

**Table 1.** Housing Project Areas Description

	<b>All</b>		<b>Greenfield</b>		<b>In-Situ</b>	
	Const.	Unconst.	Const.	Unconst.	Const.	Unconst.
Number of Projects	164	137	41	19	25	29
Area (km <sup>2</sup> )	1.21	1.19	1.75	2.53	1.60	0.88
Median Construction Yr.	2006	2006	2006	2005	2004	2006
Delivered Houses	302	0	420	0	557	0
House Price in 1 km (R <sup>†</sup> )	189,304	218,635	194,214	186,841	179,596	208,571
Distance to CBD <sup>‡</sup> (km)	32.4	28.0	40.6	40.5	32.3	30.6

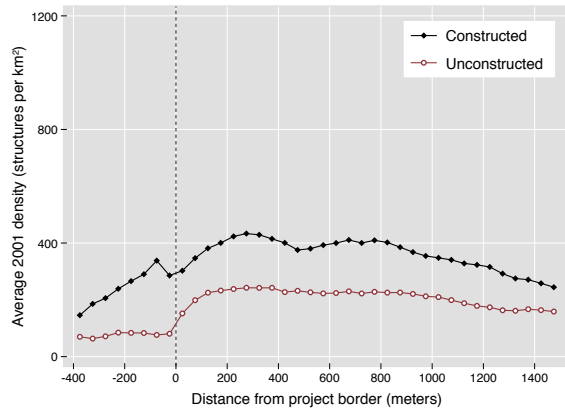
Const. refers to constructed projects and unconst. refers to unconstructed projects.

\*Calculated from *expected* completion dates using Gauteng National Treasury budget reports.

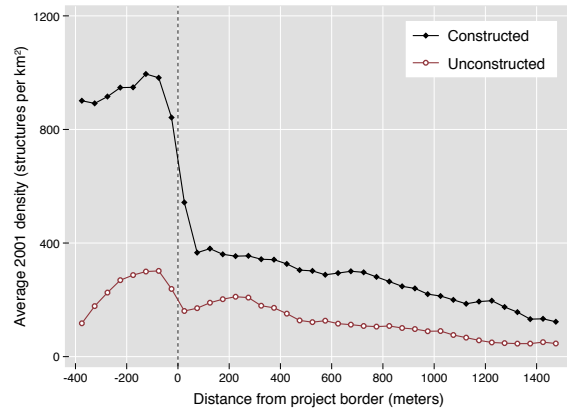
<sup>†</sup> The USD averaged to about 7.70 Rands during the 2001-2011 period.

<sup>‡</sup> Measured as the average minimum distance with respect to Johannesburg and Pretoria CBDs.

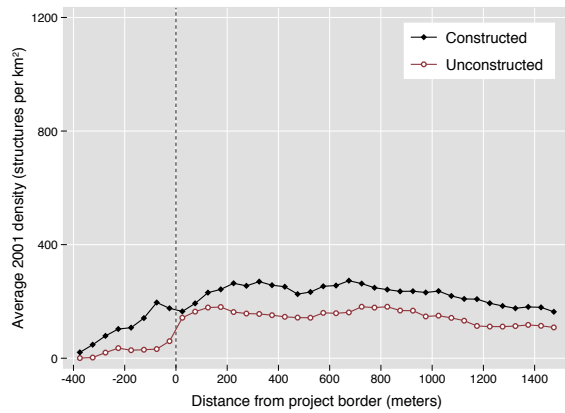
**(a) All Projects pre-period formal raw data**



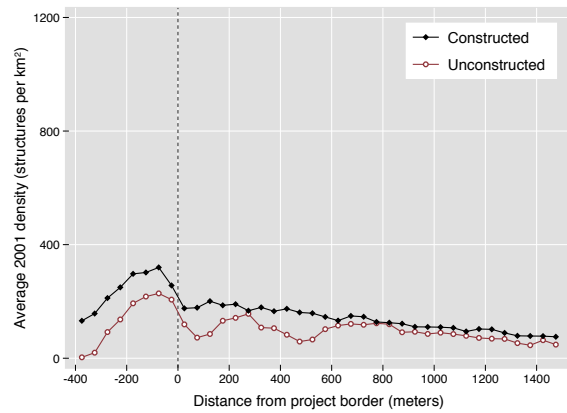
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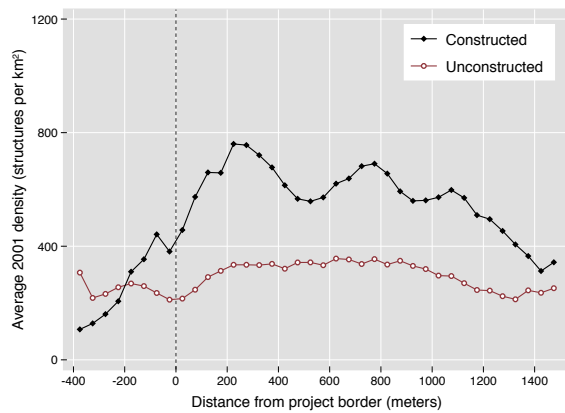
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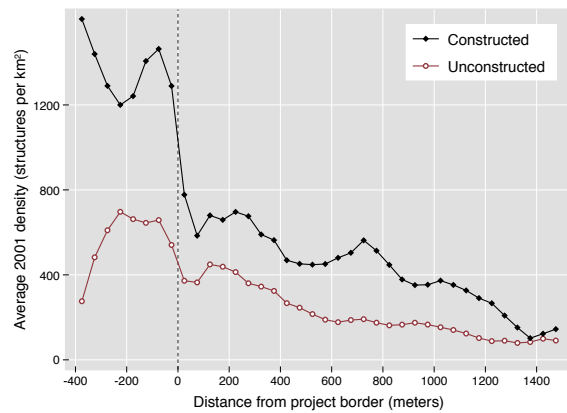
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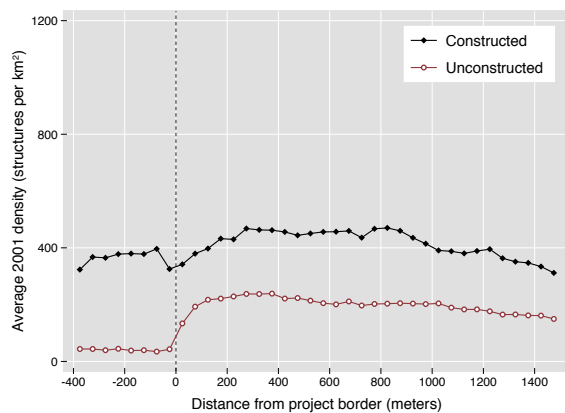
**(e) In-Situ pre-period formal raw data**



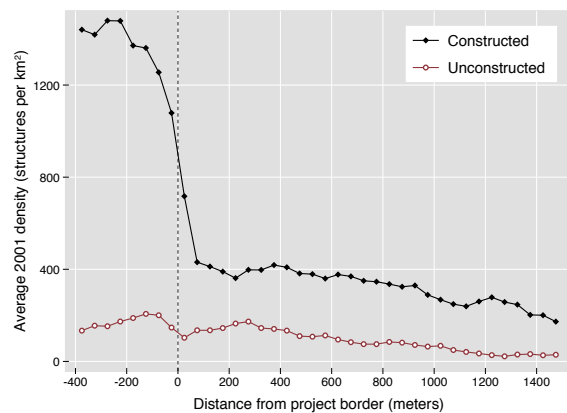
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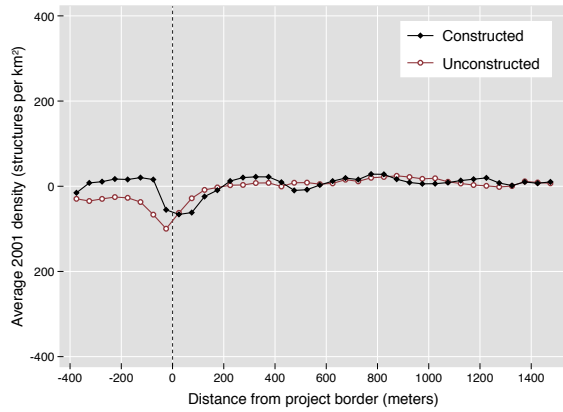
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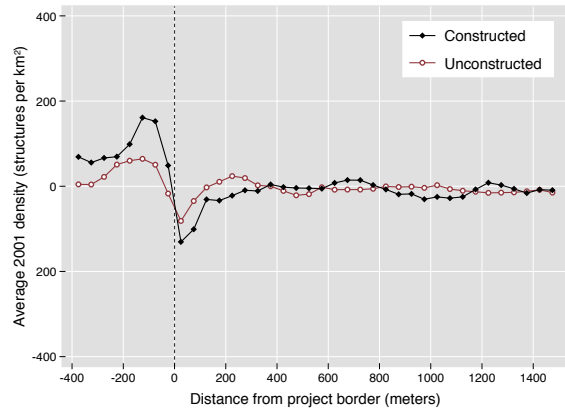
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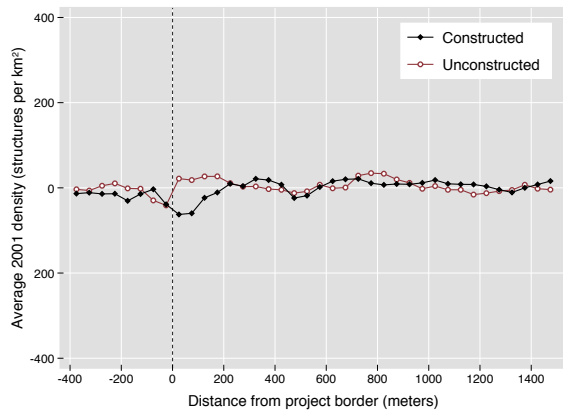
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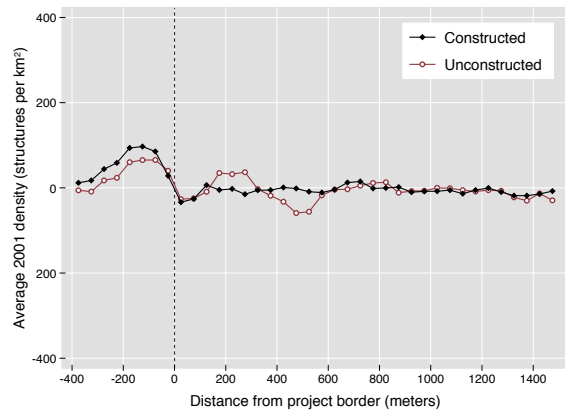
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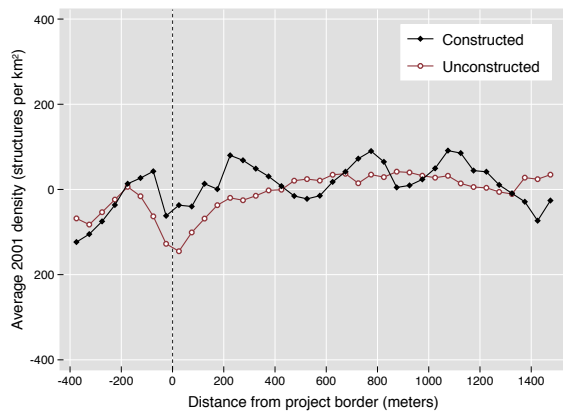
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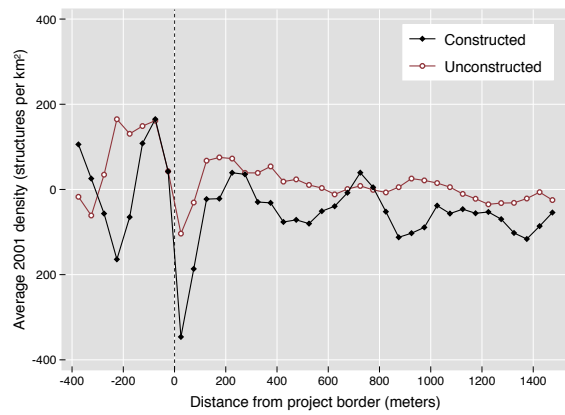
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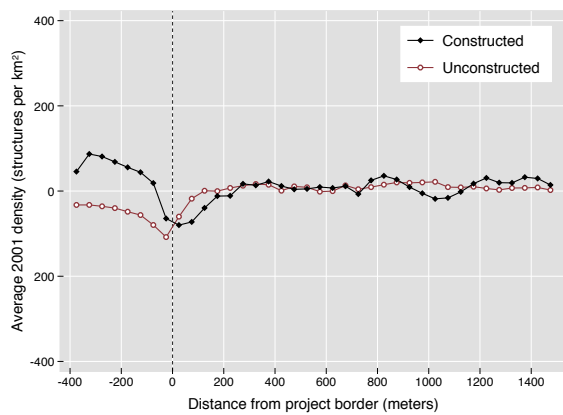
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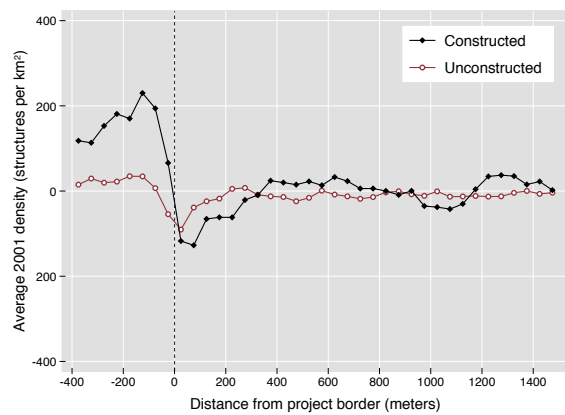
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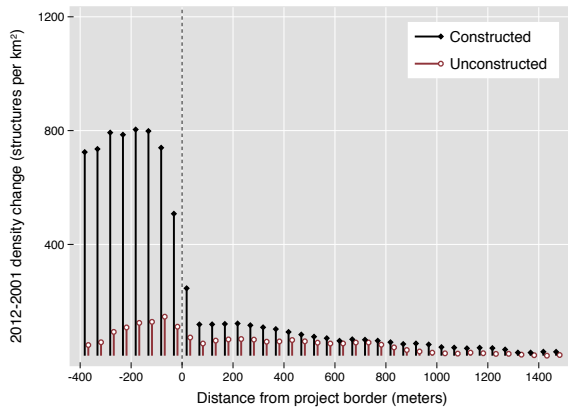
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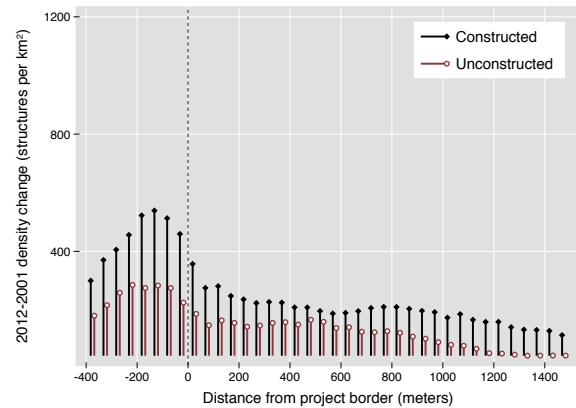
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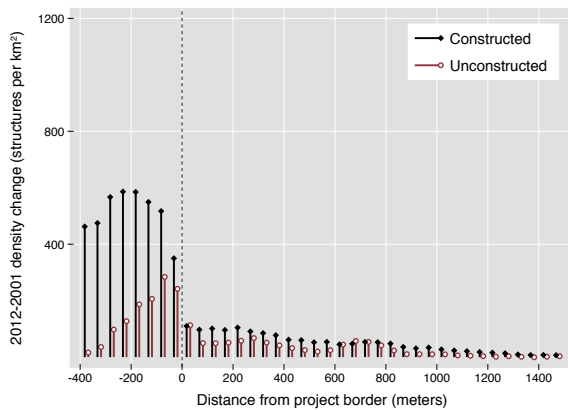
**(a) All Projects changes formal raw data**



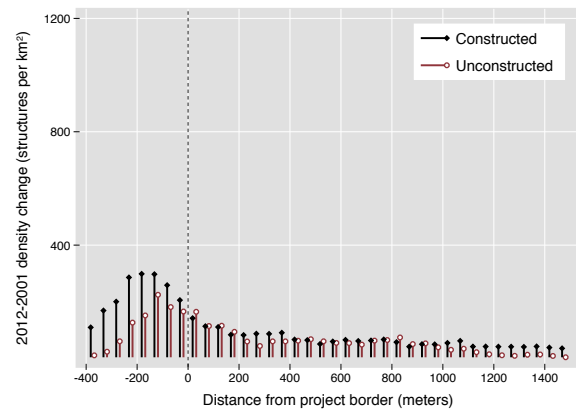
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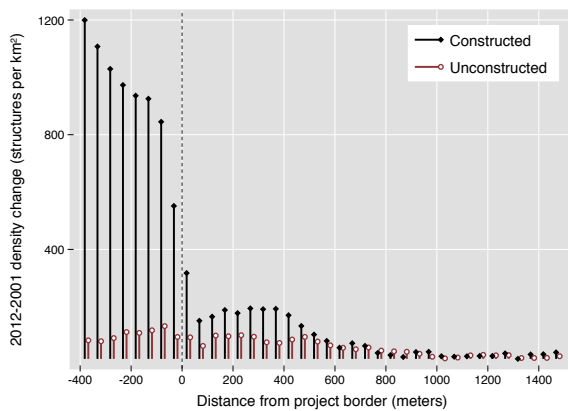
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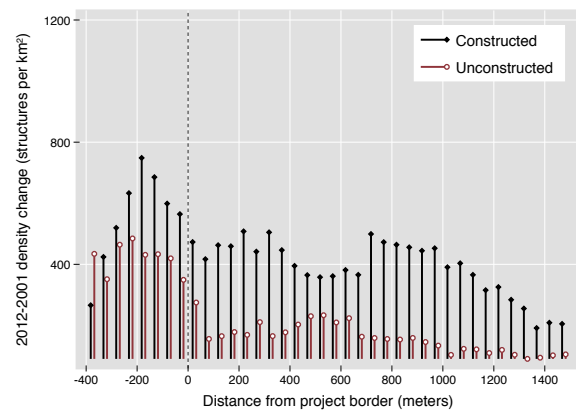
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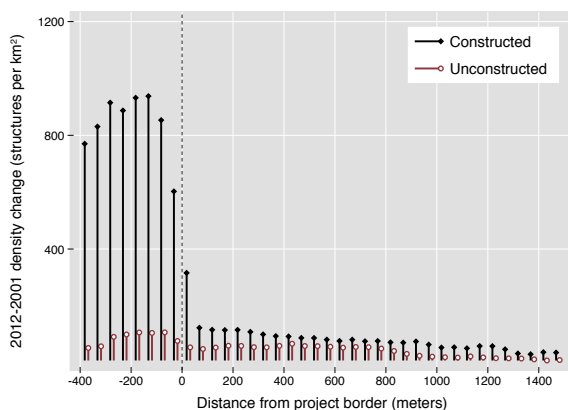
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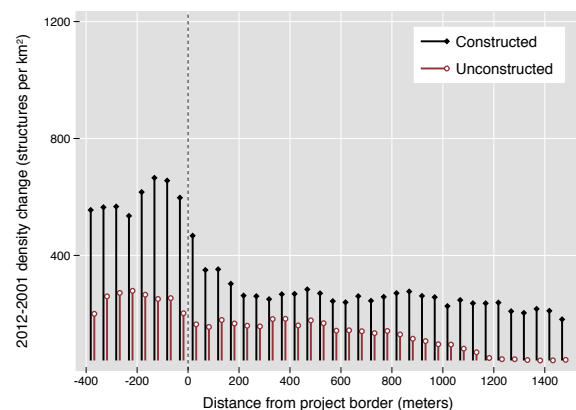
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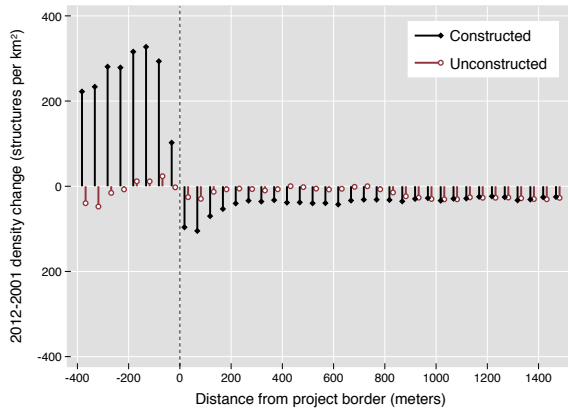
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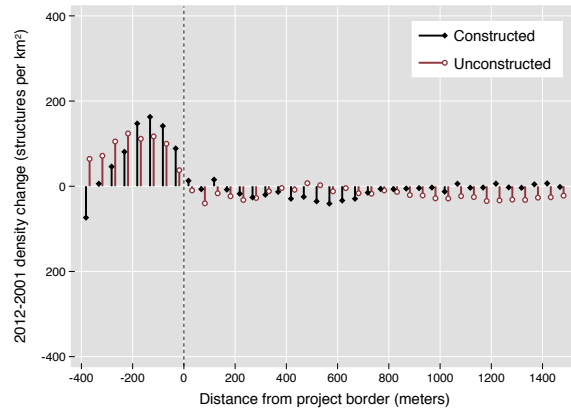
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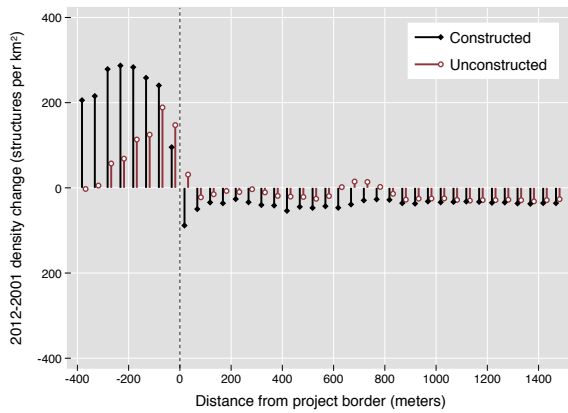
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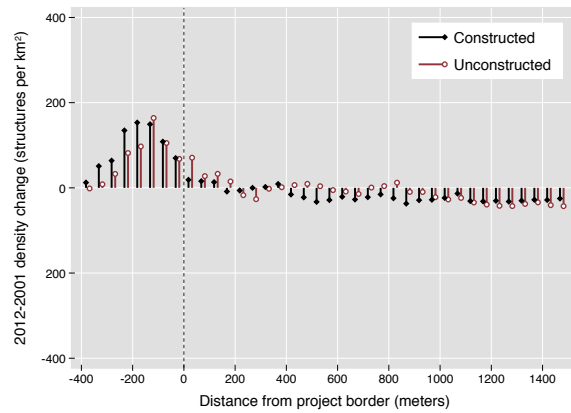
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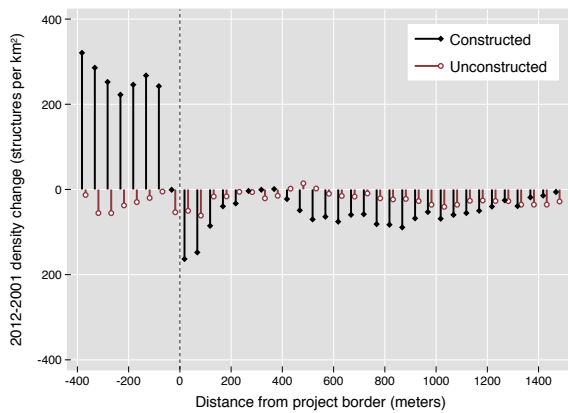
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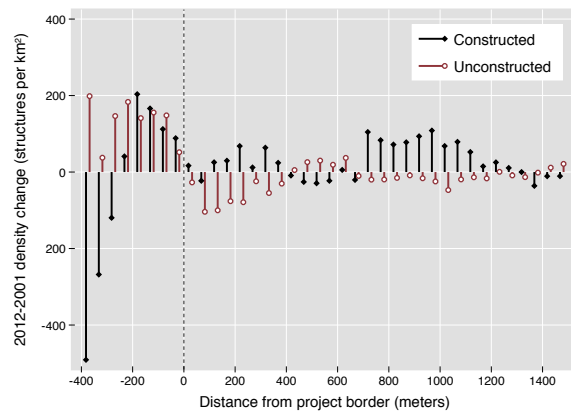
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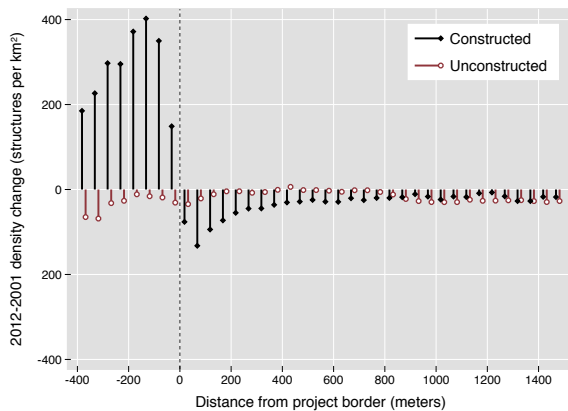
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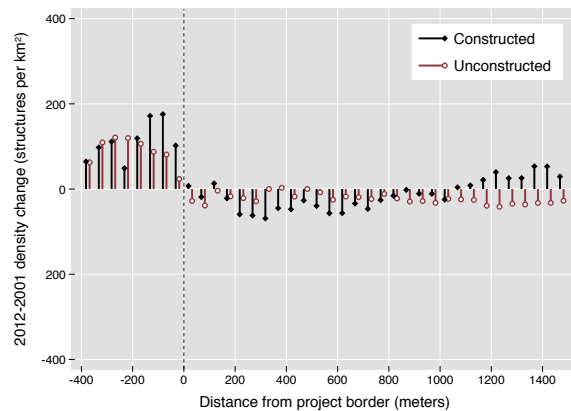
**(f) In-Situ changes informal fe**



**(g) Other changes formal fe**



**(h) Other changes informal fe**



**Table 2.** Building Density

	(1) Total	(2) Formal	(3) Informal	(4) Informal Bkyd.	(5) Informal Non-Bkyd.
<b>All Projects</b>					
inside project	448.713 <sup>a</sup> (140.073)	436.282 <sup>a</sup> (70.436)	12.432 (101.175)	248.895 <sup>a</sup> (88.631)	-236.464 <sup>a</sup> (71.478)
0-500m outside project	-4.336 (35.266)	-0.088 (15.866)	-4.248 (29.894)	-27.599 (25.640)	23.352 (19.258)
R <sup>2</sup>	0.442	0.409	0.405	0.387	0.346
<b>Greenfield</b>					
inside project	293.837 <sup>c</sup> (176.672)	226.526 <sup>b</sup> (111.144)	67.311 (83.579)	98.962 (80.793)	-31.651 (39.644)
0-500m outside project	-7.412 (35.472)	-10.570 (16.130)	3.158 (26.779)	-24.898 (18.298)	28.056 (21.010)
<b>In-Situ Upgrading</b>					
inside project	260.276 (614.381)	594.857 <sup>a</sup> (166.178)	-334.581 (502.699)	63.220 (427.884)	-397.801 (318.117)
0-500m outside project	85.438 (177.751)	71.320 (68.889)	14.118 (146.296)	-72.174 (137.790)	86.291 (95.302)
<b>Other</b>					
inside project	705.121 <sup>a</sup> (136.756)	600.400 <sup>a</sup> (71.122)	104.721 (103.868)	464.361 <sup>a</sup> (103.802)	-359.640 <sup>a</sup> (87.817)
0-500m outside project	-35.843 (49.731)	0.982 (19.928)	-36.826 (43.451)	-31.049 (36.212)	-5.777 (21.598)
Mean Outcome 2001	526.22	261.56	264.66	96.43	168.23
Mean Outcome 2011	838.62	385.14	453.48	286.79	166.69
R <sup>2</sup>	0.443	0.411	0.406	0.388	0.347
N	1,705,534	1,705,534	1,705,534	1,705,534	1,705,534

**Table 3.** Effect of Housing Projects on Socio-demographics

	(1) Age	(2) P.O.B. not Gauteng	(3) Unemployed	(4) Years of Education	(5) Monthly Income
<b>All Projects</b>					
inside project	-0.166 (0.397)	0.006 (0.023)	-0.046 <sup>b</sup> (0.021)	0.155 (0.160)	731.831 (553.388)
0-500m outside project	-0.010 (0.274)	0.003 (0.014)	-0.019 (0.016)	-0.000 (0.097)	-31.153 (366.624)
R <sup>2</sup>	0.702	0.771	0.528	0.692	0.665
<b>Greenfield</b>					
inside project	-0.411 (0.683)	-0.010 (0.060)	0.027 (0.046)	0.575 <sup>c</sup> (0.323)	1278.592 (1003.572)
0-500m outside project	-0.451 (0.770)	0.036 (0.029)	0.037 (0.039)	0.129 (0.202)	475.350 (575.204)
<b>In-Situ Upgrading</b>					
inside project	0.747 (0.589)	0.070 <sup>c</sup> (0.040)	-0.073 <sup>a</sup> (0.028)	-0.111 (0.348)	-360.439 (940.760)
0-500m outside project	0.155 (0.309)	0.004 (0.024)	-0.044 <sup>c</sup> (0.026)	-0.093 (0.198)	-970.291 (875.287)
<b>Other</b>					
inside project	-0.229 (0.502)	-0.021 (0.034)	-0.055 <sup>c</sup> (0.029)	0.145 (0.200)	1007.662 (762.086)
0-500m outside project	0.189 (0.381)	-0.005 (0.022)	-0.029 (0.019)	-0.068 (0.120)	92.806 (495.652)
Mean Outcome 2001	27.30	0.37	0.47	8.27	2,477.01
Mean Outcome 2011	28.30	0.43	0.33	9.68	4,486.48
R <sup>2</sup>	0.705	0.773	0.529	0.694	0.668
N	12,734	12,727	12,724	12,728	12,724

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  
P.O.B. means “place of birth.” Monthly income is in Rands.

**Table 4. 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
<b>All Projects</b>								
inside project	0.072 (0.055)	0.156 <sup>a</sup> (0.051)	0.120 <sup>c</sup> (0.061)	0.096 (0.060)	0.075 (0.067)	0.199 (0.205)	0.060 (0.087)	-1092.378 (1007.565)
0-500m outside project	-0.015 (0.028)	0.039 (0.034)	-0.011 (0.027)	-0.012 (0.027)	-0.019 (0.027)	-0.009 (0.120)	-0.046 (0.051)	-1067.549 (1143.586)
R <sup>2</sup>	0.615	0.593	0.668	0.633	0.637	0.675	0.691	0.607
<b>Greenfield</b>								
inside project	0.138 (0.142)	0.113 (0.141)	0.204 (0.133)	0.088 (0.148)	0.175 (0.136)	0.667 <sup>c</sup> (0.381)	-0.008 (0.205)	-373.038 (2650.827)
0-500m outside project	-0.020 (0.069)	-0.005 (0.060)	-0.005 (0.052)	0.010 (0.055)	-0.015 (0.039)	0.097 (0.278)	0.028 (0.109)	-4593.674 (3842.958)
<b>In-Situ Upgrading</b>								
inside project	0.030 (0.111)	0.097 (0.087)	0.006 (0.128)	0.049 (0.107)	-0.106 (0.135)	-0.147 (0.316)	-0.069 (0.145)	-2084.616 (1612.997)
0-500m outside project	0.027 (0.063)	0.047 (0.065)	-0.012 (0.056)	-0.034 (0.053)	-0.040 (0.059)	-0.277 (0.198)	-0.051 (0.094)	-396.579 (1437.261)
<b>Other</b>								
inside project	0.064 (0.073)	0.184 <sup>a</sup> (0.063)	0.147 <sup>c</sup> (0.084)	0.110 (0.087)	0.142 (0.088)	0.211 (0.296)	0.148 (0.116)	-509.342 (1140.917)
0-500m outside project	-0.049 (0.033)	0.050 (0.046)	-0.022 (0.037)	-0.015 (0.038)	-0.019 (0.038)	0.042 (0.165)	-0.090 (0.072)	-418.067 (838.928)
Mean Outcome 2001	0.79	0.35	0.66	0.62	0.77	3.30	3.51	8,566.83
Mean Outcome 2011	0.83	0.54	0.81	0.72	0.82	3.56	3.18	9,823.82
R <sup>2</sup>	0.625	0.602	0.674	0.639	0.643	0.679	0.694	0.609
N	12,732	12,732	12,732	12,732	12,732	12,709	12,730	12,734

All regressions include 3km grid Fixed-Effects. 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 5.** Triple Difference Estimates on Log-Prices

	(1)	(2)
<b>All Projects</b>		
inside project	-0.166 (0.272)	-0.151 (0.267)
0-500m outside project	-0.011 (0.052)	-0.005 (0.051)
Lot Size Controls		✓
r2	0.52	0.52
N	67,751	67,751
<b>Greenfield</b>		
inside project	0.086 (0.212)	-0.048 (0.209)
0-500m outside project	-0.013 (0.148)	-0.006 (0.146)
<b>In-Situ Upgrading</b>		
inside project	0.092 (0.339)	0.153 (0.308)
0-500m outside project	-0.089 (0.081)	-0.086 (0.081)
<b>Other</b>		
inside project	-0.347 (0.328)	-0.303 (0.321)
0-500m outside project	0.011 (0.076)	0.015 (0.075)
Lot Size Controls		✓
r2	0.52	0.52
N	67,751	67,751

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