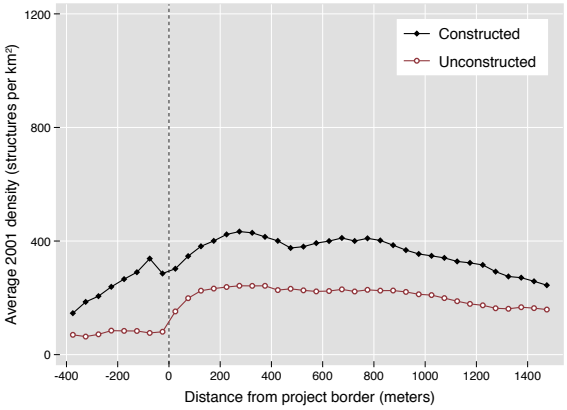
Table 1. Housing Project Areas Description

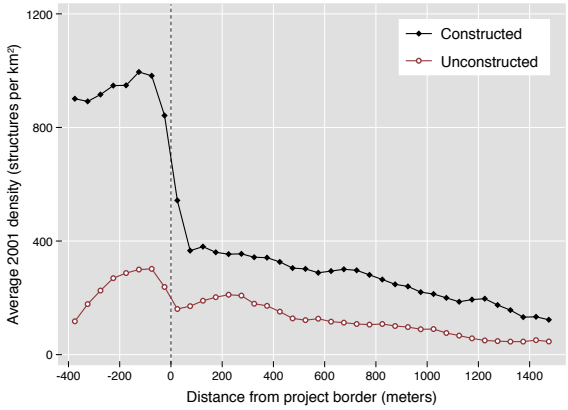
	All		Greenfield		In-Situ	
	Const.	Unconst.	Const.	Unconst.	Const.	Unconst.
Number of Projects	164	137	41	19	25	29
Area (km2)	1.21	1.19	1.75	2.53	1.60	0.88
Median Construction Yr.	2006	2006	2006	2005	2004	2006
Delivered Houses	302	0	420	0	557	0
House Price in 1 km (R[†])	189,304	218,635	194,214	186,841	179,596	208,571
Distance to CBD[‡] (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.
† The USD averaged to about 7.70 Rands during the 2001-2011 period.
‡Measured as the average minimum distance with respect to Johannesburg and Pretoria CBDs.

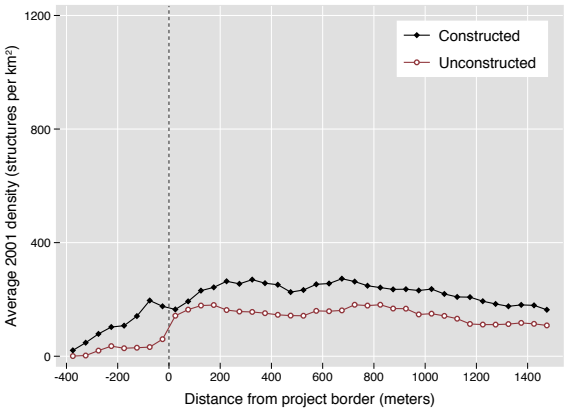
(a) All Projects pre-period formal raw data



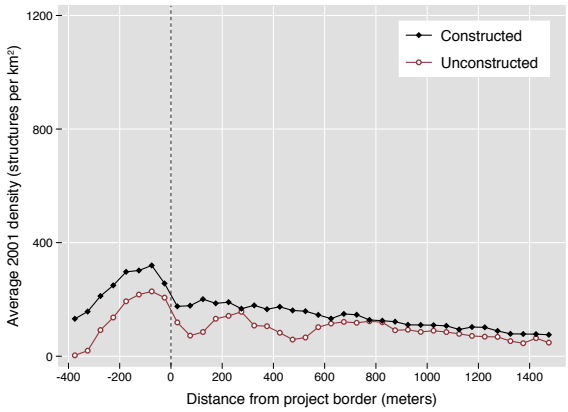
(b) All Projects pre-period informal raw data



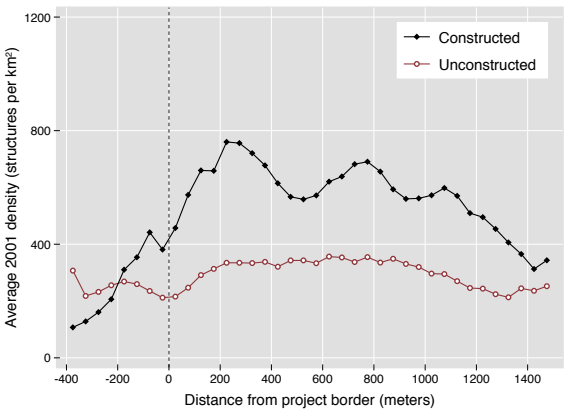
(c) Greenfield pre-period formal raw data



(d) Greenfield pre-period informal raw data



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



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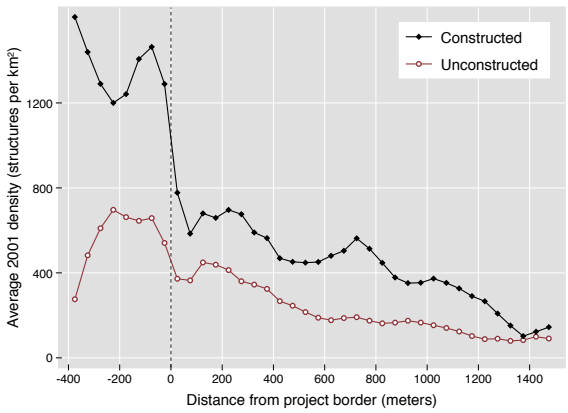

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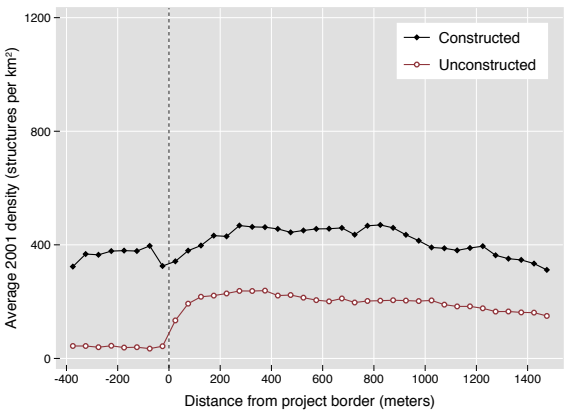
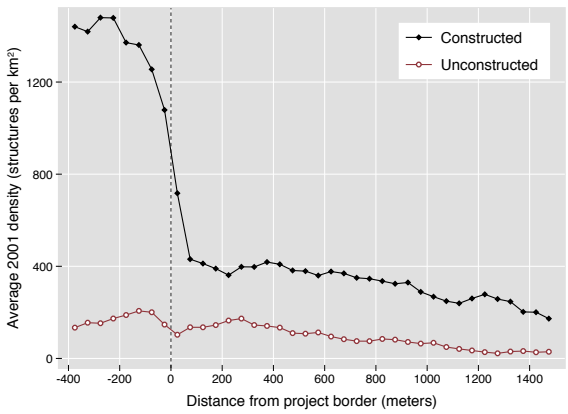
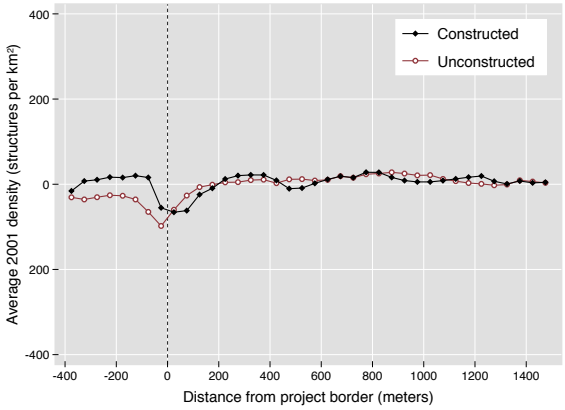


(h) Other pre-period informal raw data



(a) All Projects pre-period formal lat-lon fe



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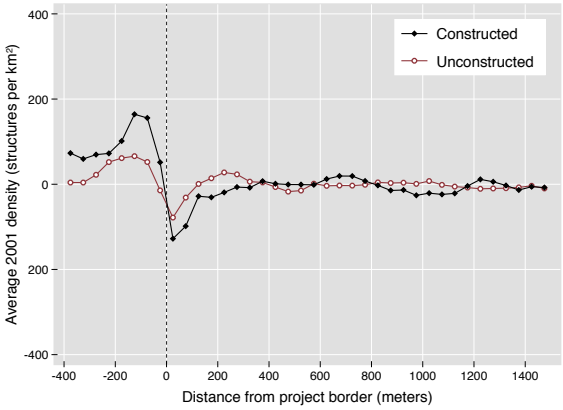
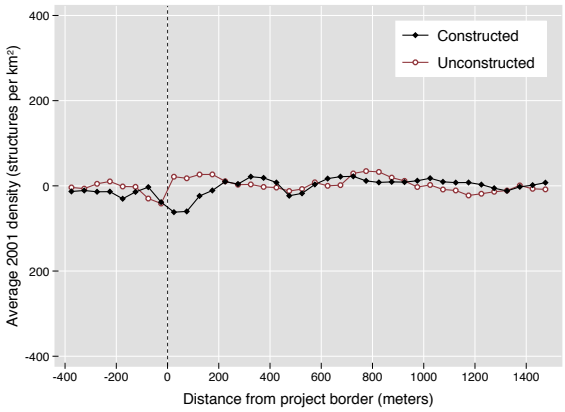


(c) Greenfield pre-period formal lat-lon fe



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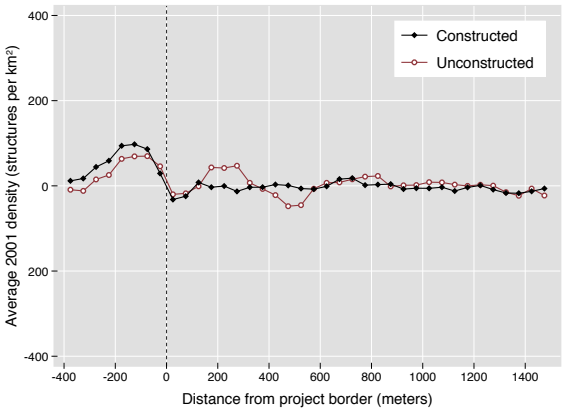
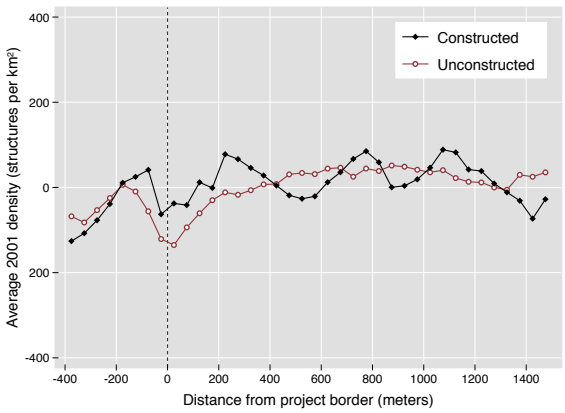
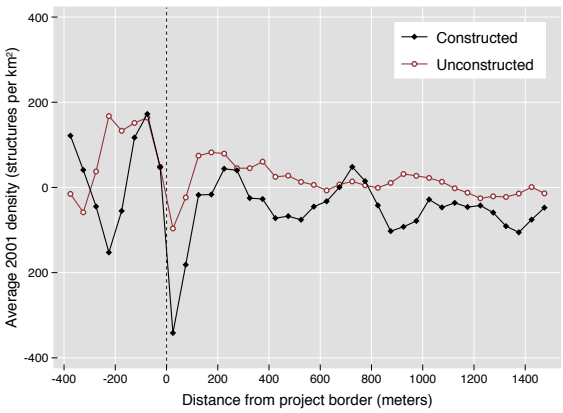


(e) In-Situ pre-period formal lat-lon fe



(f) In-Situ pre-period informal lat-lon fe



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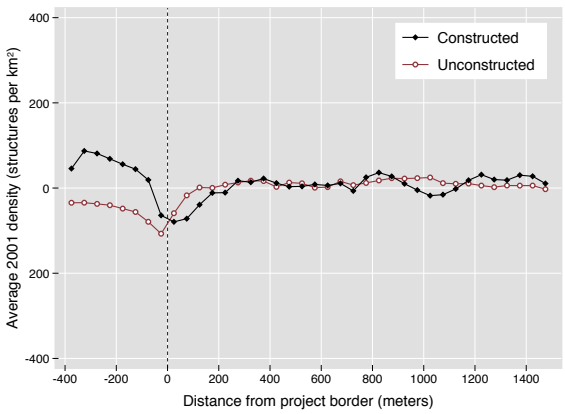
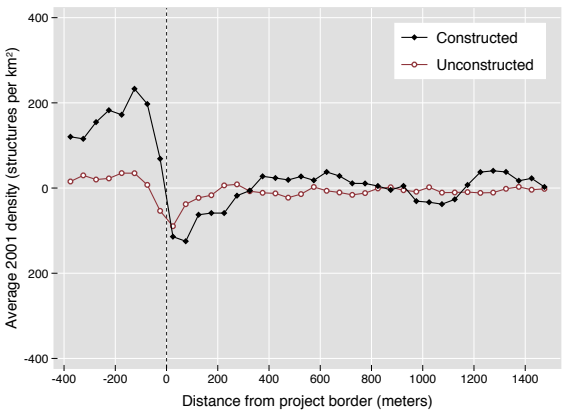
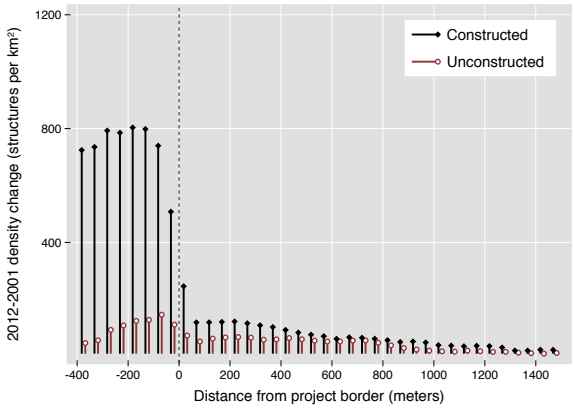


(h) Other pre-period informal lat-lon fe



(a) All Projects changes formal raw data



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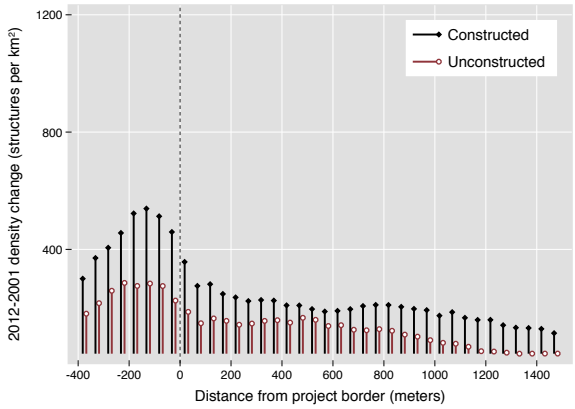

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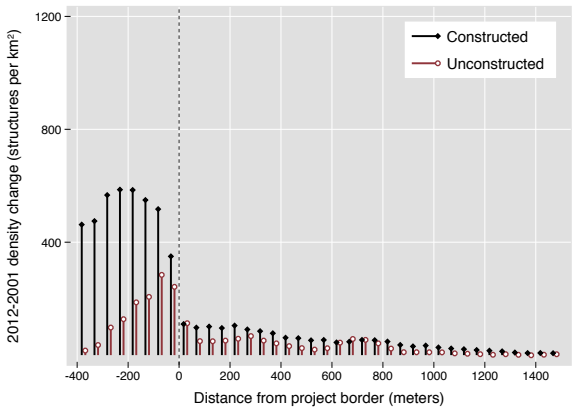

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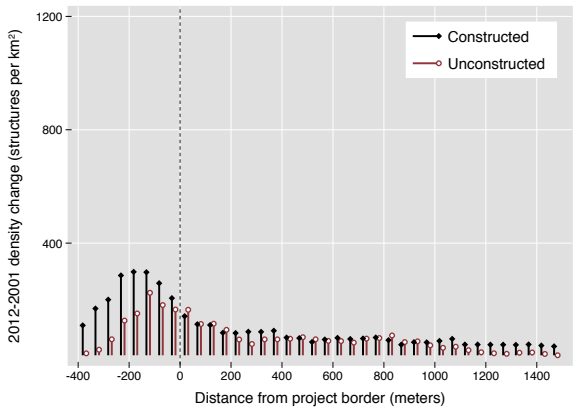
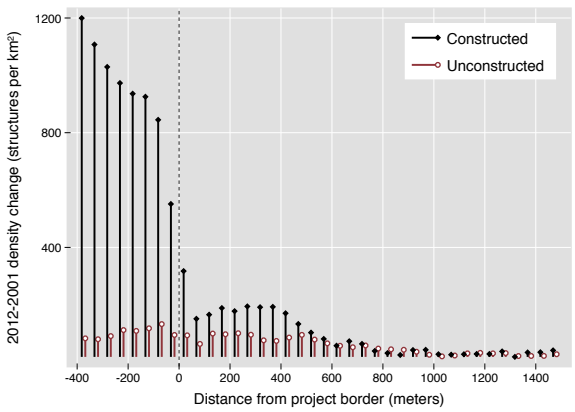
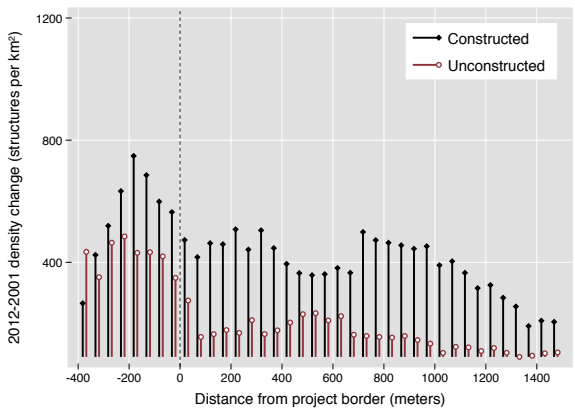


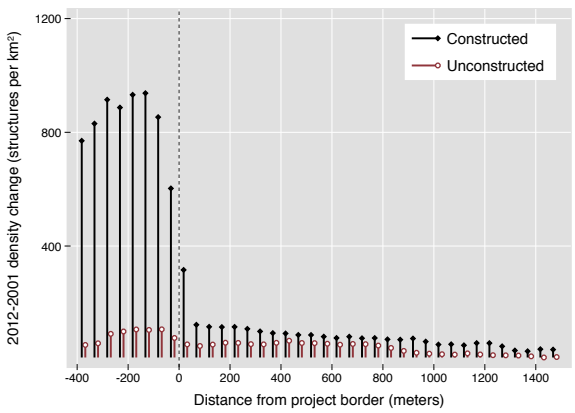
(e) In-Situ changes formal raw data



(f) In-Situ changes informal raw data



(g) Other changes formal raw data



(h) Other changes informal raw data

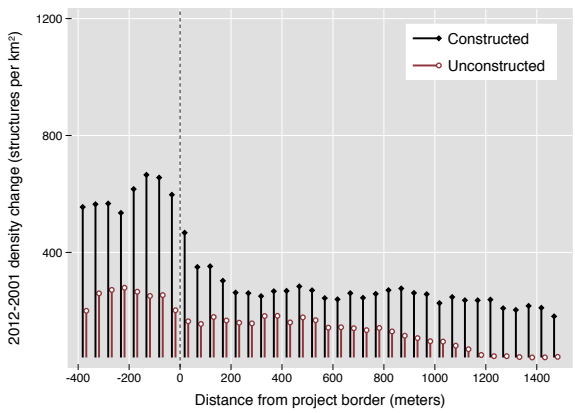


Table 2. Building Density

	(1) Total	(2) Formal	(3) Informal	(4) Informal Bkyd.	(5) Informal Non-Bkyd.
All Projects					
inside project	649.922[a]	578.443[a]	71.480	504.849[a]	-433.370[a]
	(142.616)	(74.820)	(109.424)	(103.825)	(87.292)
0-300m outside project	-4.615	34.561	-39.176	6.232	-45.408
	(43.557)	(24.468)	(35.476)	(31.666)	(28.686)
300-600m outside project	-93.284[b]	-4.618	-88.666[a]	-65.122[b]	-23.544
	(37.628)	(16.270)	(33.167)	(28.288)	(16.895)
R^2	0.448	0.414	0.398	0.344	0.337
Greenfield					
inside project	361.753	306.915[b]	54.838	127.892	-73.054
	(229.486)	(147.158)	(110.523)	(121.834)	(58.122)
0-300m outside project	-53.158	-12.367	-40.791	-63.823	23.032
	(95.533)	(47.250)	(63.258)	(60.774)	(47.707)
300-600m outside project	-49.582	-9.003	-40.579	-32.918	-7.661
	(51.568)	(23.797)	(32.897)	(21.415)	(19.889)
In-Situ Upgrading					
inside project	565.065	809.800[a]	-244.736	658.644[b]	-903.380[a]
	(356.225)	(142.934)	(276.805)	(267.350)	(234.007)
0-300m outside project	48.642	88.579	-39.937	29.298	-69.236
	(143.656)	(88.007)	(109.649)	(128.896)	(95.077)
300-600m outside project	-18.405	64.735	-83.140	-73.815	-9.325
	(99.320)	(59.952)	(85.012)	(89.071)	(69.369)
Other					
inside project	872.541[a]	662.918[a]	209.623	665.246[a]	-455.623[a]
	(179.383)	(76.252)	(147.435)	(117.301)	(102.382)
0-300m outside project	-11.076	36.434	-47.511	8.864	-56.374
	(69.233)	(27.094)	(58.467)	(43.920)	(38.256)
300-600m outside project	-130.682[b]	-21.257	-109.425[b]	-67.915[c]	-41.510[b]
	(50.317)	(18.695)	(45.840)	(39.079)	(20.527)
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^2	0.451	0.416	0.401	0.351	0.339
N	2,721,910	2,721,910	2,721,910	2,721,910	2,721,910

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
All Projects					
inside project	-0.034	-0.001	-0.045[b]	0.197	790.546
	(0.399)	(0.024)	(0.022)	(0.173)	(578.598)
0-300m outside project	0.384	-0.010	-0.022	0.167	273.665
	(0.316)	(0.017)	(0.017)	(0.123)	(390.980)
300-600m outside project	-0.005	-0.007	-0.009	-0.054	-87.509
	(0.280)	(0.015)	(0.017)	(0.120)	(447.365)
R^2	0.703	0.771	0.528	0.692	0.666
Greenfield					
inside project	-0.259	-0.015	0.024	0.597[c]	1318.206
	(0.686)	(0.062)	(0.046)	(0.359)	(1046.938)
0-300m outside project	0.105	0.035	0.037	-0.076	532.266
	(0.831)	(0.031)	(0.042)	(0.266)	(618.199)
300-600m outside project	-0.594	-0.002	0.022	0.420[c]	361.354
	(0.590)	(0.028)	(0.035)	(0.243)	(583.505)
In-Situ Upgrading					
inside project	0.852	0.061	-0.070[b]	-0.054	-207.569
	(0.602)	(0.039)	(0.028)	(0.351)	(1017.573)
0-300m outside project	0.383	-0.018	-0.045	0.237	-165.918
	(0.338)	(0.026)	(0.031)	(0.253)	(858.171)
300-600m outside project	-0.004	0.005	-0.021	-0.385[c]	-1267.956
	(0.317)	(0.028)	(0.029)	(0.217)	(1168.287)
Other					
inside project	-0.096	-0.026	-0.053[c]	0.174	1014.926
	(0.490)	(0.034)	(0.030)	(0.210)	(790.457)
0-300m outside project	0.650	-0.015	-0.033	0.128	221.838
	(0.444)	(0.025)	(0.022)	(0.150)	(570.795)
300-600m outside project	0.361	-0.017	-0.019	-0.117	243.475
	(0.428)	(0.022)	(0.023)	(0.156)	(545.378)
Mean Outcome 2001	27.30	0.37	0.47	8.26	2,475.96
Mean Outcome 2011	28.30	0.43	0.33	9.68	4,486.48
R^2	0.706	0.774	0.530	0.695	0.669
N	12,733	12,726	12,723	12,727	12,723

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 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
All Projects								
inside project	0.072	0.166[a]	0.122[c]	0.100	0.075	0.187	0.057	-1452.735
	(0.060)	(0.053)	(0.065)	(0.063)	(0.071)	(0.208)	(0.088)	(1077.154)
0-300m outside project	-0.000	0.064	-0.005	-0.011	-0.014	0.022	-0.068	-1370.411
	(0.035)	(0.041)	(0.037)	(0.038)	(0.038)	(0.141)	(0.063)	(987.803)
300-600m outside project	-0.033	0.043	-0.011	0.002	-0.025	-0.078	-0.019	-1852.021
	(0.026)	(0.034)	(0.024)	(0.027)	(0.024)	(0.116)	(0.053)	(1547.399)
R^2	0.616	0.594	0.669	0.634	0.639	0.676	0.691	0.607
Greenfield								
inside project	0.144	0.136	0.201	0.068	0.170	0.704[c]	0.051	313.256
	(0.147)	(0.143)	(0.134)	(0.147)	(0.135)	(0.385)	(0.211)	(2057.518)
0-300m outside project	-0.021	0.018	-0.023	-0.051	-0.046	0.093	0.137	-498.619
	(0.088)	(0.093)	(0.069)	(0.071)	(0.059)	(0.348)	(0.136)	(1382.565)
300-600m outside project	0.025	0.061	0.022	0.025	0.025	0.217	0.126	-6386.086
	(0.064)	(0.071)	(0.041)	(0.054)	(0.035)	(0.225)	(0.094)	(5400.688)
In-Situ Upgrading								
inside project	0.030	0.111	0.016	0.067	-0.104	-0.143	-0.083	-2533.630
	(0.115)	(0.084)	(0.129)	(0.109)	(0.137)	(0.346)	(0.148)	(1797.295)
0-300m outside project	0.059	0.061	-0.000	-0.018	-0.027	-0.220	-0.090	-1842.691
	(0.074)	(0.079)	(0.076)	(0.075)	(0.078)	(0.236)	(0.111)	(1755.181)
300-600m outside project	-0.034	0.067	-0.003	0.021	-0.053	-0.290	-0.049	287.178
	(0.064)	(0.072)	(0.058)	(0.063)	(0.065)	(0.241)	(0.104)	(1505.695)
Other								
inside project	0.057	0.191[a]	0.142	0.110	0.135	0.169	0.126	-1029.927
	(0.078)	(0.067)	(0.094)	(0.094)	(0.100)	(0.291)	(0.114)	(1180.970)
0-300m outside project	-0.049	0.080	-0.026	-0.012	-0.022	0.062	-0.143[c]	-1322.910
	(0.043)	(0.057)	(0.049)	(0.050)	(0.051)	(0.187)	(0.081)	(1103.405)
300-600m outside project	-0.053[c]	0.040	-0.011	0.007	-0.016	-0.066	-0.065	-1600.918[c]
	(0.031)	(0.046)	(0.030)	(0.033)	(0.030)	(0.155)	(0.068)	(964.435)
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	0.675	0.640	0.645	0.680	0.694	0.610
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] $p<0.01$

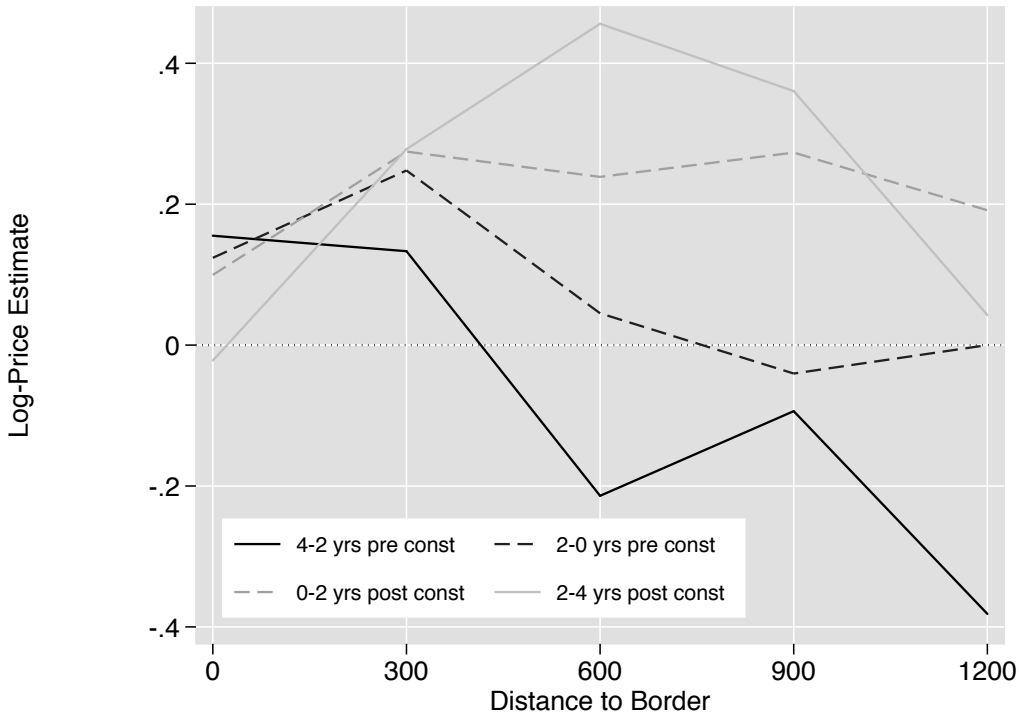

Log-Price Estimate
.4
.2
0
-.2
-.4
0
300
600
900
1200
Distance to Border
4-2 yrs pre const
2-0 yrs pre const
0-2 yrs post const
2-4 yrs post const

Table 5. Triple Difference Estimates on Log-Prices

	(1)	(2)
All Projects		
inside project	0.352	0.357
	(0.536)	(0.536)
0-300m outside project	-0.160	-0.159
	(0.173)	(0.173)
300-600m outside project	-0.062	-0.060
	(0.130)	(0.130)
Lot Size Controls		✓
r2	0.18	0.18
N	67,751	67,751
Greenfield		
inside project	0.200	0.203
	(0.475)	(0.473)
0-300m outside project	0.093	0.092
	(0.285)	(0.285)
300-600m outside project	0.048	0.050
	(0.277)	(0.279)
In-Situ Upgrading		
inside project	0.406	0.423
	(0.566)	(0.571)
0-300m outside project	-0.083	-0.082
	(0.401)	(0.401)
300-600m outside project	-0.155	-0.155
	(0.233)	(0.234)
Other		
inside project	-0.031	-0.031
	(0.581)	(0.581)
0-300m outside project	-0.232	-0.230
	(0.210)	(0.210)
300-600m outside project	-0.083	-0.080
	(0.169)	(0.170)
Lot Size Controls		✓
r2	0.21	0.21
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