

	(1) Total	(2) Formal	(3) Informal	(4) Informal Bkyd.	(5) Informal Non-Bkyd.
inside project	649.922 <sup>a</sup> (142.583)	578.443 <sup>a</sup> (74.803)	71.480 (109.399)	504.849 <sup>a</sup> (103.801)	-433.370 <sup>a</sup> (87.272)
0-300m outside project	-4.615 (43.547)	34.561 (24.463)	-39.176 (35.468)	6.232 (31.659)	-45.408 (28.679)
300-600m outside project	-93.284 <sup>b</sup> (37.619)	-4.618 (16.266)	-88.666 <sup>a</sup> (33.159)	-65.122 <sup>b</sup> (28.282)	-23.544 (16.891)
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 <sup>2</sup>	0.095	0.064	0.079	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.
<b>Constructed</b>					
inside project	971.375 <sup>a</sup> (122.575)	683.432 <sup>a</sup> (70.175)	287.944 <sup>a</sup> (80.166)	565.566 <sup>a</sup> (96.073)	-277.623 <sup>a</sup> (70.391)
0-300m outside project	191.963 <sup>a</sup> (39.455)	96.327 <sup>a</sup> (19.206)	95.636 <sup>a</sup> (35.001)	102.101 <sup>a</sup> (30.358)	-6.464 (25.555)
300-600m outside project	81.467 <sup>a</sup> (24.312)	45.998 <sup>a</sup> (10.705)	35.469 (22.009)	44.794 <sup>b</sup> (20.119)	-9.325 (14.166)
<b>Unconstructed</b>					
inside project	321.453 <sup>a</sup> (75.273)	104.989 <sup>a</sup> (22.706)	216.464 <sup>a</sup> (66.930)	60.717 <sup>b</sup> (29.599)	155.747 <sup>a</sup> (53.812)
0-300m outside project	196.579 <sup>a</sup> (29.512)	61.766 <sup>a</sup> (15.074)	134.813 <sup>a</sup> (24.456)	95.869 <sup>a</sup> (22.611)	38.944 <sup>b</sup> (19.728)
300-600m outside project	174.751 <sup>a</sup> (37.495)	50.616 <sup>a</sup> (14.525)	124.135 <sup>a</sup> (32.556)	109.916 <sup>a</sup> (28.091)	14.219 (10.515)
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 <sup>2</sup>	0.095	0.064	0.079	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

- Everybody grew!
- For constructed projects, areas within 600m grew faster than areas outside 600m
- For unconstructed projects, the same patterns hold, but the growth inside the project area is less than for constructed projects

	(1) Total	(2) Formal	(3) Informal	(4) Informal Bkyd.	(5) Informal Non-Bkyd.
<b>Treatment</b>					
inside project	813.150 <sup>a</sup> (145.860)	611.351 <sup>a</sup> (75.654)	201.798 <sup>c</sup> (111.020)	626.225 <sup>a</sup> (106.108)	-424.426 <sup>a</sup> (88.216)
0-300m outside project	158.612 <sup>a</sup> (44.115)	67.470 <sup>a</sup> (23.257)	91.142 <sup>b</sup> (37.985)	127.607 <sup>a</sup> (31.831)	-36.465 (30.034)
300-600m outside project	69.943 <sup>c</sup> (39.940)	28.291 <sup>c</sup> (15.629)	41.653 (37.411)	56.254 <sup>c</sup> (30.751)	-14.601 (18.990)
<b>Control</b>					
600-1500m outside project	163.228 <sup>a</sup> (23.944)	32.909 <sup>a</sup> (7.666)	130.319 <sup>a</sup> (21.797)	121.375 <sup>a</sup> (21.586)	8.943 (7.886)
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 <sup>2</sup>	0.095	0.064	0.079	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

- beyond 600m, constructed project areas had more building growth overall
- inside projects, constructed projects had more growth than unconstructed projects
- for spillover areas 0-600m, constructed projects broadly had LESS growth than unconstructed projects

**Table 1.** Effect of Housing Projects on Socio-demographics

	(1) Age	(2) P.O.B. not Gauteng	(3) Unemployed	(4) Years of Education	(5) Monthly Income
inside project	0.349 (0.372)	-0.047 (0.032)	0.015 (0.018)	0.323 <sup>b</sup> (0.138)	1993.033 <sup>a</sup> (604.916)
0-300m outside project	0.549 (0.361)	0.022 (0.025)	0.013 (0.018)	0.111 (0.115)	847.179 (578.608)
300-600m outside project	0.027 (0.318)	-0.004 (0.021)	0.019 (0.015)	0.020 (0.103)	484.214 (510.246)
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 <sup>2</sup>	0.188	0.106	0.199	0.377	0.172
# 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. <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 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
<b>Constructed</b>					
inside project	-0.219 (0.164)	-0.036 <sup>a</sup> (0.014)	-0.032 <sup>a</sup> (0.010)	0.365 <sup>a</sup> (0.085)	-1527.634 <sup>a</sup> (282.292)
0-300m outside project	0.081 (0.197)	0.005 (0.014)	-0.004 (0.011)	-0.001 (0.060)	-896.900 <sup>a</sup> (238.017)
300-600m outside project	-0.237 (0.188)	-0.009 (0.012)	0.006 (0.010)	0.019 (0.063)	-538.288 <sup>b</sup> (231.014)
<b>Unconstructed</b>					
inside project	-0.568 <sup>c</sup> (0.339)	0.010 (0.029)	-0.047 <sup>a</sup> (0.015)	0.043 (0.112)	-3520.668 <sup>a</sup> (537.693)
0-300m outside project	-0.468 (0.306)	-0.017 (0.021)	-0.017 (0.015)	-0.112 (0.097)	-1744.079 <sup>a</sup> (531.848)
300-600m outside project	-0.264 (0.256)	-0.006 (0.017)	-0.013 (0.012)	-0.002 (0.082)	-1022.503 <sup>b</sup> (454.812)
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 <sup>2</sup>	0.188	0.106	0.199	0.377	0.172
# 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. <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 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>Treatment</b>					
inside project	0.344 (0.228)	-0.041 <sup>c</sup> (0.024)	-0.025 (0.016)	0.266 <sup>b</sup> (0.131)	-162.035 (300.308)
0-300m outside project	0.545 <sup>b</sup> (0.273)	0.028 (0.019)	-0.027 <sup>c</sup> (0.015)	0.055 (0.101)	-1307.889 <sup>a</sup> (416.310)
300-600m outside project	0.022 (0.279)	0.002 (0.020)	-0.021 (0.014)	-0.036 (0.109)	-1670.854 <sup>a</sup> (458.527)
<b>Control</b>					
600-1500m outside project	-0.005 (0.265)	0.005 (0.020)	-0.040 <sup>a</sup> (0.014)	-0.057 (0.068)	-2155.069 <sup>a</sup> (523.241)
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 <sup>2</sup>	0.188	0.106	0.199	0.377	0.172
# 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. <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
inside project	0.097 (0.069)	0.182 <sup>a</sup> (0.046)	0.182 <sup>a</sup> (0.064)	0.163 <sup>a</sup> (0.062)	0.107 (0.066)	0.069 (0.169)	0.070 (0.079)	-813.497 (1228.688)
0-300m outside project	-0.042 (0.036)	0.015 (0.038)	-0.015 (0.034)	-0.003 (0.036)	-0.025 (0.032)	-0.092 (0.119)	-0.094 <sup>c</sup> (0.054)	385.617 (647.578)
300-600m outside project	-0.033 (0.027)	0.009 (0.033)	-0.015 (0.027)	-0.001 (0.029)	-0.017 (0.026)	-0.093 (0.109)	-0.048 (0.052)	-247.696 (694.350)
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>	0.402	0.414	0.491	0.474	0.442	0.475	0.496	0.458
# projects	314	314	314	314	314	314	314	314
N project areas	3,657	3,657	3,657	3,657	3,657	3,651	3,657	3,657
N spillover areas	4,200	4,200	4,200	4,200	4,200	4,192	4,199	4,201
N	12,732	12,732	12,732	12,732	12,732	12,709	12,730	12,734

All regressions include project 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.** 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>Constructed</b>								
inside project	0.163 <sup>a</sup> (0.043)	0.094 <sup>a</sup> (0.031)	0.341 <sup>a</sup> (0.035)	0.299 <sup>a</sup> (0.032)	0.173 <sup>a</sup> (0.043)	0.263 <sup>a</sup> (0.092)	0.100 <sup>c</sup> (0.060)	1128.862 (688.642)
0-300m outside project	0.005 (0.027)	-0.034 (0.024)	0.055 <sup>b</sup> (0.023)	0.044 <sup>c</sup> (0.026)	-0.004 (0.020)	-0.055 (0.079)	-0.032 (0.041)	540.911 (409.039)
300-600m outside project	0.022 (0.017)	0.006 (0.023)	0.050 <sup>a</sup> (0.018)	0.043 <sup>c</sup> (0.022)	0.009 (0.014)	-0.045 (0.079)	-0.001 (0.040)	441.463 (345.455)
<b>Unconstructed</b>								
inside project	0.057 (0.070)	-0.106 <sup>a</sup> (0.041)	0.102 (0.074)	0.123 <sup>c</sup> (0.072)	0.064 (0.075)	-0.039 (0.186)	-0.043 (0.104)	5275.771 <sup>b</sup> (2540.426)
0-300m outside project	0.046 (0.034)	-0.059 (0.036)	0.048 (0.033)	0.044 (0.036)	0.016 (0.031)	-0.116 (0.142)	0.004 (0.060)	2504.706 (1543.561)
300-600m outside project	0.022 (0.025)	-0.029 (0.026)	0.031 (0.026)	0.019 (0.026)	0.007 (0.027)	-0.069 (0.126)	-0.025 (0.054)	2569.974 (1751.386)
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>	0.104	0.149	0.189	0.172	0.103	0.099	0.095	0.014
# projects	314	314	314	314	314	314	314	314
N project areas	3,657	3,657	3,657	3,657	3,657	3,651	3,657	3,657
N spillover areas	4,200	4,200	4,200	4,200	4,200	4,192	4,199	4,201
N	12,732	12,732	12,732	12,732	12,732	12,709	12,730	12,734

All regressions include project 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 6.** 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>Treatment</b>								
inside project	0.123 (0.081)	0.205 <sup>a</sup> (0.042)	0.242 <sup>a</sup> (0.080)	0.182 <sup>b</sup> (0.074)	0.060 (0.084)	0.115 (0.157)	0.026 (0.107)	-1639.959 (1722.129)
0-300m outside project	-0.024 (0.044)	0.030 (0.037)	0.010 (0.042)	0.005 (0.044)	-0.070 <sup>b</sup> (0.035)	-0.125 (0.110)	-0.153 <sup>a</sup> (0.051)	543.155 (710.031)
300-600m outside project	0.016 (0.035)	0.041 (0.036)	0.022 (0.040)	0.030 (0.042)	-0.048 (0.035)	-0.163 (0.113)	-0.093 <sup>c</sup> (0.055)	378.440 (730.300)
<b>Control</b>								
600-1500m outside project	0.017 (0.017)	0.006 (0.031)	0.003 (0.028)	0.005 (0.032)	-0.050 <sup>b</sup> (0.024)	-0.186 (0.132)	-0.117 <sup>c</sup> (0.063)	2506.951 (1917.413)
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>	0.104	0.149	0.189	0.172	0.103	0.099	0.095	0.014
# projects	314	314	314	314	314	314	314	314
N project areas	3,657	3,657	3,657	3,657	3,657	3,651	3,657	3,657
N spillover areas	4,200	4,200	4,200	4,200	4,200	4,192	4,199	4,201
N	12,732	12,732	12,732	12,732	12,732	12,709	12,730	12,734

All regressions include project 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