Table 1. Housing Project Areas Description

	All		**Greenfield**		**In-Situ**	
	Const.	Unconst.	Const.	Unconst.	Const.	Unconst.
Number of Projects	166	139	39	16	25	29
Area (km2)	1.20	1.18	1.59	2.93	1.60	0.88
Median Construction Yr.	2006	2006	2006	2005	2004	2006
Delivered Houses	298	0	124	0	557	0
House Price in 1 km (R†)	200,919	230,175	202,436	208,205	184,126	223,127
Distance to CBD‡ (km)	32.4	28.0	42.5	43.3	32.3	30.6

Const. refers to constructed projects and unconst. refers to unconstructed projects.
*Calculated from *expected* completion dates using Gauteng National Treasury budget reports.
† The USD averaged to about 7.70 Rands during the 2001-2011 period.
‡Measured as the average minimum distance with respect to Johannesburg and Pretoria CBDs.

	(1) Total	(2) Formal	(3) Informal	(4) Informal Bkyd.	(5) Informal Non-Bkyd.
inside × constr × post	596.553[a]	568.532[a]	28.021	469.072[a]	-441.051[a]
	(143.481)	(75.182)	(110.642)	(103.770)	(87.551)
0-300m out × constr × post	-57.985	24.651	-82.635[b]	-29.546	-53.090[c]
	(46.050)	(24.639)	(38.099)	(33.719)	(28.955)
300-600m out × constr × post	-146.653[a]	-14.529	-132.125[a]	-100.899[a]	-31.226[c]
	(40.990)	(16.595)	(36.374)	(31.477)	(16.459)
Mean Outcome 2001	379.90	203.91	175.98	66.26	109.72
Mean Outcome 2011	584.70	281.66	303.04	192.77	110.27
R^2	0.095	0.064	0.078	0.059	0.052
# projects	308	308	308	308	308
N project areas	266,572	266,572	266,572	266,572	266,572
N spillover areas	501,926	501,926	501,926	501,926	501,926
N	2,721,910	2,721,910	2,721,910	2,721,910	2,721,910

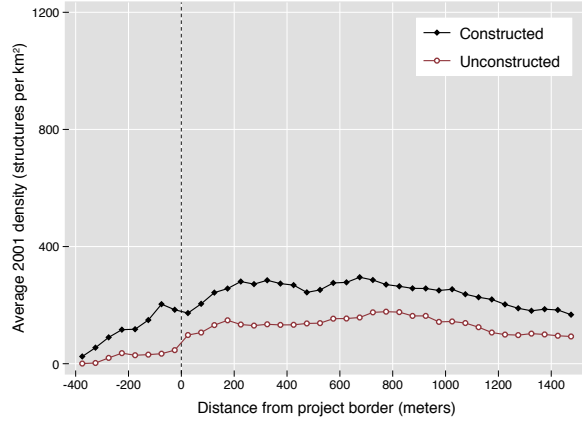|	(1) Total	(2) Formal	(3) Informal	(4) Informal Bkyd.	(5) Informal Non-Bkyd.
Green inside × constr × post	272.600	253.711[b]	18.889	88.953	-70.064
	(205.733)	(116.700)	(107.625)	(123.388)	(63.904)
Green 0-300m out × constr × post	10.634	40.972	-30.338	-33.612	3.274
	(64.370)	(25.131)	(53.760)	(55.951)	(32.517)
Green 300-600m out × constr × post	-26.792	10.552	-37.344	-35.670	-1.675
	(31.575)	(12.876)	(27.437)	(22.045)	(17.330)
In-Situ inside × constr × post	465.413	787.015[a]	-321.602	586.496[b]	-908.098[a]
	(350.358)	(141.409)	(273.329)	(267.186)	(232.726)
In-Situ 0-300m out × constr × post	-51.009	65.794	-116.803	-42.850	-73.954
	(139.365)	(84.870)	(111.685)	(126.705)	(94.898)
In-Situ 300-600m out × constr × post	-118.056	41.950	-160.006[c]	-145.963	-14.043
	(104.861)	(56.405)	(94.519)	(93.501)	(68.965)
Other inside × constr × post	813.894[a]	688.741[a]	125.153	611.245[a]	-486.092[a]
	(193.313)	(83.785)	(169.465)	(136.224)	(91.608)
Other 0-300m out × constr × post	-135.975	4.430	-140.404[b]	-40.818	-99.586[b]
	(85.327)	(31.760)	(67.663)	(57.576)	(39.949)
Other 300-600m out × constr × post	-184.693[a]	-47.858[c]	-136.835[b]	-85.786[c]	-51.049[b]
	(68.098)	(26.264)	(53.722)	(51.009)	(21.614)
Mean Outcome 2001	379.90	203.91	175.98	66.26	109.72
Mean Outcome 2011	584.70	281.66	303.04	192.77	110.27
R^2	0.124	0.078	0.106	0.080	0.069
# projects	308	308	308	308	308
N project areas	266,572	266,572	266,572	266,572	266,572
N spillover areas	501,926	501,926	501,926	501,926	501,926
N	2,721,910	2,721,910	2,721,910	2,721,910	2,721,910

(a) Formal
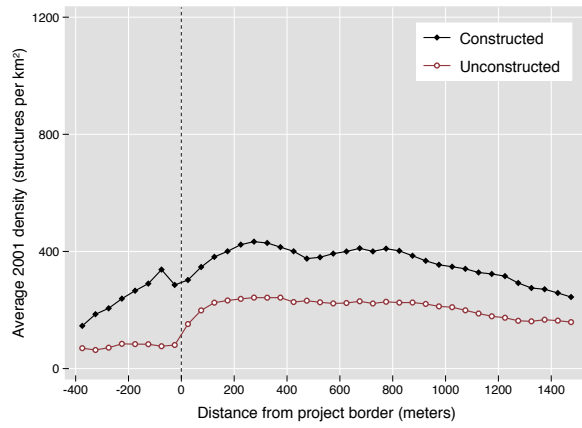
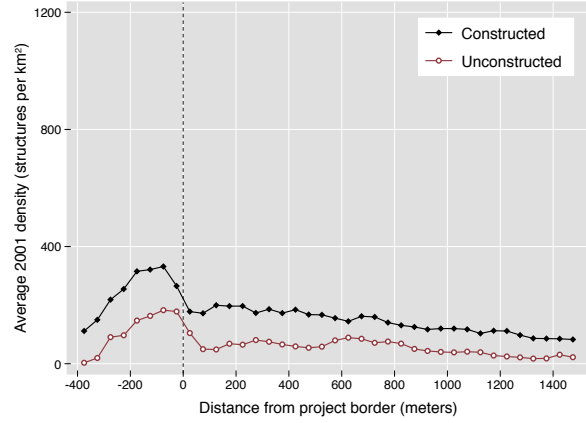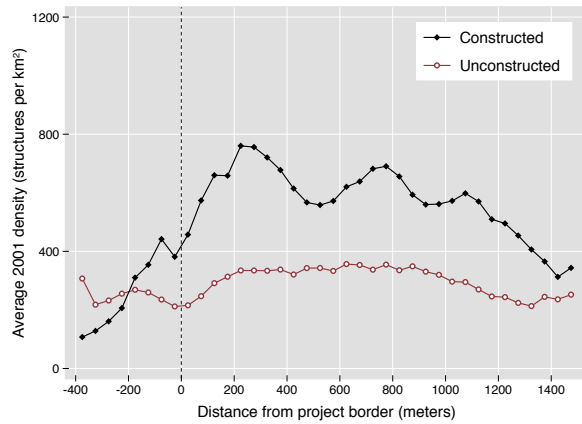**(b)** Informal
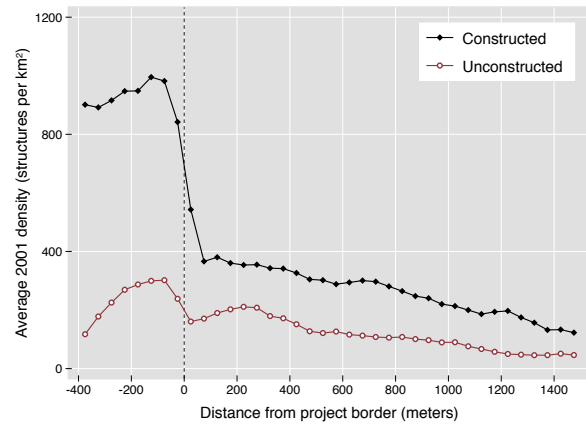
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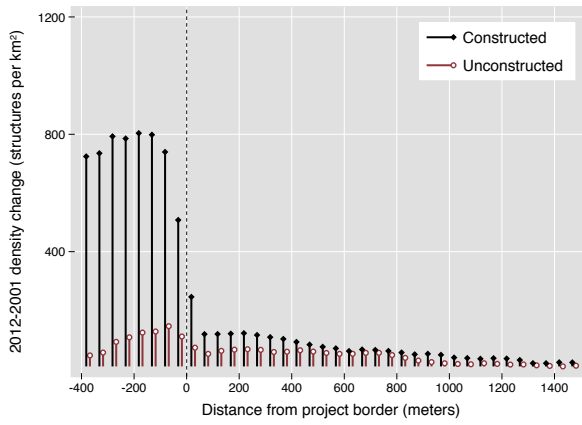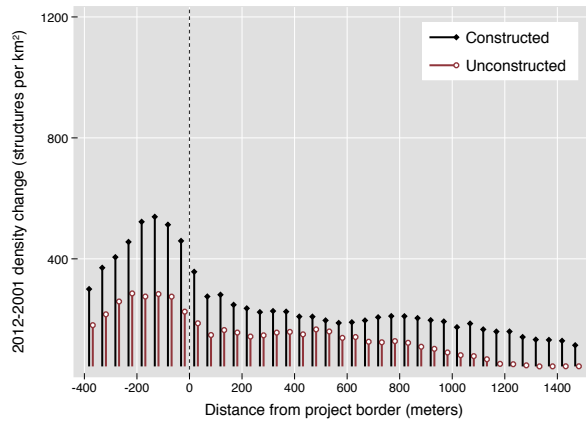
(d) Informal

(a) Greenfield : Formal

(b) Greenfield : Informal

(c) In-Situ Upgrading : Formal

(d) In-Situ Upgrading : Informal

(e) Other : Formal

(f) Other : Informal

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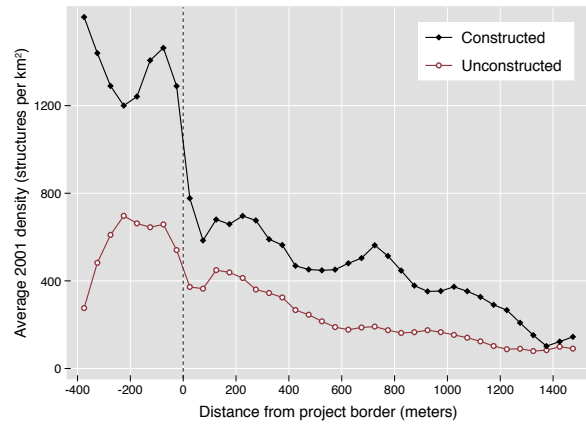**(a)** Greenfield : Formal

(b) Greenfield : Informal
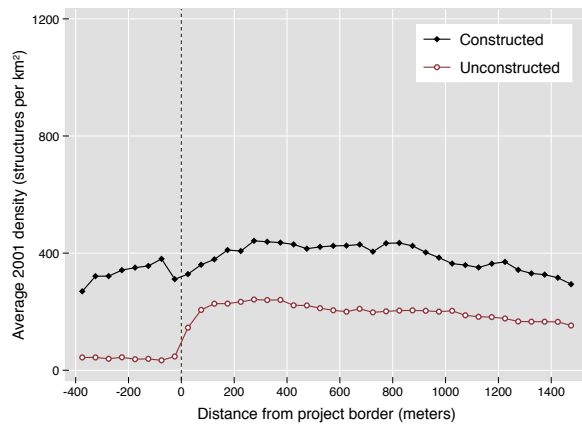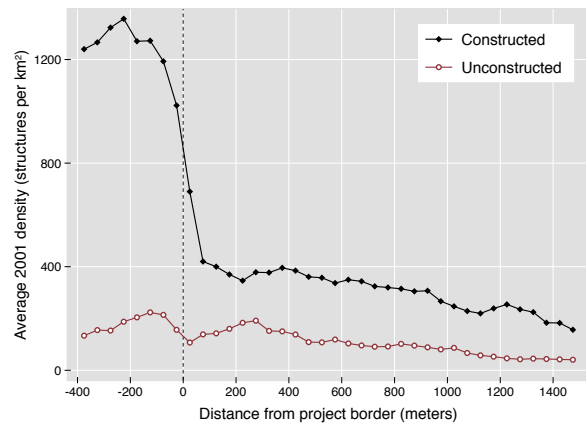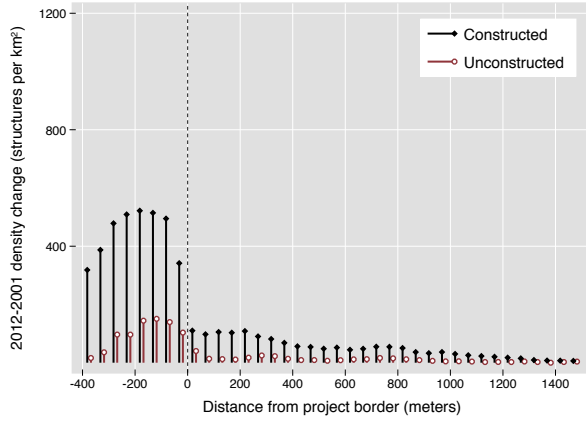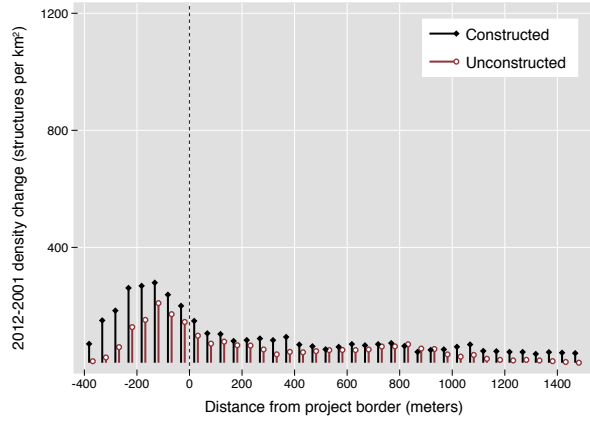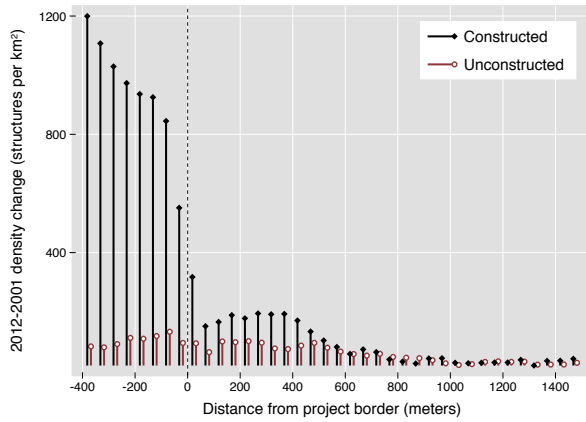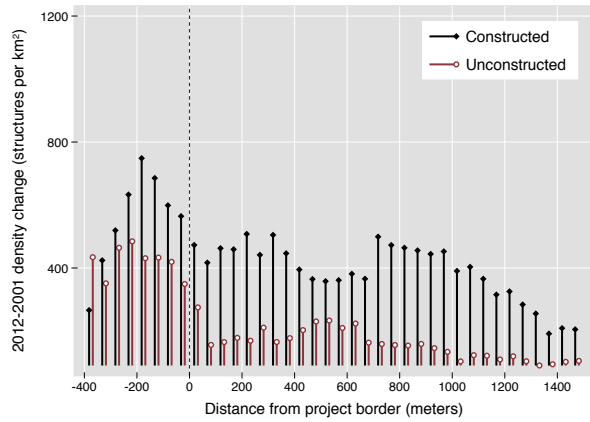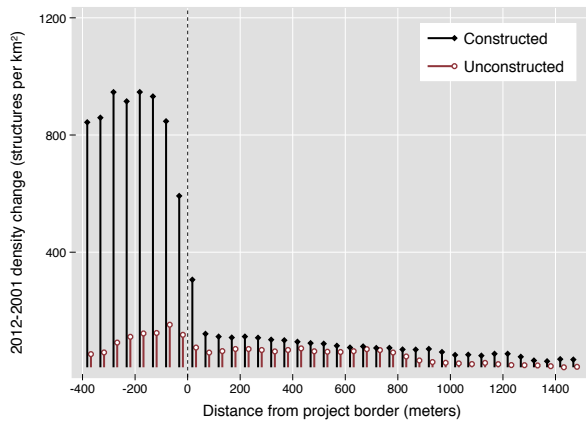

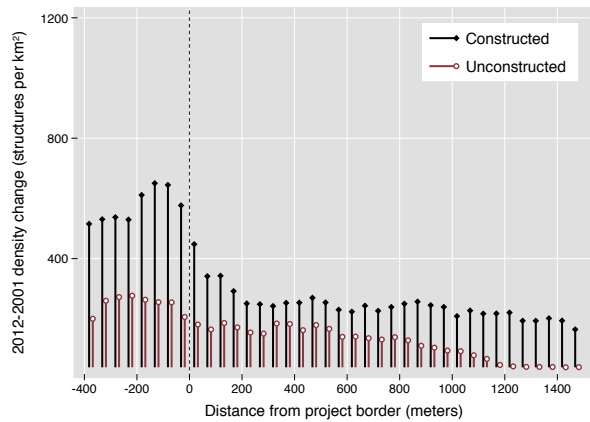**(c)** In-Situ Upgrading : Formal

(d) In-Situ Upgrading : Informal

(e) Other : Formal

(f) Other : Informal

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Table 2. Effect of Housing Projects on Socio-demographics

	(1) Age	(2) P.O.B. not Gauteng	(3) Unemployed	(4) Years of Education	(5) Monthly Income
Green inside × constr × post	-2.351[a]	-0.014	0.194[a]	-1.888[a]	-2755.190[a]
	(0.494)	(0.036)	(0.042)	(0.421)	(479.652)
Green 0-300m out × constr × post	-1.694[a]	-0.079[b]	0.179[a]	-1.424[a]	-2522.513[a]
	(0.641)	(0.039)	(0.040)	(0.390)	(818.320)
Green 300-600m out × constr × post	-1.759[a]	-0.031	0.094[b]	-0.809[a]	-2114.149[a]
	(0.548)	(0.023)	(0.038)	(0.277)	(765.721)
In-Situ inside × constr × post	-0.462	-0.143[a]	0.106[a]	-1.208[a]	-2887.265[a]
	(0.426)	(0.040)	(0.028)	(0.198)	(519.184)
In-Situ 0-300m out × constr × post	-0.813[b]	-0.060[b]	0.101[a]	-0.828[a]	-1924.933[a]
	(0.340)	(0.025)	(0.031)	(0.198)	(629.414)
In-Situ 300-600m out × constr × post	-1.624[a]	-0.025	0.116[a]	-1.396[a]	-4435.238[a]
	(0.521)	(0.030)	(0.024)	(0.192)	(879.090)
Other inside × constr × post	-1.046[a]	-0.079[b]	0.108[a]	-0.954[a]	-2066.456[a]
	(0.331)	(0.036)	(0.028)	(0.203)	(565.073)
Other 0-300m out × constr × post	-0.271	-0.020	0.096[a]	-1.231[a]	-3644.867[a]
	(0.412)	(0.029)	(0.022)	(0.140)	(602.010)
Other 300-600m out × constr × post	-0.854[b]	-0.067[b]	0.116[a]	-1.330[a]	-3168.463[a]
	(0.337)	(0.026)	(0.020)	(0.143)	(594.095)
Mean Outcome 2001	27.30	0.37	0.47	8.27	2,482.85
Mean Outcome 2011	28.29	0.43	0.33	9.68	4,512.03
R^2	0.194	0.146	0.192	0.350	0.137
# projects	314	314	314	314	314
N project areas	3,656	3,655	3,655	3,655	3,654
N spillover areas	4,201	4,197	4,196	4,197	4,195
N	12,733	12,726	12,725	12,726	12,722

Standard errors clustered at the project level in parenthesis. [c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$
P.O.B. means "place of birth." Monthly income is in Rands.

Table 3. Census Household-level Estimates

	(1) Flush Toilet	(2) Water Indoors	(3) Electricity Cooking	(4) Electricity Heating	(5) Electricity Lighting	(6) Number of Rooms	(7) Household Size	(8) Population Density
inside × constr × post	0.085	-0.046	0.117	0.085	0.026	-0.251[c]	0.316[a]	-1457.547
	(0.075)	(0.041)	(0.073)	(0.067)	(0.078)	(0.139)	(0.099)	(1286.317)
0-200m out × constr × post	-0.051	-0.126[a]	-0.078[c]	-0.039	-0.083[b]	-0.250[c]	0.226[a]	17.555
	(0.045)	(0.043)	(0.041)	(0.046)	(0.040)	(0.133)	(0.064)	(1046.311)
200-400m out × constr × post	-0.027	-0.168[a]	-0.060[c]	-0.034	-0.058[b]	-0.207[b]	0.268[a]	-1327.593[b]
	(0.032)	(0.035)	(0.032)	(0.036)	(0.028)	(0.105)	(0.051)	(646.170)
Mean Outcome 2001	0.78	0.34	0.63	0.60	0.75	3.25	3.51	8,544.01
Mean Outcome 2011	0.83	0.52	0.80	0.70	0.81	3.51	3.17	9,932.98
R^2	0.389	0.380	0.453	0.425	0.413	0.429	0.477	0.393
# projects	313	313	313	313	313	313	313	313
N project areas	3,655	3,655	3,655	3,655	3,655	3,649	3,655	3,655
N spillover areas	2,849	2,849	2,849	2,849	2,849	2,844	2,847	2,849
N	11,470	11,470	11,470	11,470	11,470	11,448	11,468	11,471

All regressions include project Fixed-Effects. Standard errors clustered at the project level in parenthesis. [c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$

Table 4. Census Household-level Estimates By Type of Project

	(1) Flush Toilet	(2) Water Indoors	(3) Electricity Cooking	(4) Electricity Heating	(5) Electricity Lighting	(6) Number of Rooms	(7) Household Size	(8) Population Density
Green inside × constr × post	-0.125	-0.111	-0.116	-0.148	-0.181	-0.549[b]	0.311[a]	4532.190[c]
	(0.190)	(0.109)	(0.127)	(0.125)	(0.152)	(0.244)	(0.114)	(2606.250)
Green 0-200m out × constr × post	0.020	-0.013	-0.031	0.040	-0.005	0.414[c]	0.531[a]	-1454.402
	(0.057)	(0.112)	(0.079)	(0.093)	(0.044)	(0.244)	(0.119)	(1003.651)
Green 200-400m out × constr × post	-0.071	-0.215[a]	-0.057	-0.017	0.003	-0.378	0.270[b]	-106.627
	(0.065)	(0.069)	(0.078)	(0.095)	(0.057)	(0.323)	(0.121)	(817.142)
In-Situ inside × constr × post	0.266[c]	-0.064	0.074	0.077	0.015	-0.061	0.403[b]	-4469.706
	(0.144)	(0.085)	(0.107)	(0.096)	(0.103)	(0.219)	(0.180)	(3143.592)
In-Situ 0-200m out × constr × post	-0.090	-0.175[c]	-0.121	-0.111	-0.101	-0.489[b]	0.208[c]	-2024.208[c]
	(0.096)	(0.092)	(0.077)	(0.090)	(0.081)	(0.226)	(0.123)	(1206.841)
In-Situ 200-400m out × constr × post	-0.040	-0.230[a]	-0.112[c]	-0.115	-0.094[c]	-0.503[a]	0.266[a]	-970.981
	(0.071)	(0.069)	(0.065)	(0.079)	(0.050)	(0.183)	(0.074)	(1078.809)
Other inside × constr × post	-0.024	-0.028	0.140	0.109	0.038	-0.365[c]	0.250[b]	-1083.328
	(0.093)	(0.049)	(0.108)	(0.102)	(0.119)	(0.208)	(0.127)	(994.953)
Other 0-200m out × constr × post	-0.024	-0.112[b]	-0.063	-0.007	-0.077	-0.156	0.204[b]	742.657
	(0.052)	(0.048)	(0.053)	(0.055)	(0.051)	(0.171)	(0.083)	(1578.655)
Other 200-400m out × constr × post	-0.004	-0.114[a]	-0.037	0.000	-0.045	-0.036	0.277[a]	-1838.043[b]
	(0.040)	(0.043)	(0.041)	(0.043)	(0.039)	(0.133)	(0.072)	(933.431)
Mean Outcome 2001	0.78	0.34	0.63	0.60	0.75	3.25	3.51	8,544.01
Mean Outcome 2011	0.83	0.52	0.80	0.70	0.81	3.51	3.17	9,932.98
R^2	0.402	0.391	0.463	0.434	0.425	0.436	0.482	0.397
# projects	313	313	313	313	313	313	313	313
N project areas	3,655	3,655	3,655	3,655	3,655	3,649	3,655	3,655
N spillover areas	2,849	2,849	2,849	2,849	2,849	2,844	2,847	2,849
N	11,470	11,470	11,470	11,470	11,470	11,448	11,468	11,471

All regressions include project Fixed-Effects. Standard errors clustered at the project level in parenthesis. [c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$