
## dist_vent -1.593709e-03 0.0008711822 -1.82936375 6.734513e-02
## dist_pump -2.883145e-03 0.0013198499 -2.18444883 2.892928e-02
## dist_pit_fake 1.965172e-03 0.0007759427 2.53262477 1.132121e-02

mB4_coef = mB4$lm_res$coefficients[2]
mB4_se = summary(mB4)[2,2]

## R^2= 0.28216
##
```

```
##               Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)    4.679519e+00 0.3229869430 14.48825957 1.437389e-47
## broad         -1.184772e-01 0.0677574377 -1.74854927 8.036896e-02
## dist_netw     -3.083754e-01 0.3179176711 -0.96998498 3.320540e-01
## dist_netw2     3.632914e-01 0.4076178737  0.89125476 3.727925e-01
## dist_cent     -1.641781e-03 0.0008734060 -1.87974579 6.014273e-02
## dist_square   -7.642280e-05 0.0004921599 -0.15528042 8.766003e-01
## dist_fire      1.040640e-04 0.0004854327  0.21437368 8.302557e-01
## dist_thea     -3.380383e-05 0.0006307246 -0.05359523 9.572577e-01
## dist_police    1.474268e-03 0.0006983019  2.11121917 3.475348e-02
## dist_urinal    2.138296e-03 0.0007328535  2.91776746 3.525472e-03
## dist_pub       9.591555e-04 0.0011810737  0.81210468 4.167316e-01
## dist_church    1.414864e-03 0.0005700864  2.48184115 1.307055e-02
## dist_bank     -4.226224e-03 0.0008131112 -5.19759668 2.018815e-07
## no_sewer      -3.417147e-01 0.1048166788 -3.26011722 1.113662e-03
## old_sewer     -1.986335e-02 0.0725015645 -0.27397131 7.841067e-01
## dist_vent     -1.593709e-03 0.0008711822 -1.82936375 6.734513e-02
## dist_pump     -2.883145e-03 0.0013198499 -2.18444883 2.892928e-02
## dist_pit_fake  1.965172e-03 0.0007759427  2.53262477 1.132121e-02

mB4_obs = length(mB4$lm_res$residuals)

#column 5
mB5 = lm.cluster(data = houses[houses$dist_netw < 1, ], cluster = "block",
                 log_rentals_1864 ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square +
                 dist_fire + dist_thea + dist_police + dist_urinal + dist_pub + dist_church + dist_bank +
                 no_sewer + old_sewer + dist_vent + dist_pump + dist_pit_fake + as.factor(seg_5))

mB5_coef = mB5$lm_res$coefficients[2]
mB5_se = summary(mB5)[2,2]

## R^2= 0.31938
##
##               Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)    4.8171630604 0.3665951954 13.1402788 1.935125e-39
## broad         -0.1269081852 0.0677729993 -1.8725479 6.113085e-02
## dist_netw     -0.3092694869 0.3007968539 -1.0281673 3.038711e-01
## dist_netw2     0.3750353747 0.4023697059  0.9320666 3.513021e-01
## dist_cent     -0.0015147008 0.0009617137 -1.5750017 1.152560e-01
## dist_square   -0.0009307777 0.0004700641 -1.9801081 4.769139e-02
## dist_fire     -0.0005214935 0.0004924256 -1.0590300 2.895861e-01
## dist_thea     -0.0001613382 0.0005149874 -0.3132858 7.540635e-01
## dist_police    0.0018059575 0.0006089642  2.9656219 3.020716e-03
## dist_urinal    0.0014517377 0.0007633458  1.9018088 5.719615e-02
## dist_pub       0.0011630673 0.0011348862  1.0248317 3.054426e-01
## dist_church    0.0013164478 0.0004876933  2.6993352 6.947815e-03
## dist_bank     -0.0031493061 0.0007809565 -4.0326268 5.515683e-05
## no_sewer      -0.4074209470 0.0992055550 -4.1068360 4.011158e-05
## old_sewer     -0.0407109217 0.0703740454 -0.5784934 5.629310e-01
## dist_vent     -0.0013177314 0.0008158958 -1.6150731 1.062949e-01
## dist_pump     -0.0026521880 0.0013315072 -1.9918691 4.638542e-02
## dist_pit_fake  0.0004512781 0.0007740002  0.5830465 5.598620e-01
## as.factor(seg_5)1 0.4595579787 0.1188098789  3.8680115 1.097265e-04
## as.factor(seg_5)2 0.3599306774 0.1415166267  2.5433808 1.097855e-02
```

```

## as.factor(seg_5)3  0.3735917574 0.1533396814  2.4363671 1.483562e-02
## as.factor(seg_5)4  0.0218160524 0.1209311869  0.1804005 8.568381e-01

mB5_obs = length(mB5$lm_res$residuals)

houses2 = read_dta("aer_replication/data/19th/Merged_1846_1894_data.dta")
houses2$temp = houses2$dist_netw/100
houses2$temp = ifelse(houses2$broad == 0, -houses2$dist_netw/100, houses2$dist_netw/100)

#optimal bw
houses2$dist_netw = houses2$dist_netw/100
houses2$dist_netw2 = houses2$dist_netw^2
houses2$dist_netw3 = houses2$dist_netw^3
houses2$dist_2 = houses2$dist_netw
houses2$dist_2 = ifelse(houses2$broad == 0, -houses2$dist_netw, houses2$dist_2)
houses2$dist_2_2 = houses2$dist_2^2

bw_1894 = rdbwselect(y = houses2$log_rentals_1894, x = houses2$temp, vce = "nn", cluster = houses2$block)

mean_rentals94 = mean(houses2[houses2$broad == 0 & houses2$dist_netw < bw_1894, ]$rentals_94, na.rm = T)
mean_rentals94_all = mean(houses2[houses2$broad == 0 & houses2$dist_netw < 1, ]$rentals_94, na.rm = T)

#RINSE AND REPEAT

#column 1
mC1 = rdrobust(y = houses2$log_rentals_1894, x = houses2$dist_2, vce = "nn", cluster = houses2$block)

mC1_coef = mC1$coef[1]
mC1_se = mC1$se[1]
mC1_bw = mC1$bws[1]
mC1_obs = sum(mC1$N_h)

#column 2
controls = cbind(houses2$dist_cent, houses2$dist_square, houses2$dist_bank, houses2$dist_pit_fake)
mC2 = rdrobust(y = houses2$log_rentals_1894, x = houses2$dist_2, covs = controls,
               vce = "nn", cluster = houses2$block, all = T)
summary(mC2)

## Call: rdrobust
##
## Number of Obs.                961
## BW type                      mserd
## Kernel                      Triangular
## VCE method                   NN
##
## Number of Obs.                610          351
## Eff. Number of Obs.          174          181
## Order est. (p)                 1            1
## Order bias (q)                 2            2
## BW est. (h)                   0.276        0.276
## BW bias (b)                   0.434        0.434
## rho (h/b)                     0.635        0.635
## Unique Obs.                   602          351
##
## =====

```

```
##           Method      Coef. Std. Err.      z    P>|z|      [ 95% C.I. ]
## =====
## Conventional    -0.263      0.154    -1.704    0.088    [-0.565 , 0.039]
## Bias-Corrected  -0.292      0.154    -1.891    0.059    [-0.594 , 0.011]
## Robust          -0.292      0.185    -1.578    0.115    [-0.654 , 0.071]
## =====

mC2_coef = mC2$coef[1]
mC2_se = mC2$se[1]
mC2_bw = mC2$bws[1]
mC2_obs = sum(mC2$N_h)
mC2_mean = mean(houses2[houses2$bread == 0 & houses2$dist_netw < mC2_bw, ]$rentals_94, na.rm = T)

#column 3
mC3 = lm.cluster(data = houses2[houses2$dist_netw < bw_1894, ], cluster = "block",
                  log_rentals_1894 ~ bread + dist_netw + dist_netw2 + dist_cent + dist_square)

summary(mC3)

## R^2= 0.07347
##
##              Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)  4.423400287 0.4009392935 11.0325930 2.660809e-28
## bread        -0.2453850035 0.1192717689 -2.0573603 3.965158e-02
## dist_netw    -1.9632735639 1.5568490416 -1.2610558 2.072887e-01
## dist_netw2    6.6232891283 4.9411802042  1.3404265 1.801067e-01
## dist_cent     0.0010652636 0.0008843681  1.2045477 2.283780e-01
## dist_square  -0.0000342195 0.0011897967 -0.0287608 9.770554e-01

mC3_coef = mC3$lm_res$coefficients[2]
mC3_se = summary(mC3)[2,2]

## R^2= 0.07347
##
##              Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)  4.423400287 0.4009392935 11.0325930 2.660809e-28
## bread        -0.2453850035 0.1192717689 -2.0573603 3.965158e-02
## dist_netw    -1.9632735639 1.5568490416 -1.2610558 2.072887e-01
## dist_netw2    6.6232891283 4.9411802042  1.3404265 1.801067e-01
## dist_cent     0.0010652636 0.0008843681  1.2045477 2.283780e-01
## dist_square  -0.0000342195 0.0011897967 -0.0287608 9.770554e-01

mC3_obs = length(mC3$lm_res$residuals)

#column 4
mC4 = lm.cluster(data = houses2[houses2$dist_netw < 1, ], cluster = "block",
                  log_rentals_1894 ~ bread + dist_netw + dist_netw2 + dist_cent + dist_square)

summary(mC4)

## R^2= 0.10461
##
##              Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)  4.3734730735 0.3091431588 14.1470802 1.946736e-45
## bread        -0.2171886798 0.0758385918 -2.8638280 4.185553e-03
## dist_netw     0.1552978518 0.4531987741  0.3426705 7.318464e-01
```



```
## dist_netw2    0.1931866809 0.4268183060 0.4526204 6.508221e-01
## dist_cent     0.0009125301 0.0007674648 1.1890189 2.344322e-01
## dist_square -0.0002969740 0.0008607112 -0.3450333 7.300694e-01
```

```
mC4_coef = mC4$lm_res$coefficients[2]
mC4_se = summary(mC4)[2,2]
```

```
## R^2= 0.10461
##
```

```
##              Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)  4.3734730735 0.3091431588 14.1470802 1.946736e-45
## broad        -0.2171886798 0.0758385918 -2.8638280 4.185553e-03
## dist_netw     0.1552978518 0.4531987741 0.3426705 7.318464e-01
## dist_netw2    0.1931866809 0.4268183060 0.4526204 6.508221e-01
## dist_cent     0.0009125301 0.0007674648 1.1890189 2.344322e-01
## dist_square -0.0002969740 0.0008607112 -0.3450333 7.300694e-01
```

```
mC4_obs = length(mC4$lm_res$residuals)
```

```
#column 5
```

```
mC5 = lm.cluster(data = houses2[houses2$dist_netw < 1, ], cluster = "block",
                 log_rentals_1894 ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square + as.factor
```

```
mC5_coef = mC5$lm_res$coefficients[2]
mC5_se = summary(mC5)[2,2]
```

```
## R^2= 0.17828
##
```

```
##              Estimate   Std. Error   t value   Pr(>|t|)
## (Intercept)  4.478726236 0.4035178368 11.0992026 1.265680e-28
## broad        -0.216907114 0.1147285163 -1.8906120 5.867615e-02
## dist_netw     0.098504749 0.4652251276 0.2117357 8.323133e-01
## dist_netw2    0.217260004 0.4649804253 0.4672455 6.403243e-01
## dist_cent     0.000696461 0.0013682698 0.5090086 6.107462e-01
## dist_square  -0.001114083 0.0008143784 -1.3680161 1.713071e-01
## as.factor(seg_5)1 0.610891011 0.2358625655 2.5900295 9.596770e-03
## as.factor(seg_5)2 0.216412065 0.1799766843 1.2024450 2.291912e-01
## as.factor(seg_5)3 0.044561743 0.2706550991 0.1646440 8.692242e-01
## as.factor(seg_5)4 0.151992374 0.1461382309 1.0400589 2.983125e-01
```

```
mC5_obs = length(mC5$lm_res$residuals)
```

```
#Panel D
```

```
houses3 = read_dta("aer_replication/data/20th/houses_1936_final.dta")
houses3$temp = houses3$dist_netw
houses3$temp = ifelse(houses3$broad == 0, -houses3$dist_netw, houses3$temp)
```

```
houses3$dist_2 = houses3$dist_netw
houses3$dist_2 = ifelse(houses3$broad == 0, -houses3$dist_netw, houses3$dist_2)
```

```
bw_1936 = rdbwselect(y = houses3$lnrentals, houses3$temp, vce = "nn", cluster = houses3$block)$bws[1]
```

```
mean_rentals36 = mean(houses3[houses3$broad == 0 & houses3$dist_netw < bw_1936, ]$rentals, na.rm = T)
mean_rentals36_all = mean(houses3[houses3$broad == 0 & houses3$dist_netw < 1, ]$rentals, na.rm = T)
```

```

#column 1
mD1 = rdrobust(y = houses3$lnrentals, x = houses3$dist_2, vce = "nn", cluster = houses3$block)

mD1_coef = mD1$coef[1]
mD1_se = mD1$se[1]
mD1_bw = mD1$bws[1]
mD1_obs = sum(mD1$N_h)

#column 2
controls = cbind(houses3$dist_cent, houses3$dist_square, houses3$dist_thea,
                  houses3$dist_pub, houses3$dist_church, houses3$dist_bank)
mD2 = rdrobust(y = houses3$lnrentals, x = houses3$dist_2, covs = controls,
               vce = "nn", cluster = houses3$block, h = .373, all = T)
summary(mD2)

## Call: rdrobust
##
## Number of Obs.                361
## BW type                      Manual
## Kernel                      Triangular
## VCE method                   NN
##
## Number of Obs.                166      195
## Eff. Number of Obs.          110      111
## Order est. (p)                1        1
## Order bias (q)               2        2
## BW est. (h)                  0.373    0.373
## BW bias (b)                  0.373    0.373
## rho (h/b)                    1.000    1.000
## Unique Obs.                  165      192
##
## =====
##      Method      Coef. Std. Err.      z    P>|z|      [ 95% C.I. ]
## =====
## Conventional    -0.375    0.280    -1.337    0.181    [-0.924 , 0.175]
## Bias-Corrected  -0.413    0.280    -1.475    0.140    [-0.963 , 0.136]
## Robust          -0.413    0.394    -1.050    0.294    [-1.185 , 0.358]
## =====

mD2_coef = mD2$coef[1]
mD2_se = mD2$se[1]
mD2_bw = mD2$bws[1]
mD2_obs = sum(mD2$N_h)
mD2_mean = mean(houses3[houses3$bread == 0 & houses3$dist_netw < mD2_bw, ]$rentals, na.rm = T)

#column 3
mD3 = lm.cluster(data = houses3[houses3$dist_netw < bw_1936, ], cluster = "block",
                 lnrentals ~ bread + dist_netw + dist_netw2 + dist_cent + dist_square +
                 dist_thea + dist_school + dist_pub + dist_church + dist_bank + length + width)
summary(mD3)

## R^2= 0.48676
##

```

```
##           Estimate Std. Error   t value   Pr(>|t|)
## (Intercept)  5.034748072 1.099915688  4.5773945 4.708030e-06
## broad       -0.324926815 0.147366578 -2.2048881 2.746195e-02
## dist_netw   -1.628220850 2.413203686 -0.6747134 4.998579e-01
## dist_netw2   3.099666569 6.091507664  0.5088505 6.108570e-01
## dist_cent   -0.783183795 0.194317571 -4.0304322 5.567439e-05
## dist_square  0.181336848 0.196898870  0.9209644 3.570690e-01
## dist_thea   -0.151420115 0.351773870 -0.4304473 6.668703e-01
## dist_school  0.361502889 0.149721788  2.4144975 1.575693e-02
## dist_pub     0.044842327 0.292229223  0.1534492 8.780441e-01
## dist_church -0.037830529 0.167609354 -0.2257065 8.214297e-01
## dist_bank   -0.389946347 0.179226801 -2.1757145 2.957662e-02
## length      0.002971843 0.001147161  2.5906071 9.580681e-03
## width       0.096855556 0.020659257  4.6882402 2.755645e-06
```

```
mD3_coef = mD3$lm_res$coefficients[2]
mD3_se = summary(mD3)[2,2]
```

```
## R^2= 0.48676
```

```
##
##           Estimate Std. Error   t value   Pr(>|t|)
## (Intercept)  5.034748072 1.099915688  4.5773945 4.708030e-06
## broad       -0.324926815 0.147366578 -2.2048881 2.746195e-02
## dist_netw   -1.628220850 2.413203686 -0.6747134 4.998579e-01
## dist_netw2   3.099666569 6.091507664  0.5088505 6.108570e-01
## dist_cent   -0.783183795 0.194317571 -4.0304322 5.567439e-05
## dist_square  0.181336848 0.196898870  0.9209644 3.570690e-01
## dist_thea   -0.151420115 0.351773870 -0.4304473 6.668703e-01
## dist_school  0.361502889 0.149721788  2.4144975 1.575693e-02
## dist_pub     0.044842327 0.292229223  0.1534492 8.780441e-01
## dist_church -0.037830529 0.167609354 -0.2257065 8.214297e-01
## dist_bank   -0.389946347 0.179226801 -2.1757145 2.957662e-02
## length      0.002971843 0.001147161  2.5906071 9.580681e-03
## width       0.096855556 0.020659257  4.6882402 2.755645e-06
```

```
mD3_obs = length(mD3$lm_res$residuals)
```

```
#column 4
```

```
mD4 = lm.cluster(data = houses3[houses3$dist_netw < 1, ], cluster = "block",
                 lnrentals ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square +
                 dist_thea + dist_school + dist_pub + dist_church + dist_bank + length + width)
```

```
summary(mD4)
```

```
## R^2= 0.44863
```

```
##
##           Estimate Std. Error   t value   Pr(>|t|)
## (Intercept)  6.050973676 1.0275248488  5.8888831 3.888144e-09
## broad       -0.458128198 0.1440174514 -3.1810603 1.467371e-03
## dist_netw   -0.959258340 0.7343700539 -1.3062329 1.914734e-01
## dist_netw2   1.181146986 0.8329878697  1.4179642 1.562012e-01
## dist_cent   -0.484919396 0.1807820647 -2.6823424 7.310859e-03
## dist_square  0.328624957 0.1981606441  1.6583765 9.724150e-02
## dist_thea   -0.375893804 0.2635534534 -1.4262526 1.537954e-01
## dist_school -0.018685521 0.1218979630 -0.1532882 8.781710e-01
```

```
## dist_pub      0.056766044 0.2208897204 0.2569882 7.971879e-01
## dist_church -0.273853320 0.1794120718 -1.5263929 1.269120e-01
## dist_bank    -0.163489682 0.1654880102 -0.9879246 3.231896e-01
## length       0.003793856 0.0009174962 4.1350097 3.549396e-05
## width        0.068585580 0.0217647427 3.1512240 1.625877e-03
```

```
mD4_coef = mD4$lm_res$coefficients[2]
mD4_se = summary(mD4)[2,2]
```

```
## R^2= 0.44863
```

```
##
##              Estimate Std. Error t value Pr(>|t|)
## (Intercept)  6.050973676 1.0275248488  5.8888831 3.888144e-09
## broad       -0.458128198 0.1440174514 -3.1810603 1.467371e-03
## dist_netw    -0.959258340 0.7343700539 -1.3062329 1.914734e-01
## dist_netw2   1.181146986 0.8329878697  1.4179642 1.562012e-01
## dist_cent   -0.484919396 0.1807820647 -2.6823424 7.310859e-03
## dist_square  0.328624957 0.1981606441  1.6583765 9.724150e-02
## dist_thea   -0.375893804 0.2635534534 -1.4262526 1.537954e-01
## dist_school -0.018685521 0.1218979630 -0.1532882 8.781710e-01
## dist_pub     0.056766044 0.2208897204 0.2569882 7.971879e-01
## dist_church -0.273853320 0.1794120718 -1.5263929 1.269120e-01
## dist_bank    -0.163489682 0.1654880102 -0.9879246 3.231896e-01
## length       0.003793856 0.0009174962 4.1350097 3.549396e-05
## width        0.068585580 0.0217647427 3.1512240 1.625877e-03
```

```
mD4_obs = length(mD4$lm_res$residuals)
```

```
#column 5
```

```
mD5 = lm.cluster(data = houses3[houses3$dist_netw < 1, ], cluster = "block",
  lnrentals ~ broad + dist_netw + dist_netw2 + dist_cent + dist_square +
  dist_thea + dist_school + dist_pub + dist_church + dist_bank +
  length + width + as.factor(seg_5))
```

```
mD5_coef = mD5$lm_res$coefficients[2]
mD5_se = summary(mD5)[2,2]
```

```
## R^2= 0.50877
```

```
##
##              Estimate Std. Error t value Pr(>|t|)
## (Intercept)  5.492721327 0.9878180305  5.5604587 2.690666e-08
## broad       -0.271224191 0.1501553192 -1.8062909 7.087291e-02
## dist_netw    -0.955800732 0.6353433589 -1.5043845 1.324824e-01
## dist_netw2   1.156003181 0.7447395530  1.5522248 1.206085e-01
## dist_cent   -0.376542910 0.1728019894 -2.1790427 2.932850e-02
## dist_square  0.324675974 0.1758092702  1.8467512 6.478321e-02
## dist_thea   -0.138201268 0.2352242821 -0.5875298 5.568480e-01
## dist_school  0.030838047 0.1103950306  0.2793427 7.799818e-01
## dist_pub     0.089045235 0.1994880691  0.4463687 6.553309e-01
## dist_church -0.447212563 0.1610104583 -2.7775374 5.477254e-03
## dist_bank    -0.291411029 0.1637834979 -1.7792454 7.519954e-02
## length       0.003660853 0.0007788117  4.7005623 2.594461e-06
## width        0.060678220 0.0155829301  3.8938903 9.864929e-05
## as.factor(seg_5)1 1.032526506 0.2796553929  3.6921387 2.223761e-04
## as.factor(seg_5)2 0.646451572 0.2579669704  2.5059471 1.221239e-02
```

```
## as.factor(seg_5)4 0.403143740 0.2435927426 1.6549908 9.792637e-02
```

```
mD5_obs = length(mD5$lm_res$residuals)
```

```
#Make the table
```

```
mA1_bw = 100*mA1_bw
```

```
mA2_bw = 100*mA2_bw
```

```
mB1_bw = 100*mB1_bw
```

```
mB2_bw = 100*mB2_bw
```

```
mC1_bw = 100*mC1_bw
```

```
mC2_bw = 100*mC2_bw
```

```
mD1_bw = 100*mD1_bw
```

```
mD2_bw = 100*mD2_bw
```

```
llr_base = c(mA1_coef, mA1_se, mA1_obs, mean_rentals53, mA1_bw,
             mB1_coef, mB1_se, mB1_obs, mean_rentals64, mB1_bw,
             mC1_coef, mC1_se, mC1_obs, mean_rentals94, mC1_bw,
             mD1_coef, mD1_se, mD1_obs, mean_rentals36, mD1_bw)
```

```
llr_cntrl = c(mA2_coef, mA2_se, mA2_obs, mA2_mean, mA2_bw,
             mB2_coef, mB2_se, mB2_obs, mB2_mean, mB2_bw,
             mC2_coef, mC2_se, mC2_obs, mC2_mean, mC2_bw,
             mD2_coef, mD2_se, mD2_obs, mD2_mean, mD2_bw)
```

```
poly_rd_opt = c(mA3_coef, mA3_se, mA3_obs, mean_rentals53, 100,
               mB3_coef, mB3_se, mB3_obs, mean_rentals64, 100,
               mC3_coef, mC3_se, mC3_obs, mean_rentals94, 100,
               mD3_coef, mD3_se, mD3_obs, mean_rentals36, 100)
```

```
poly_rd_wide = c(mA4_coef, mA4_se, mA4_obs, mean_rentals53_all, 100,
                 mB4_coef, mB4_se, mB4_obs, mean_rentals64_all, 100,
                 mC4_coef, mC4_se, mC4_obs, mean_rentals94_all, 100,
                 mD4_coef, mD4_se, mD4_obs, mean_rentals36_all, 100)
```

```
poly_rd_segfe = c(mA5_coef, mA5_se, mA5_obs, mean_rentals53_all, 100,
                  mB5_coef, mB5_se, mB5_obs, mean_rentals64_all, 100,
                  mC5_coef, mC5_se, mC5_obs, mean_rentals94_all, 100,
                  mD5_coef, mD5_se, mD5_obs, mean_rentals36_all, 100)
```

```
test = data.frame(
  LLR_Baseline = llr_base,
  LLR_Controls = llr_cntrl,
  'Polynomial RD Optimal Band' = poly_rd_opt,
  'Polynomial RD Wide Band' = poly_rd_wide,
  'Polynomial RD Segment FE' = poly_rd_segfe
)
stargazer(test, summary = FALSE)
```

```
% Table created by stargazer v.5.2.2 by Marek Hlavac, Harvard University. E-mail: hlavac at fas.harvard.edu
% Date and time: Fri, Dec 18, 2020 - 9:42:47 PM
```

Table 1:

	LLR_Baseline	LLR_Controls	Polynomial.RD.Optimal.Band	Polynomial.RD.Wide.Band	Polynomial.RD.
1	0.052	0.035	-0.021	-0.041	-0.07
2	0.124	0.078	0.074	0.073	0.07
3	588	479	588	1,070	1,07
4	47.013	45.802	47.013	48.627	48.62
5	35.688	27.733	100	100	100
6	-0.188	-0.186	-0.116	-0.118	-0.12
7	0.118	0.089	0.068	0.068	0.06
8	456	505	456	1,047	1,04
9	48.426	47.821	48.426	50.239	50.23
10	27.501	31.013	100	100	100
11	-0.254	-0.263	-0.245	-0.217	-0.21
12	0.234	0.154	0.119	0.076	0.11
13	368	355	368	794	794
14	119.414	116.839	119.414	120.589	120.5
15	29.129	27.567	100	100	100
16	-0.300	-0.375	-0.325	-0.458	-0.27
17	0.311	0.280	0.147	0.144	0.15
18	221	221	221	354	354
19	454.491	454.491	454.491	451.429	451.4
20	37.243	37.300	100	100	100