

Table 1. Building Density

	(1) Total	(2) Formal	(3) Informal	(4) Informal Bkyd.	(5) Informal Non-Bkyd.
All Projects					
inside project	430.447 ^a (142.814)	429.544 ^a (71.077)	0.904 (103.801)	236.689 ^a (90.759)	-235.785 ^a (71.637)
0-250m outside project	1.389 (51.390)	-3.240 (21.950)	4.629 (43.465)	-34.421 (36.896)	39.050 (28.676)
250-750m outside project	-61.379 ^c (31.211)	-17.677 (12.747)	-43.702 ^c (25.840)	-42.755 ^c (22.313)	-0.948 (13.357)
R ²	0.442	0.409	0.405	0.387	0.346
Greenfield					
inside project	281.275 (178.293)	217.960 ^c (112.664)	63.316 (83.999)	91.741 (80.736)	-28.425 (39.121)
0-250m outside project	-31.114 (48.971)	-22.847 (22.449)	-8.267 (35.611)	-43.751 ^c (26.021)	35.484 (29.653)
250-750m outside project	-28.569 (31.415)	-23.676 (16.703)	-4.893 (21.303)	-22.668 ^b (10.394)	17.775 (17.022)
In-Situ Upgrading					
inside project	234.312 (630.559)	586.820 ^a (164.487)	-352.508 (519.667)	28.093 (439.428)	-380.601 (321.938)
0-250m outside project	87.924 (252.467)	67.953 (92.486)	19.971 (204.788)	-96.120 (190.681)	116.091 (120.228)
250-750m outside project	-22.414 (98.021)	23.163 (35.792)	-45.577 (89.949)	-110.145 (74.795)	64.569 (56.389)
Other					
inside project	684.981 ^a (142.227)	596.824 ^a (72.363)	88.157 (109.416)	449.974 ^a (107.543)	-361.817 ^a (87.797)
0-250m outside project	-15.843 (72.873)	9.149 (27.986)	-24.991 (64.787)	-35.586 (51.479)	10.595 (37.709)
250-750m outside project	-103.662 ^b (52.394)	-19.442 (18.745)	-84.220 ^c (45.002)	-49.206 (42.005)	-35.015 ^b (15.237)
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 ²	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 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
All Projects					
inside project	0.022 (0.408)	-0.003 (0.024)	-0.049 ^b (0.022)	0.224 (0.175)	982.919 ^c (582.996)
0-250m outside project	0.318 (0.333)	-0.015 (0.018)	-0.031 (0.020)	0.191 (0.137)	453.044 (435.851)
250-750m outside project	0.263 (0.259)	-0.009 (0.013)	-0.013 (0.016)	0.043 (0.097)	379.031 (408.310)
R ²	0.703	0.771	0.529	0.692	0.667
Greenfield					
inside project	-0.171 (0.688)	-0.025 (0.064)	0.008 (0.048)	0.713 ^b (0.358)	1449.307 (1053.398)
0-250m outside project	0.148 (0.750)	0.016 (0.031)	0.011 (0.049)	0.216 (0.263)	801.189 (710.706)
250-750m outside project	-0.041 (0.749)	-0.012 (0.019)	-0.010 (0.041)	0.347 ^c (0.185)	402.018 (516.752)
In-Situ Upgrading					
inside project	0.946 (0.642)	0.053 (0.039)	-0.073 ^a (0.028)	-0.084 (0.363)	303.967 (1015.783)
0-250m outside project	0.395 (0.392)	-0.017 (0.029)	-0.040 (0.035)	0.072 (0.297)	321.702 (917.230)
250-750m outside project	0.370 (0.308)	-0.020 (0.025)	-0.033 (0.022)	-0.147 (0.184)	329.693 (1000.752)
Other					
inside project	-0.058 (0.516)	-0.022 (0.034)	-0.050 (0.031)	0.185 (0.218)	1153.426 (853.396)
0-250m outside project	0.476 (0.470)	-0.014 (0.027)	-0.035 (0.026)	0.145 (0.162)	233.980 (662.115)
250-750m outside project	0.460 (0.332)	-0.001 (0.020)	-0.009 (0.022)	-0.020 (0.135)	358.892 (565.751)
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 ²	0.705	0.774	0.530	0.695	0.670
N	12,734	12,727	12,724	12,728	12,724

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
All Projects								
inside project	0.069 (0.056)	0.178 ^a (0.055)	0.110 ^c (0.062)	0.085 (0.061)	0.063 (0.068)	0.178 (0.212)	0.053 (0.090)	-1400.725 (1181.130)
0-250m outside project	-0.005 (0.038)	0.105 ^b (0.046)	-0.022 (0.040)	-0.026 (0.039)	-0.032 (0.042)	0.035 (0.154)	-0.057 (0.071)	-1308.129 (1343.938)
250-750m outside project	-0.026 (0.025)	0.037 (0.030)	-0.026 (0.024)	-0.023 (0.022)	-0.035 (0.024)	-0.066 (0.108)	-0.038 (0.050)	-1366.876 (1317.878)
R ²	0.616	0.594	0.669	0.634	0.639	0.676	0.692	0.607
Greenfield								
inside project	0.163 (0.144)	0.185 (0.145)	0.218 (0.133)	0.070 (0.148)	0.172 (0.132)	0.681 ^c (0.377)	0.045 (0.204)	242.916 (1754.516)
0-250m outside project	0.059 (0.076)	0.166 ^c (0.093)	0.032 (0.058)	-0.011 (0.063)	-0.015 (0.068)	0.309 (0.280)	0.177 (0.158)	-2012.385 (1492.218)
250-750m outside project	0.018 (0.054)	0.069 (0.066)	0.027 (0.046)	0.003 (0.050)	0.005 (0.045)	-0.035 (0.174)	0.069 (0.076)	-3889.888 ^c (2024.715)
In-Situ Upgrading								
inside project	0.020 (0.113)	0.113 (0.096)	-0.012 (0.125)	0.048 (0.107)	-0.113 (0.138)	-0.133 (0.335)	-0.068 (0.147)	-2556.914 (1913.995)
0-250m outside project	0.038 (0.086)	0.055 (0.085)	-0.060 (0.084)	-0.063 (0.080)	-0.066 (0.089)	-0.198 (0.249)	-0.069 (0.131)	-1977.568 (2197.468)
250-750m outside project	-0.019 (0.048)	0.052 (0.058)	-0.030 (0.046)	-0.012 (0.052)	-0.032 (0.049)	-0.144 (0.195)	-0.013 (0.099)	96.675 (1350.061)
Other								
inside project	0.043 (0.077)	0.188 ^a (0.070)	0.118 (0.086)	0.086 (0.088)	0.112 (0.091)	0.178 (0.303)	0.109 (0.118)	-693.674 (1243.780)
0-250m outside project	-0.080 (0.050)	0.099 (0.062)	-0.055 (0.053)	-0.034 (0.053)	-0.054 (0.056)	0.025 (0.212)	-0.149 ^c (0.084)	-504.966 (1389.797)
250-750m outside project	-0.055 (0.035)	0.018 (0.040)	-0.044 (0.033)	-0.034 (0.030)	-0.049 (0.033)	-0.020 (0.158)	-0.105 ^c (0.063)	-879.813 (948.344)
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 ²	0.627	0.603	0.676	0.640	0.646	0.681	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. ^c p<0.10, ^b p<0.05, ^a p<0.01

Table 4. Triple Difference Estimates on Log-Prices

	(1)	(2)
All Projects		
inside project	-0.138 (0.271)	-0.124 (0.266)
0-250m outside project	0.016 (0.075)	0.022 (0.074)
250-750m outside project	0.091 (0.057)	0.093 (0.058)
Lot Size Controls		✓
r2	0.52	0.52
N	67,751	67,751
Greenfield		
inside project	0.149 (0.254)	0.021 (0.254)
0-250m outside project	0.209 (0.222)	0.224 (0.218)
250-750m outside project	0.070 (0.188)	0.074 (0.191)
In-Situ Upgrading		
inside project	0.133 (0.349)	0.191 (0.323)
0-250m outside project	-0.120 (0.127)	-0.120 (0.126)
250-750m outside project	0.089 (0.109)	0.089 (0.112)
Other		
inside project	-0.270 (0.327)	-0.230 (0.319)
0-250m outside project	0.097 (0.100)	0.097 (0.100)
250-750m outside project	0.080 (0.086)	0.078 (0.086)
Lot Size Controls		✓
r2	0.52	0.52
N	67,751	67,751

Standard errors clustered at the project level in parenthesis.

^c p<0.10, ^b p<0.05, ^a p<0.01