Table 1. Building Density

	(1) Total	(2) Formal	(3) Informal Bkyd.	(4) Informal Non-Bkyd.
inside project	611.592[a]	620.033[a]	521.964[a]	-530.405[a]
	(196.027)	(101.529)	(128.901)	(134.299)
0-500m outside project	-189.479[c]	-28.176	-95.671	-65.632
	(101.450)	(56.201)	(72.905)	(71.996)
Mean Pre	524.85	261.16	96.38	167.31
Mean Post	836.05	384.05	286.03	165.98
R^2	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

(a) Distance 3-Diff

(b) Distance 3-Diff, purch date/erf controls

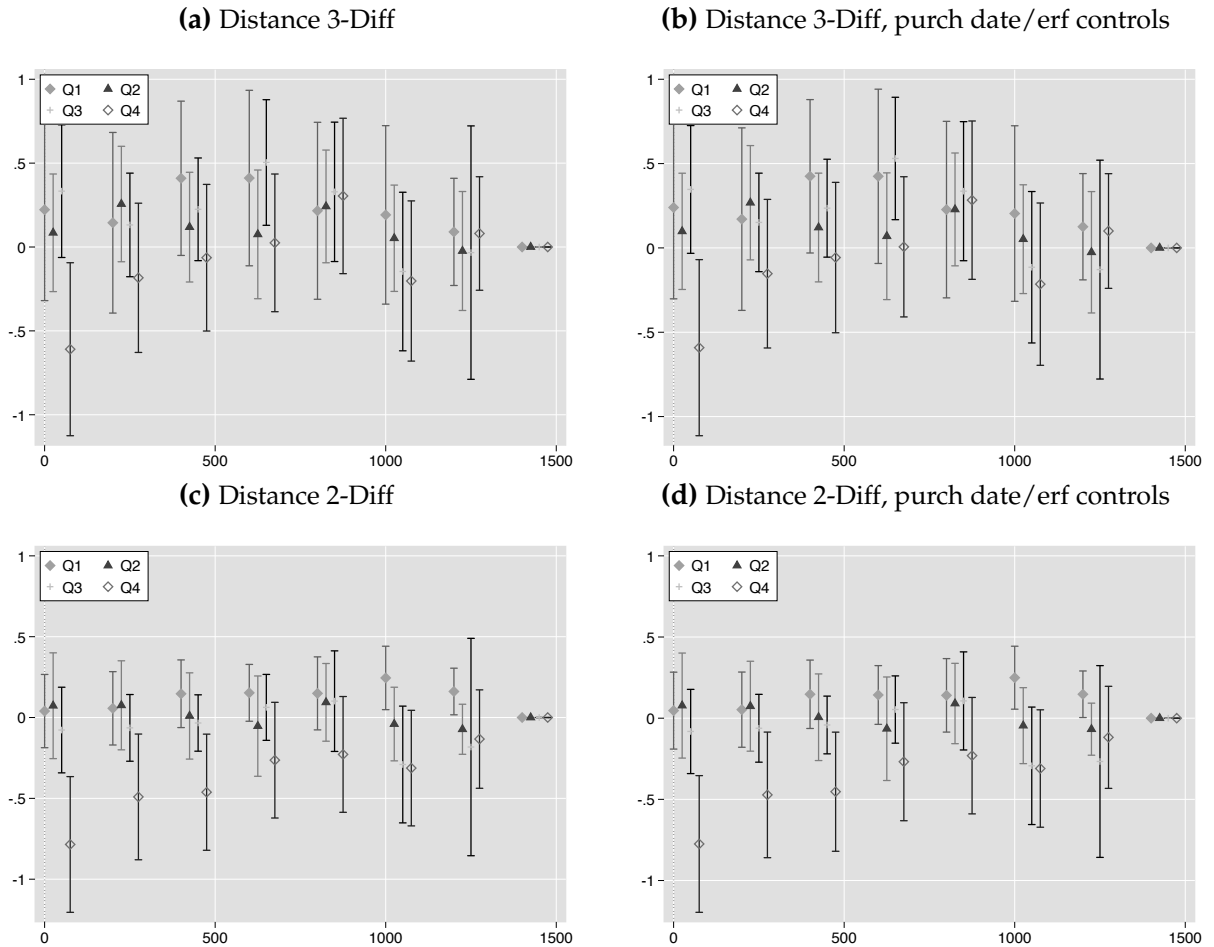**(c)** Distance 2-Diff

(d) Distance 2-Diff, purch date/erf controls

Table 2. Building Density by Neighborhood Income Quartile

	(1) Total	(2) Formal	(3) Informal Bkyd.	(4) Informal Non-Bkyd.
inside project				
Q1	203.623	622.000[a]	579.185[a]	-997.562[a]
	(307.188)	(139.676)	(190.722)	(289.989)
Q2	1030.095[b]	607.210[a]	583.479[b]	-160.593
	(429.518)	(178.109)	(269.469)	(124.007)
Q3	545.985[b]	626.588[a]	262.066[a]	-342.670[b]
	(252.982)	(178.668)	(93.013)	(159.330)
Q4	522.754	486.580[b]	118.827	-82.653
	(494.946)	(243.893)	(254.315)	(61.457)
0-500m outside project				
Q1	-104.444	-43.623	-78.614	17.794
	(184.076)	(145.390)	(167.375)	(180.787)
Q2	-302.299	47.518	-340.449[c]	-9.369
	(230.128)	(37.799)	(204.876)	(54.376)
Q3	-319.139[c]	-145.333[c]	-130.258	-43.548
	(175.380)	(87.377)	(93.733)	(70.703)
Q4	-236.703	-22.142	-52.695	-161.866
	(251.033)	(78.620)	(76.374)	(153.290)
Mean Pre	524.85	261.16	96.38	167.31
Mean Post	836.05	384.05	286.03	165.98
R^2	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^a	0.257	0.381^a	0.103	1.887^a	0.084
	(0.137)	(0.158)	(0.128)	(0.158)	(0.680)	(0.120)
0-500m outside project	0.120	-0.053	0.062	-0.022	0.146	0.063
	(0.080)	(0.071)	(0.089)	(0.077)	(0.356)	(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^2	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^b	1610.323	2.785	0.007	-0.060	0.123
	(0.275)	(1288.772)	(2.095)	(0.094)	(0.092)	(0.312)
0-500m outside project	0.222	378.259	0.010	-0.035	-0.042	0.213
	(0.185)	(708.021)	(1.265)	(0.061)	(0.037)	(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^2	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.^{c} p<0.10,^{b} p<0.05,^{a} 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	0.101	-0.304	0.123	-0.157	-0.418	0.396[b]
	(0.223)	(0.309)	(0.246)	(0.133)	(0.522)	(0.163)
Q2	-0.097	-0.142	-0.236	-0.207	-1.258	-0.201
	(0.236)	(0.150)	(0.218)	(0.163)	(0.841)	(0.172)
Q3	0.009	-0.025	-0.171	-0.171[b]	-0.888[a]	0.062
	(0.099)	(0.047)	(0.130)	(0.078)	(0.281)	(0.121)
Q4	-0.148	-0.061	0.080	-0.103	1.633[b]	0.410
	(0.253)	(0.083)	(0.178)	(0.089)	(0.641)	(0.298)
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^2	0.571	0.639	0.606	0.606	0.640	0.608
N	20,641	20,639	20,639	20,639	20,500	20,631

Standard errors clustered at the project level in parenthesis.[c] $p<0.10$,[b] $p<0.05$,[a] $p<0.01$
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	0.100	-1300.876	-3.934	-0.014	-0.136[a]	-0.567[b]
	(0.128)	(1054.906)	(2.485)	(0.029)	(0.048)	(0.242)
Q2	-0.026	1755.209	-4.625	-0.004	-0.095	-1.063[a]
	(0.278)	(1936.049)	(3.087)	(0.076)	(0.083)	(0.315)
Q3	0.570[a]	-934.512	0.901	0.012	-0.068[c]	-0.779[a]
	(0.158)	(2342.486)	(1.226)	(0.030)	(0.039)	(0.128)
Q4	1.064[a]	-10841.608[b]	6.386[b]	-0.416[b]	0.062	0.528[b]
	(0.300)	(5194.999)	(3.204)	(0.176)	(0.068)	(0.220)
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^2	0.730	0.581	0.601	0.732	0.589	0.692
N	20,509	21,197	20,505	20,641	20,501	20,495

Standard errors clustered at the project level in parenthesis.[c] $p<0.10$,[b] $p<0.05$,[a] $p<0.01$
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
	People			
inside project	1610.323	3612.919[a]	741.035[b]	-2884.031[a]
	(1288.772)	(780.307)	(345.513)	(693.446)
0-500m outside project	378.259	34.102	162.940	196.150
	(708.021)	(530.479)	(220.294)	(328.897)
Mean	2,090.56	1,412.91	282.93	332.78
	Rooms			
inside project	1.887[a]	1.066[c]	0.571	-0.004
	(0.680)	(0.644)	(0.765)	(0.859)
0-500m outside project	0.146	-0.076	0.711[b]	-0.151
	(0.356)	(0.367)	(0.291)	(0.447)
Mean	3.59	4.12	2.12	2.30
	Flush Toilet			
inside project	0.257	0.276[b]	0.181	0.269
	(0.158)	(0.131)	(0.198)	(0.174)
0-500m outside project	-0.053	-0.114[c]	-0.015	-0.102
	(0.071)	(0.068)	(0.091)	(0.158)
Mean	0.73	0.81	0.66	0.39
	Piped Water			
inside project	0.381[a]	0.404[a]	0.005	0.195
	(0.128)	(0.133)	(0.148)	(0.126)
0-500m outside project	0.062	-0.023	0.105	-0.044
	(0.089)	(0.098)	(0.097)	(0.115)
Mean	0.49	0.58	0.33	0.20
	Electricity			
inside project	0.174	0.232	0.119	0.343[c]
	(0.166)	(0.142)	(0.184)	(0.207)
0-500m outside project	-0.000	-0.054	-0.069	0.160
	(0.083)	(0.087)	(0.105)	(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. [c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$

Table 7. Census Household-level Estimates By Housing Type

	(1) All Housing	(2) Formal Housing	(3) Informal Backyard Housing	(4) Informal Non- Backyard Housing
		Age HoH		
inside project	2.785	-0.188	-2.867	-5.979[c]
	(2.095)	(2.335)	(3.434)	(3.389)
0-500m outside project	0.010	-0.268	-2.152	0.910
	(1.265)	(1.390)	(1.883)	(3.297)
Mean	41.62	42.95	38.35	39.88
		African HoH		
inside project	0.007	0.073	-0.041	-0.321[c]
	(0.094)	(0.122)	(0.078)	(0.174)
0-500m outside project	-0.035	-0.028	-0.113[b]	0.089
	(0.061)	(0.058)	(0.051)	(0.109)
Mean	0.76	0.71	0.88	0.90
		Employed HoH		
inside project	-0.060	-0.004	-0.189	-0.173
	(0.092)	(0.076)	(0.133)	(0.131)
0-500m outside project	-0.042	-0.053	-0.022	-0.206[b]
	(0.037)	(0.036)	(0.067)	(0.100)
Mean	0.82	0.84	0.84	0.72
		Log Income		
inside project	0.123	0.057	-0.075	0.954
	(0.312)	(0.269)	(0.474)	(0.736)
0-500m outside project	0.213	0.177	0.438[c]	-0.240
	(0.176)	(0.177)	(0.233)	(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. [c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$

Table 8. Triple Difference Estimates on Log-Prices

	(1)	(2)
0-500m outside project	-0.072	-0.061
	(0.051)	(0.051)
R2	0.48	0.49
By Income Quartile:		
Q1	0.026	0.032
	(0.127)	(0.129)
Q2	0.063	0.077
	(0.097)	(0.096)
Q3	-0.076	-0.074
	(0.085)	(0.090)
Q4	-0.198[b]	-0.166[b]
	(0.085)	(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.
[c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$

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

	(1)	(2)
0-500m outside project	-0.068[c]	-0.062[c]
	(0.037)	(0.037)
R2	0.49	0.50
By Income Quartile:		
Q1	-0.068	-0.061
	(0.066)	(0.067)
Q2	0.045	0.049
	(0.093)	(0.090)
Q3	-0.075	-0.074
	(0.058)	(0.060)
Q4	-0.209[a]	-0.195[a]
	(0.052)	(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.
[c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$
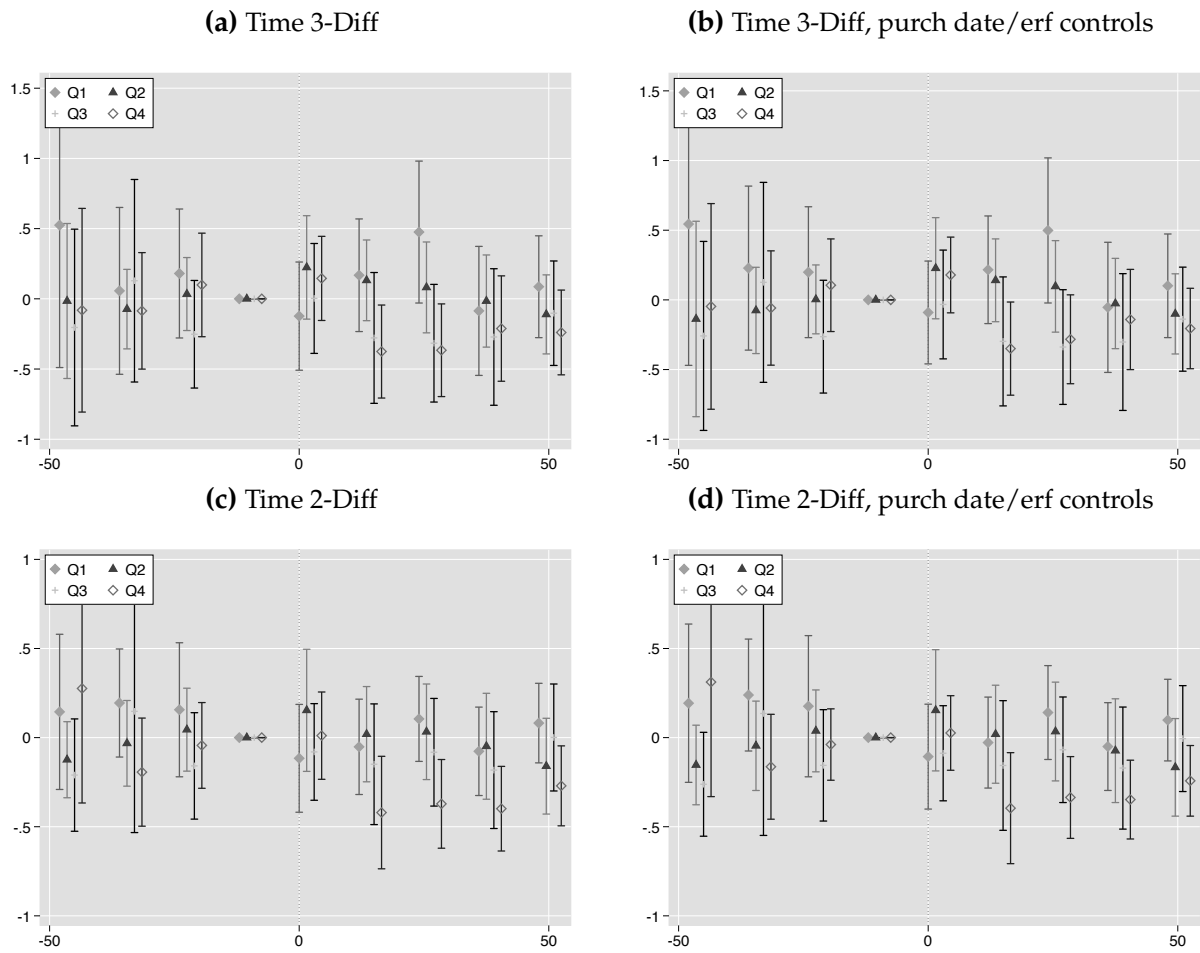
Figure 2. Prices over time

(a) Time 3-Diff

(b) Time 3-Diff, purch date/erf controls

(c) Time 2-Diff

(d) Time 2-Diff, purch date/erf controls

Table 10. Triple Difference Estimates on Transaction Frequency

	(1)	(2)
0-500m outside project	-0.871[c]	-0.791[c]
	(0.454)	(0.410)
Lot Size/Year-Month		✓
Plot Size (up to cubic)	0.06	0.10
N	344,916	344,916
By Income Quartile:		
Q1	-1.729[b]	-1.639[b]
	(0.699)	(0.779)
Q2	-1.146	-0.954
	(0.698)	(0.629)
Q3	-0.146	-0.126
	(0.783)	(0.762)
Q4	-0.521	-0.694
	(1.043)	(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.
[c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$

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

	(1)	(2)
0-500m outside project	-0.217	-0.171
	(0.312)	(0.269)
Lot Size/Year-Month		✓
Plot Size (up to cubic)	0.07	0.11
N	208,772	208,772
By Income Quartile:		
Q1	-0.365	-0.282
	(0.292)	(0.294)
Q2	0.262	0.302
	(0.371)	(0.303)
Q3	-0.578	-0.452
	(0.737)	(0.700)
Q4	-0.195	-0.455
	(1.056)	(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.
[c] $p<0.10$, [b] $p<0.05$, [a] $p<0.01$

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

(a) Distance 3-Diff

(b) Distance 3-Diff, purch date/erf controls

(c) Distance 2-Diff

(d) Distance 2-Diff, purch date/erf controls
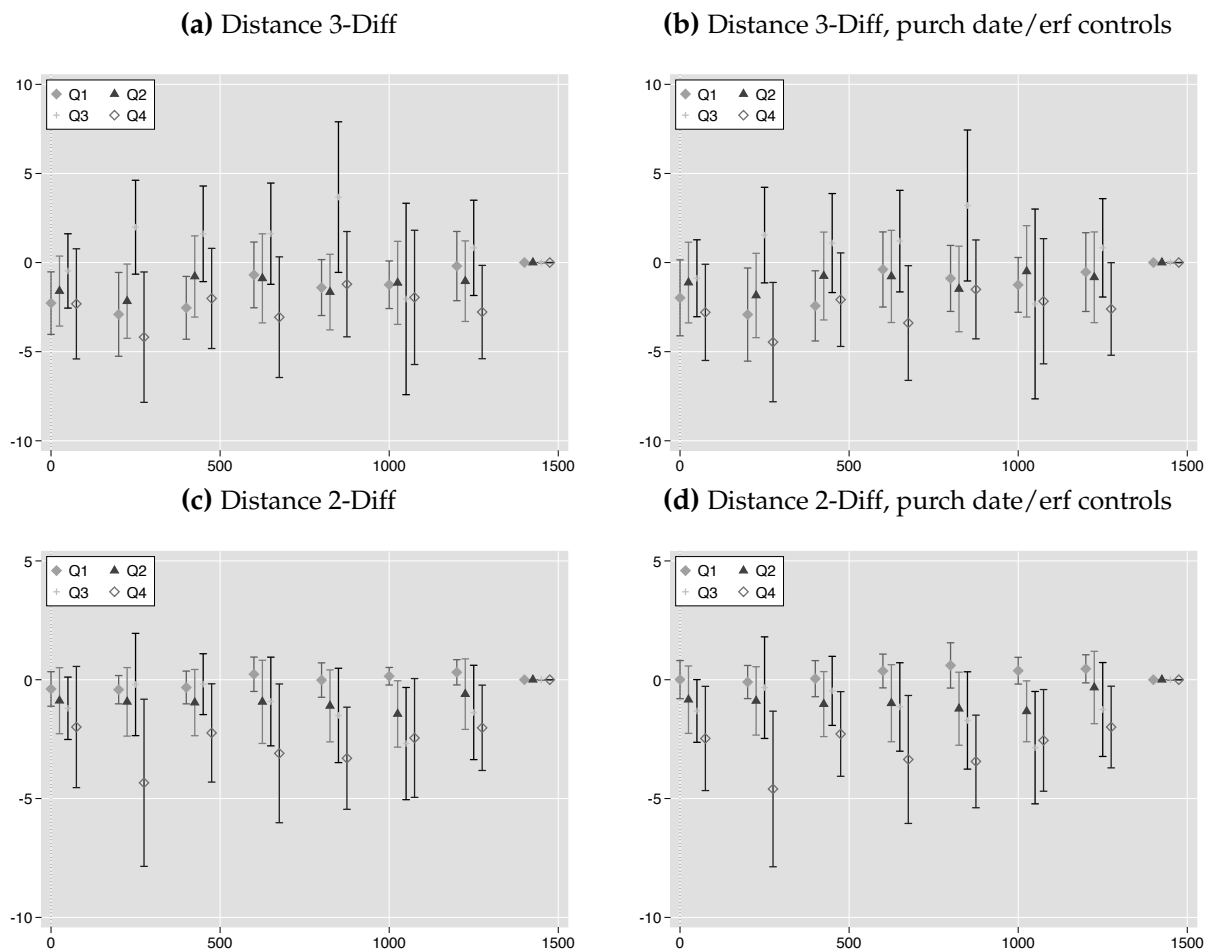
Table 13. Housing Comparisons Formal Housing Only (at endline in constructed areas)

	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

(a) Time 3-Diff

(b) Time 3-Diff, purch date/erf controls

(c) Time 2-Diff

(d) Time 2-Diff, purch date/erf controls