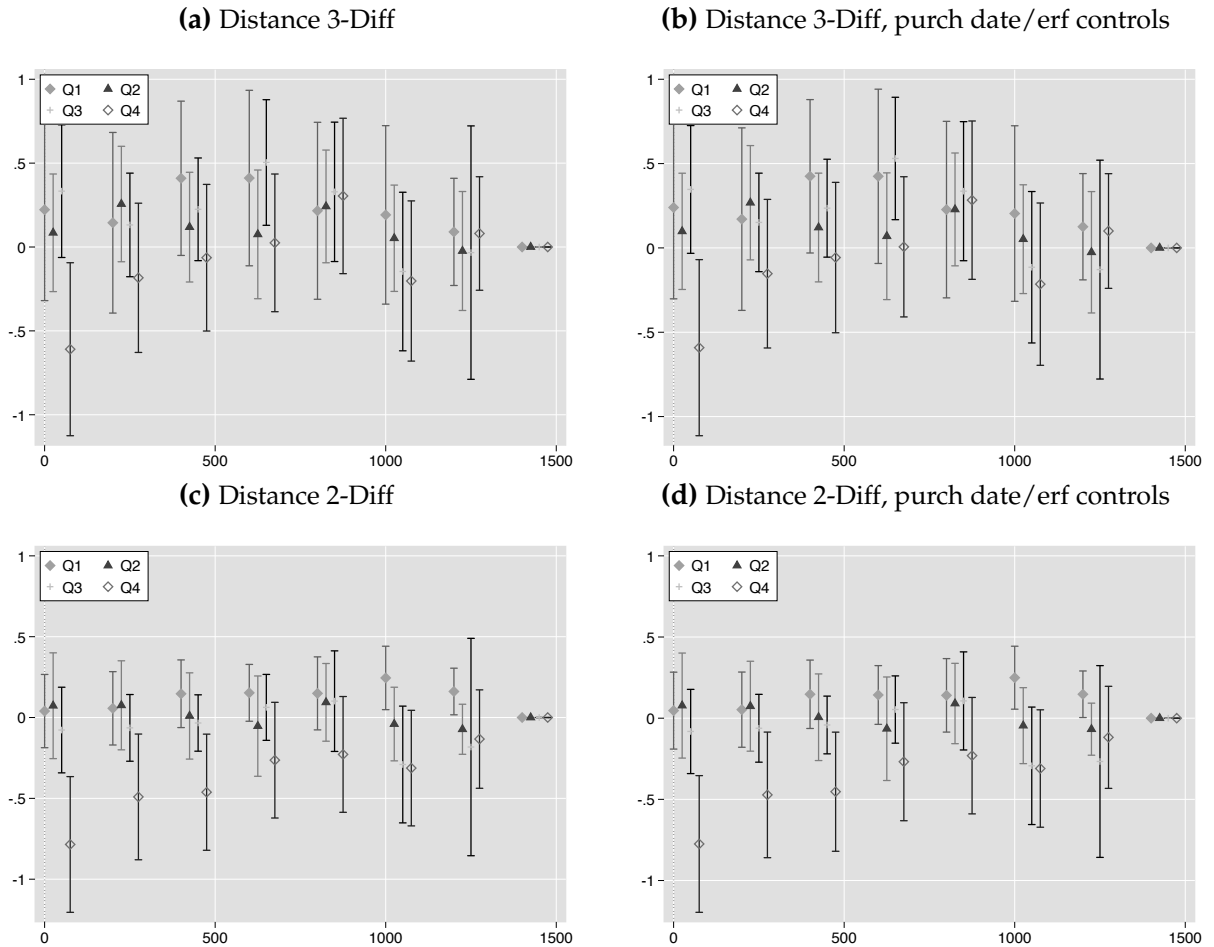


**Table 1. Building Density**

	(1) Total	(2) Formal	(3) Informal Bkyd.	(4) Informal Non-Bkyd.
inside project	611.592 <sup>a</sup> (196.027)	620.033 <sup>a</sup> (101.529)	521.964 <sup>a</sup> (128.901)	-530.405 <sup>a</sup> (134.299)
0-500m outside project	-189.479 <sup>c</sup> (101.450)	-28.176 (56.201)	-95.671 (72.905)	-65.632 (71.996)
Mean Pre	524.85	261.16	96.38	167.31
Mean Post	836.05	384.05	286.03	165.98
R <sup>2</sup>	0.305	0.276	0.189	0.259
N	6,822,716	6,822,716	6,822,716	6,822,716

**Figure 1. Prices over distance**

**Table 2.** Building Density by Neighborhood Income Quartile

	(1) Total	(2) Formal	(3) Informal Bkyd.	(4) Informal Non-Bkyd.
inside project				
Q1	203.623 (307.188)	622.000 <sup>a</sup> (139.676)	579.185 <sup>a</sup> (190.722)	-997.562 <sup>a</sup> (289.989)
Q2	1030.095 <sup>b</sup> (429.518)	607.210 <sup>a</sup> (178.109)	583.479 <sup>b</sup> (269.469)	-160.593 (124.007)
Q3	545.985 <sup>b</sup> (252.982)	626.588 <sup>a</sup> (178.668)	262.066 <sup>a</sup> (93.013)	-342.670 <sup>b</sup> (159.330)
Q4	522.754 (494.946)	486.580 <sup>b</sup> (243.893)	118.827 (254.315)	-82.653 (61.457)
0-500m outside project				
Q1	-104.444 (184.076)	-43.623 (145.390)	-78.614 (167.375)	17.794 (180.787)
Q2	-302.299 (230.128)	47.518 (37.799)	-340.449 <sup>c</sup> (204.876)	-9.369 (54.376)
Q3	-319.139 <sup>c</sup> (175.380)	-145.333 <sup>c</sup> (87.377)	-130.258 (93.733)	-43.548 (70.703)
Q4	-236.703 (251.033)	-22.142 (78.620)	-52.695 (76.374)	-161.866 (153.290)
Mean Pre	524.85	261.16	96.38	167.31
Mean Post	836.05	384.05	286.03	165.98
R <sup>2</sup>	0.306	0.277	0.193	0.261
N	6,822,716	6,822,716	6,822,716	6,822,716

**Table 3.** Census Household-level Estimates

	(1) Formal House	(2) Flush Toilet	(3) Water Indoors	(4) Electricity	(5) Total Rooms	(6) Own House
inside project	0.614 <sup>a</sup> (0.137)	0.257 (0.158)	0.381 <sup>a</sup> (0.128)	0.103 (0.158)	1.887 <sup>a</sup> (0.680)	0.084 (0.120)
0-500m outside	0.120 (0.080)	-0.053 (0.071)	0.062 (0.089)	-0.022 (0.077)	0.146 (0.356)	0.063 (0.073)
Mean Pre	0.62	0.71	0.47	0.70	3.48	0.41
Mean Post	0.65	0.77	0.54	0.77	3.79	0.36
R <sup>2</sup>	0.571	0.639	0.607	0.607	0.642	0.610
N	20,641	20,639	20,639	20,639	20,500	20,631

	(5) HH Size	(6) Total People	(7) Age HoH	(8) African HoH	(9) Employed HoH	(10) HH Log Income
inside project	0.586 <sup>b</sup> (0.275)	1610.323 (1288.772)	2.785 (2.095)	0.007 (0.094)	-0.060 (0.092)	0.123 (0.312)
0-500m outside	0.222 (0.185)	378.259 (708.021)	0.010 (1.265)	-0.035 (0.061)	-0.042 (0.037)	0.213 (0.176)
Mean Pre	3.25	1,793.45	41.26	0.73	0.82	7.30
Mean Post	2.89	2,690.42	42.34	0.81	0.83	8.25
R <sup>2</sup>	0.734	0.583	0.606	0.737	0.590	0.756
N	20,509	21,197	20,505	20,641	20,501	20,495

Standard errors clustered at the project level in parenthesis.<sup>c</sup>  $p < 0.10$ , <sup>b</sup>  $p < 0.05$ , <sup>a</sup>  $p < 0.01$   
Specifications include census 2001 subplace fixed effects.  
Results are weighted by unit area and control for up to a cubic in unit area by time.

**Table 4.** Census Household-level Estimates in Spillover Area by Neighborhood Income Quartile

	(1) Formal House	(2) Flush Toilet	(3) Water Indoors	(4) Electricity	(5) Total Rooms	(6) Own House
Q1	-0.008 (0.228)	-0.373 (0.312)	0.092 (0.249)	-0.263 <sup>c</sup> (0.137)	-0.927 <sup>c</sup> (0.540)	0.385 <sup>b</sup> (0.167)
Q2	-0.139 (0.238)	-0.211 (0.157)	-0.323 (0.220)	-0.292 <sup>c</sup> (0.168)	-1.413 (0.864)	-0.179 (0.175)
Q3	0.007 (0.103)	0.039 (0.049)	-0.176 (0.137)	-0.138 <sup>c</sup> (0.078)	-1.048 <sup>a</sup> (0.324)	0.060 (0.124)
Q4	-0.080 (0.257)	-0.052 (0.087)	0.124 (0.185)	-0.010 (0.094)	2.032 <sup>a</sup> (0.649)	0.411 (0.301)
Mean Pre	0.62	0.71	0.47	0.70	3.48	0.41
Mean Post	0.65	0.77	0.54	0.77	3.79	0.36
R <sup>2</sup>	0.576	0.644	0.609	0.612	0.650	0.610
N	20,641	20,639	20,639	20,639	20,500	20,631

Standard errors clustered at the project level in parenthesis.<sup>c</sup>  $p < 0.10$ , <sup>b</sup>  $p < 0.05$ , <sup>a</sup>  $p < 0.01$   
Specifications include census 2001 subplace fixed effects.  
Results are weighted by unit area and control for up to a cubic in unit area by time.

**Table 5.** Census Household-level Estimates in Spillover Area by Neighborhood Income Quartile

	(5) HH Size	(6) Total People	(7) Age HoH	(8) African HoH	(9) Employed HoH	(10) HH Log Income
Q1	-0.092 (0.141)	-1327.780 (1090.365)	-5.526 <sup>b</sup> (2.482)	0.068 <sup>c</sup> (0.038)	-0.218 <sup>a</sup> (0.051)	-0.664 <sup>a</sup> (0.251)
Q2	0.005 (0.283)	987.123 (1952.546)	-4.851 (3.084)	0.061 (0.079)	-0.125 (0.086)	-1.180 <sup>a</sup> (0.322)
Q3	0.654 <sup>a</sup> (0.159)	-1127.624 (2360.625)	0.947 (1.338)	0.076 <sup>b</sup> (0.035)	-0.062 (0.038)	-0.926 <sup>a</sup> (0.130)
Q4	1.109 <sup>a</sup> (0.309)	- 10377.097 <sup>b</sup> (5173.586)	6.615 <sup>b</sup> (3.197)	-0.494 <sup>a</sup> (0.167)	0.091 (0.070)	0.637 <sup>a</sup> (0.233)
Mean Pre	3.25	1,793.45	41.26	0.73	0.82	7.30
Mean Post	2.89	2,690.42	42.34	0.81	0.83	8.25
R <sup>2</sup>	0.731	0.583	0.608	0.740	0.599	0.698
N	20,509	21,197	20,505	20,641	20,501	20,495

Standard errors clustered at the project level in parenthesis.<sup>c</sup>  $p < 0.10$ , <sup>b</sup>  $p < 0.05$ , <sup>a</sup>  $p < 0.01$   
Specifications include census 2001 subplace fixed effects.  
Results are weighted by unit area and control for up to a cubic in unit area by time.

**Table 6.** Census Household-level Estimates By Housing Type

	(1) All Housing	(2) Formal Housing	(3) Informal Bkyd. Housing	(4) Informal Non-Bkyd. Housing
<b>People</b>				
inside project	1610.323 (1288.772)	3612.919 <sup>a</sup> (780.307)	741.035 <sup>b</sup> (345.513)	-2884.031 <sup>a</sup> (693.446)
0-500m outside project	378.259 (708.021)	34.102 (530.479)	162.940 (220.294)	196.150 (328.897)
Mean	2,090.56	1,412.91	282.93	332.78
<b>Rooms</b>				
inside project	1.887 <sup>a</sup> (0.680)	1.066 <sup>c</sup> (0.644)	0.571 (0.765)	-0.004 (0.859)
0-500m outside project	0.146 (0.356)	-0.076 (0.367)	0.711 <sup>b</sup> (0.291)	-0.151 (0.447)
Mean	3.59	4.12	2.12	2.30
<b>Flush Toilet</b>				
inside project	0.257 (0.158)	0.276 <sup>b</sup> (0.131)	0.181 (0.198)	0.269 (0.174)
0-500m outside project	-0.053 (0.071)	-0.114 <sup>c</sup> (0.068)	-0.015 (0.091)	-0.102 (0.158)
Mean	0.73	0.81	0.66	0.39
<b>Piped Water</b>				
inside project	0.381 <sup>a</sup> (0.128)	0.404 <sup>a</sup> (0.133)	0.005 (0.148)	0.195 (0.126)
0-500m outside project	0.062 (0.089)	-0.023 (0.098)	0.105 (0.097)	-0.044 (0.115)
Mean	0.49	0.58	0.33	0.20
<b>Electricity</b>				
inside project	0.174 (0.166)	0.232 (0.142)	0.119 (0.184)	0.343 <sup>c</sup> (0.207)
0-500m outside project	-0.000 (0.083)	-0.054 (0.087)	-0.069 (0.105)	0.160 (0.191)
Mean	0.66	0.75	0.59	0.38
N	20,639	19,479	17,208	10,193

Standard errors clustered at the project level in parenthesis. <sup>c</sup> p<0.10, <sup>b</sup> p<0.05, <sup>a</sup> p<0.01

**Table 7.** Census Household-level Estimates By Housing Type

	(1) All Housing	(2) Formal Housing	(3) Informal Backyard Housing	(4) Informal Non- Backyard Housing
<b>Age HoH</b>				
inside project	2.785 (2.095)	-0.188 (2.335)	-2.867 (3.434)	-5.979 <sup>c</sup> (3.389)
0-500m outside project	0.010 (1.265)	-0.268 (1.390)	-2.152 (1.883)	0.910 (3.297)
Mean	41.62	42.95	38.35	39.88
<b>African HoH</b>				
inside project	0.007 (0.094)	0.073 (0.122)	-0.041 (0.078)	-0.321 <sup>c</sup> (0.174)
0-500m outside project	-0.035 (0.061)	-0.028 (0.058)	-0.113 <sup>b</sup> (0.051)	0.089 (0.109)
Mean	0.76	0.71	0.88	0.90
<b>Employed HoH</b>				
inside project	-0.060 (0.092)	-0.004 (0.076)	-0.189 (0.133)	-0.173 (0.131)
0-500m outside project	-0.042 (0.037)	-0.053 (0.036)	-0.022 (0.067)	-0.206 <sup>b</sup> (0.100)
Mean	0.82	0.84	0.84	0.72
<b>Log Income</b>				
inside project	0.123 (0.312)	0.057 (0.269)	-0.075 (0.474)	0.954 (0.736)
0-500m outside project	0.213 (0.176)	0.177 (0.177)	0.438 <sup>c</sup> (0.233)	-0.240 (0.333)
Mean	7.62	7.82	7.21	7.16
N	20,495	19,110	16,505	9,425

Standard errors clustered at the project level in parenthesis. <sup>c</sup> p<0.10, <sup>b</sup> p<0.05, <sup>a</sup> p<0.01

**Table 8.** Triple Difference Estimates on Log-Prices

	(1)	(2)
0-500m outside project	-0.072 (0.051)	-0.061 (0.051)
R2	0.48	0.49
<b>By Income Quartile:</b>		
Q1	0.026 (0.127)	0.032 (0.129)
Q2	0.063 (0.097)	0.077 (0.096)
Q3	-0.076 (0.085)	-0.074 (0.090)
Q4	-0.198 <sup>b</sup> (0.085)	-0.166 <sup>b</sup> (0.084)
Year-Month FE		✓
Plot Size (up to cubic)		✓
R2	0.49	0.49
N	62,349	62,349

Standard errors clustered at the project level in parenthesis.

<sup>c</sup> p<0.10, <sup>b</sup> p<0.05, <sup>a</sup> p<0.01

**Table 9.** Diff-in-Diff Estimates on Log-Prices

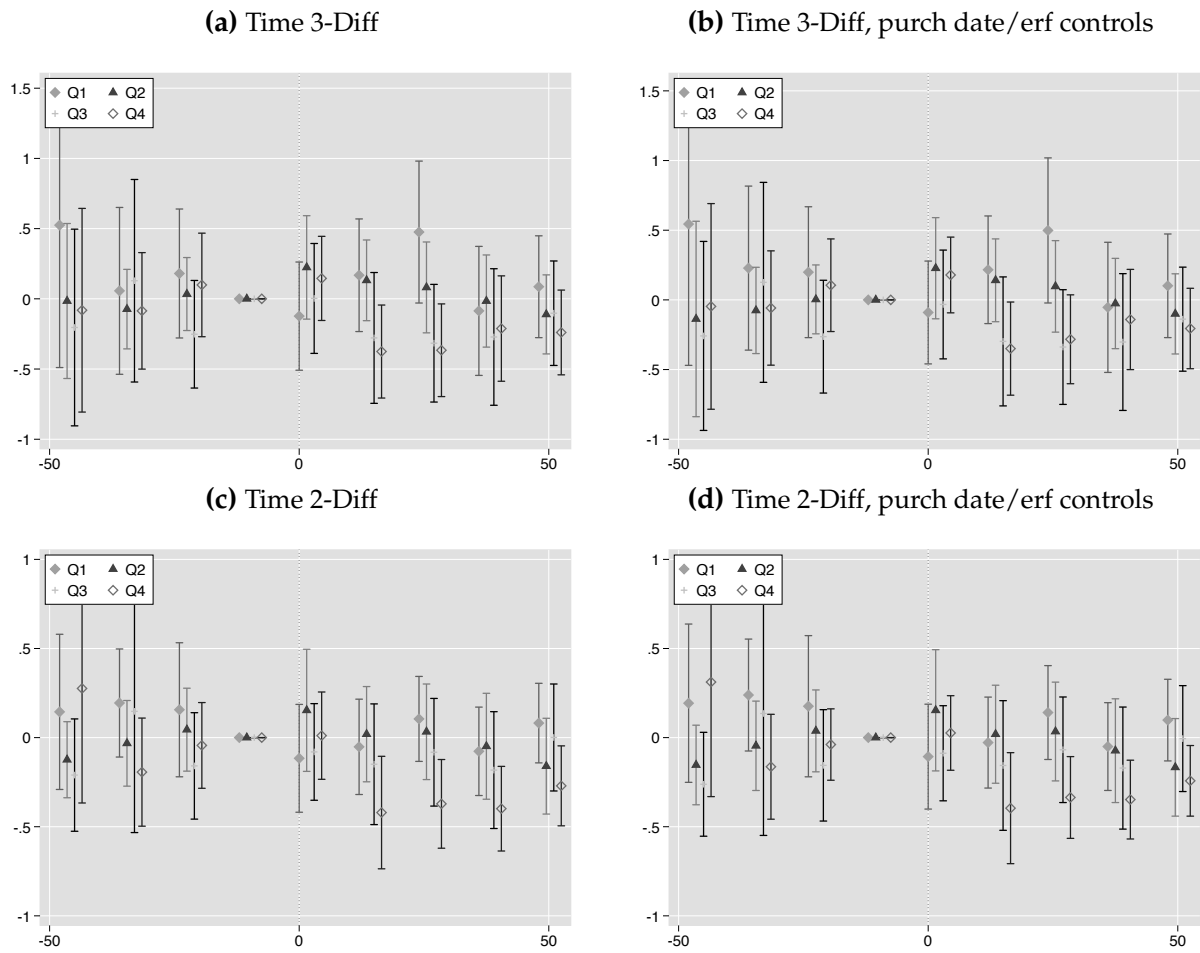
	(1)	(2)
0-500m outside project	-0.068 <sup>c</sup> (0.037)	-0.062 <sup>c</sup> (0.037)
R2	0.49	0.50
<b>By Income Quartile:</b>		
Q1	-0.068 (0.066)	-0.061 (0.067)
Q2	0.045 (0.093)	0.049 (0.090)
Q3	-0.075 (0.058)	-0.074 (0.060)
Q4	-0.209 <sup>a</sup> (0.052)	-0.195 <sup>a</sup> (0.052)
Year-Month FE		✓
Plot Size (up to cubic)		✓
r2	0.50	0.50
N	34,839	34,839

Standard errors clustered at the project level in parenthesis.

<sup>c</sup> p<0.10, <sup>b</sup> p<0.05, <sup>a</sup> p<0.01



**Figure 2.** Prices over time



**Table 10.** Triple Difference Estimates on Transaction Frequency

	(1)	(2)
0-500m outside project	-0.871 <sup>c</sup> (0.454)	-0.791 <sup>c</sup> (0.410)
Lot Size/Year-Month		✓
Plot Size (up to cubic)	0.06	0.10
N	344,916	344,916
<b>By Income Quartile:</b>		
Q1	-1.729 <sup>b</sup> (0.699)	-1.639 <sup>b</sup> (0.779)
Q2	-1.146 (0.698)	-0.954 (0.629)
Q3	-0.146 (0.783)	-0.126 (0.762)
Q4	-0.521 (1.043)	-0.694 (0.916)
Lot Size/Year-Month		✓
Plot Size (up to cubic)	0.07	0.10
N	344,916	344,916

Standard errors clustered at the project level in parenthesis.

<sup>c</sup>  $p < 0.10$ , <sup>b</sup>  $p < 0.05$ , <sup>a</sup>  $p < 0.01$

**Table 11.** Diff-in-Diff Estimates on Transaction Frequency

	(1)	(2)
0-500m outside project	-0.217 (0.312)	-0.171 (0.269)
Lot Size/Year-Month		✓
Plot Size (up to cubic)	0.07	0.11
N	208,772	208,772
<b>By Income Quartile:</b>		
Q1	-0.365 (0.292)	-0.282 (0.294)
Q2	0.262 (0.371)	0.302 (0.303)
Q3	-0.578 (0.737)	-0.452 (0.700)
Q4	-0.195 (1.056)	-0.455 (0.948)
Lot Size/Year-Month		✓
Plot Size (up to cubic)	0.08	0.12
N	208,772	208,772

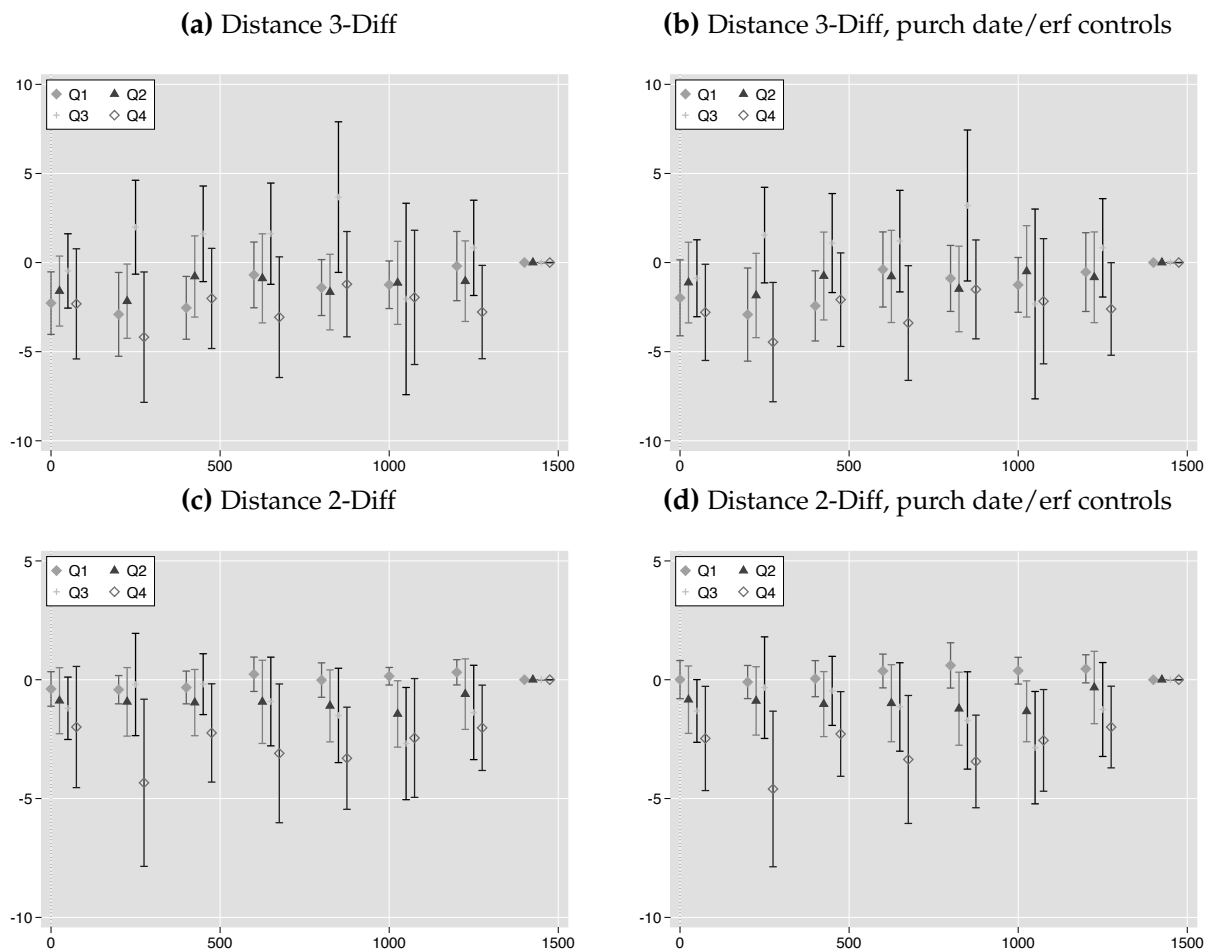
Standard errors clustered at the project level in parenthesis.

<sup>c</sup> p<0.10, <sup>b</sup> p<0.05, <sup>a</sup> p<0.01

**Table 12.** Housing Comparisons (at endline in constructed areas)

	Proj	Spill			
		Q1	Q2	Q3	Q4
Formal House	0.69	0.61	0.69	0.76	0.72
Flush Toilet	0.87	0.68	0.82	0.90	0.88
Piped Water	0.52	0.43	0.53	0.56	0.70
Electricity	0.76	0.71	0.84	0.89	0.85
Total Rooms	3.41	3.34	3.79	3.70	3.97
Own Dwelling	0.38	0.32	0.44	0.46	0.41
HH Size	3.22	2.99	3.17	3.12	2.89
People	7634.99	3436.06	5121.06	5611.31	2151.17
Age HoH	40.56	42.55	43.98	42.48	41.96
African HoH	0.98	0.89	0.88	0.95	0.79
Employed HoH	0.75	0.80	0.79	0.78	0.89
Log HH Income	7.74	7.77	8.01	7.96	8.55

**Figure 3.** Transaction frequency over distance



**Table 13.** Housing Comparisons Formal Housing Only (at endline in constructed areas)

	Proj	Spill			
		Q1	Q2	Q3	Q4
Flush Toilet	0.92	0.80	0.89	0.93	0.90
Piped Water	0.60	0.55	0.64	0.64	0.75
Electricity	0.80	0.80	0.89	0.93	0.88
Total Rooms	3.81	3.87	4.32	4.10	4.24
Own Dwelling	0.43	0.38	0.52	0.53	0.44
HH Size	3.45	3.15	3.46	3.42	2.97
Age HoH	41.97	44.64	46.32	45.11	42.70
African HoH	0.98	0.84	0.86	0.96	0.77
Employed HoH	0.76	0.80	0.80	0.77	0.90
Log HH Income	7.81	7.99	8.15	8.03	8.61

**Figure 4.** Transaction frequency over time

