

Table 1. Housing Project Areas Description

	All		Greenfield		In-Situ	
	Const.	Unconst.	Const.	Unconst.	Const.	Unconst.
Deeds Project Houses	374	11	568	24	702	20
Median Construction Year	2006	2006	2006	2005	2004	2006
Area (km2)	1.17	1.16	1.72	2.42	1.50	0.88
House Price within 1km (Rands [†])	188,441	218,635	194,214	186,841	179,596	208,570
Distance to CBD [‡] (km)	32.5	27.7	40.5	39.9	32.6	30.6
Number of Projects	172	145	172	145	172	145

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.

Table 2. Matching Administrative Project Names to Budget Reports

	Matched		Unmatched	
	Const.	Unconst.	Const.	Unconst.
Number of Projects	126	73	46	72
Area (km2)	1.22	1.02	1.05	1.30
Delivered Houses	416	15	259	7
House Price in 1 km (R [†])	183,930	206,496	199,923	232,166
Distance to CBD [‡] (km)	34.3	31.3	27.5	24.0

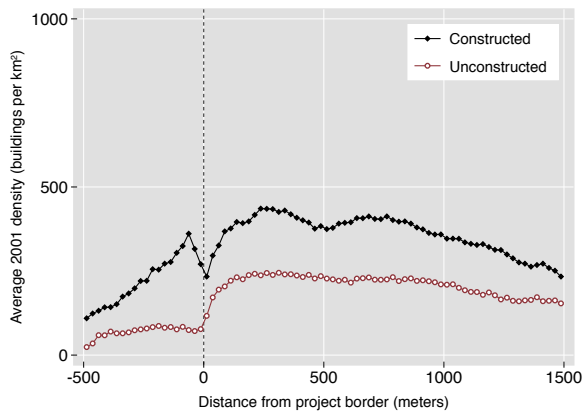
Const. refers to constructed projects and unconst. refers to unconstructed projects.

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

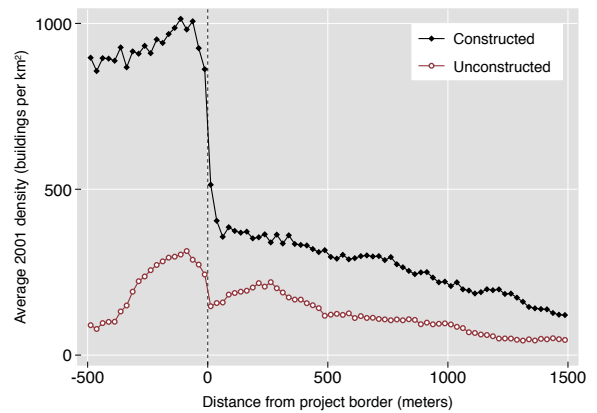
[†] The USD averaged to about 7.70 Rands during the 2001-2011 period.

[‡] Measured as the average minimum distance with respect to Johannesburg and Pretoria CBDs.

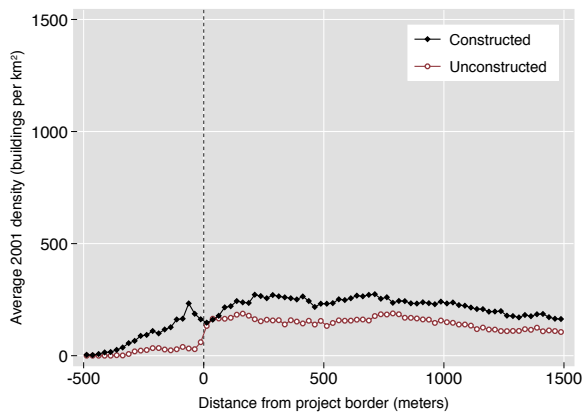
(a) All Projects pre-period formal raw data



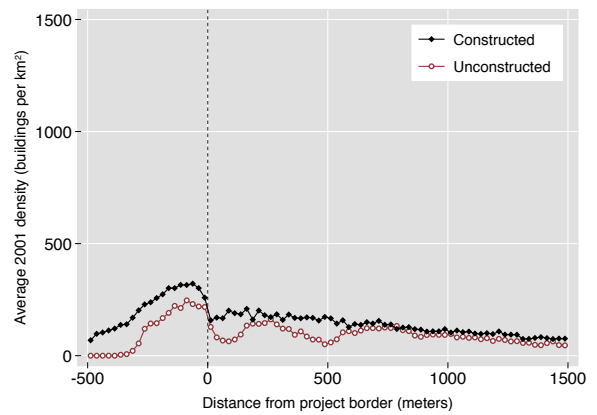
(b) All Projects pre-period informal raw data



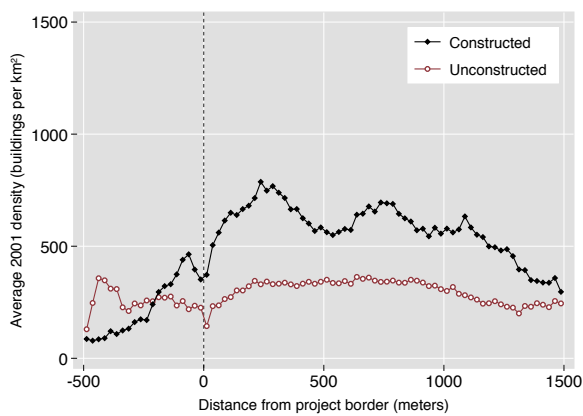
(c) Greenfield pre-period formal raw data



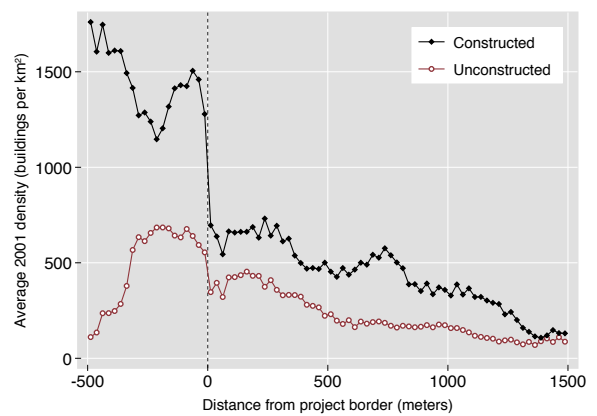
(d) Greenfield pre-period informal raw data



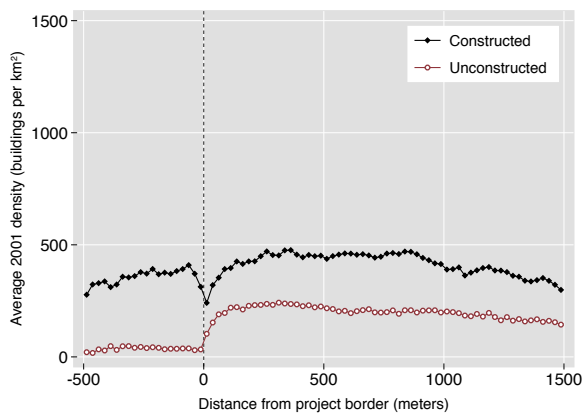
(e) In-Situ pre-period formal raw data



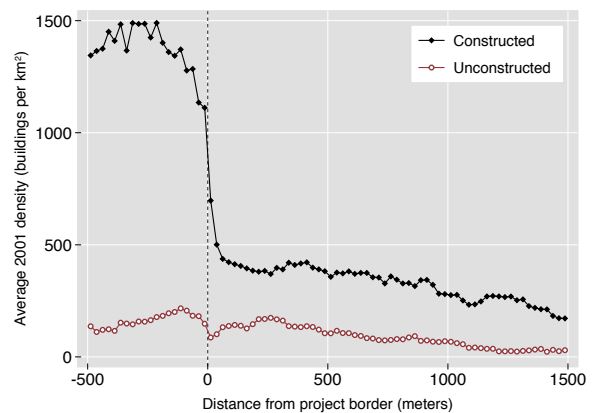
(f) In-Situ pre-period informal raw data



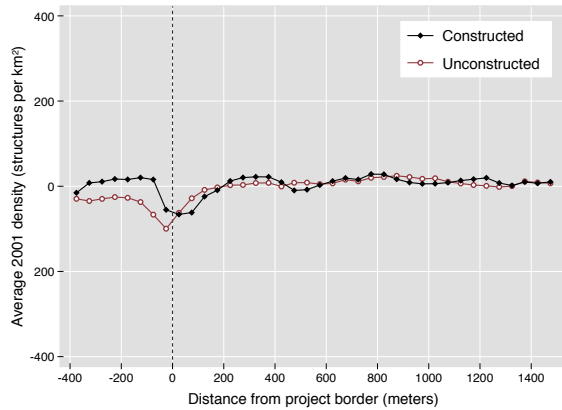
(g) Other pre-period formal raw data



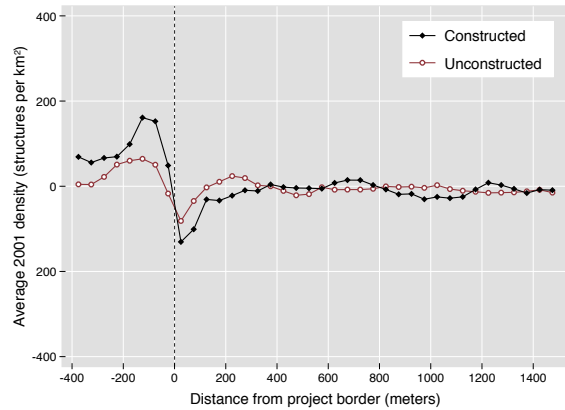
(h) Other pre-period informal raw data



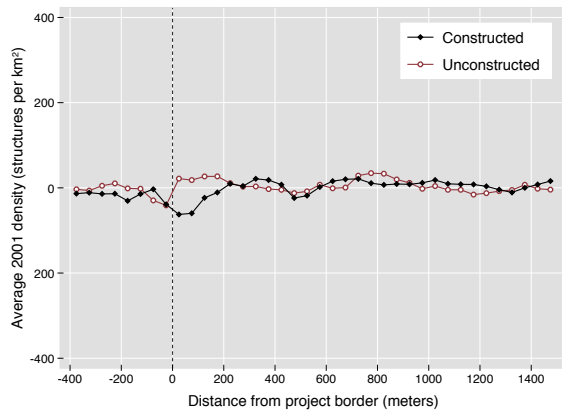
(a) All Projects pre-period formal fe



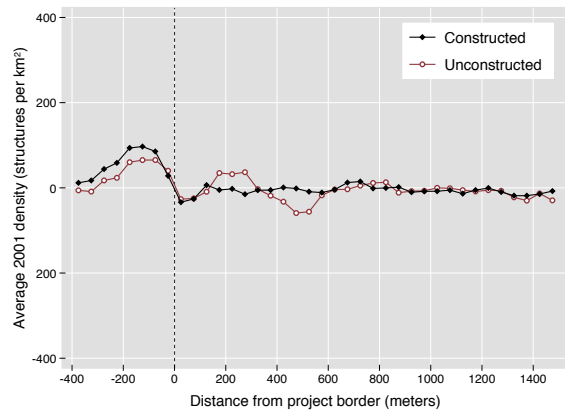
(b) All Projects pre-period informal fe



(c) Greenfield pre-period formal fe



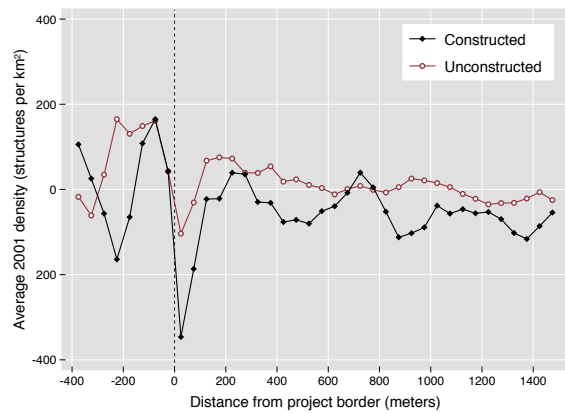
(d) Greenfield pre-period informal fe



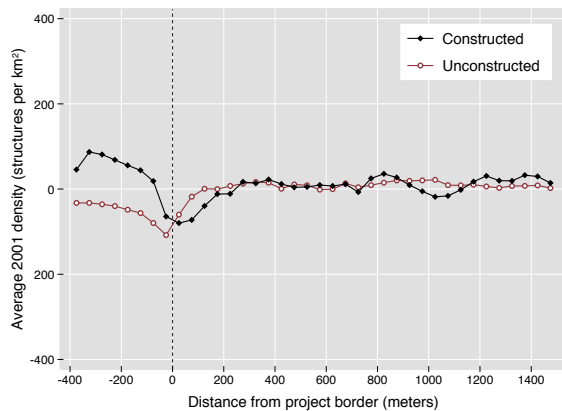
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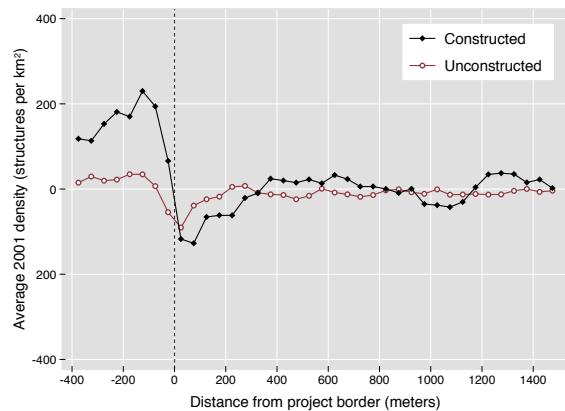
(f) In-Situ pre-period informal fe



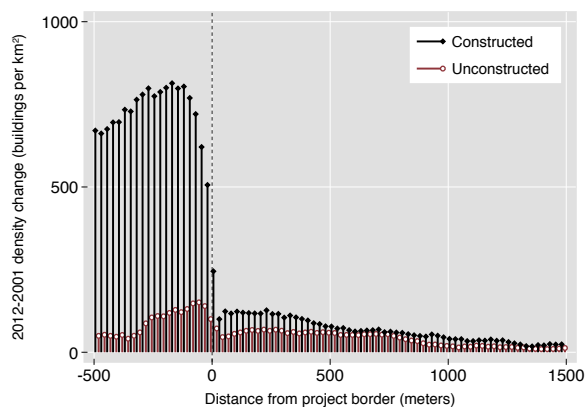
(g) Other pre-period formal fe



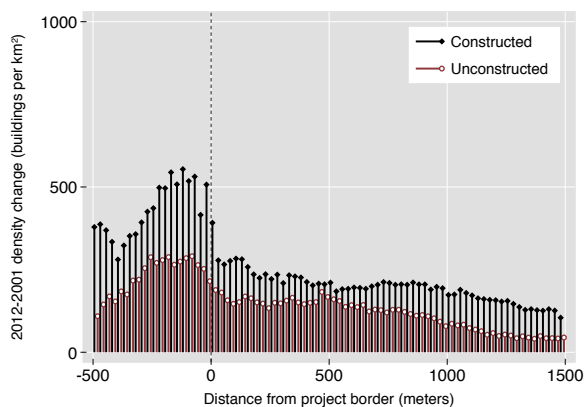
(h) Other pre-period informal fe



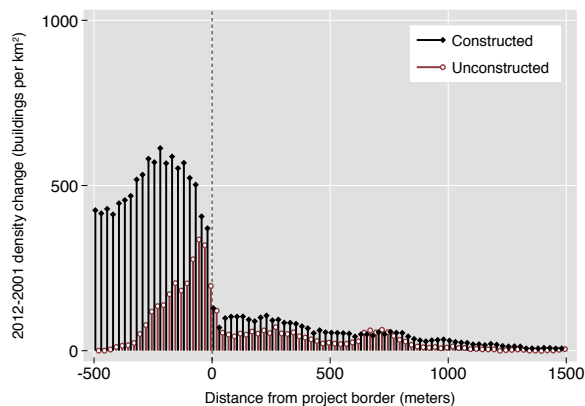
(a) All Projects changes formal raw data



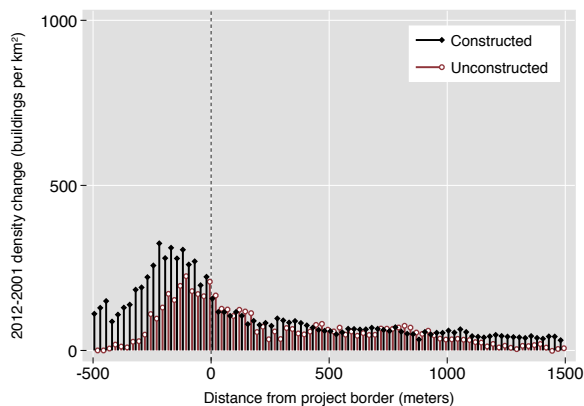
(b) All Projects changes informal raw data



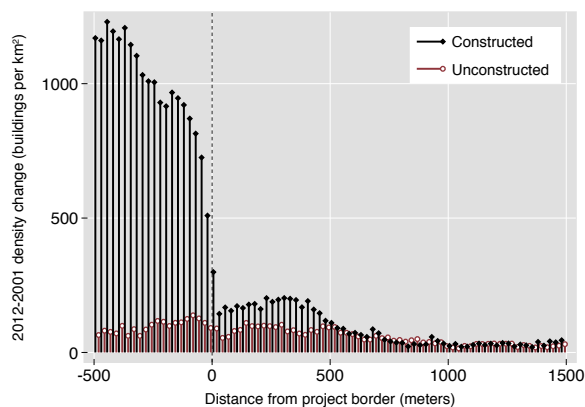
(c) Greenfield changes formal raw data



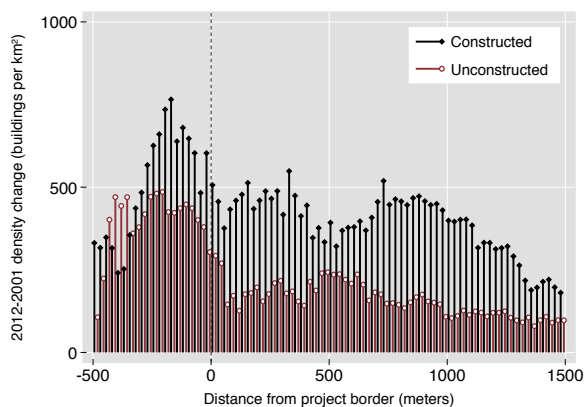
(d) Greenfield changes informal raw data



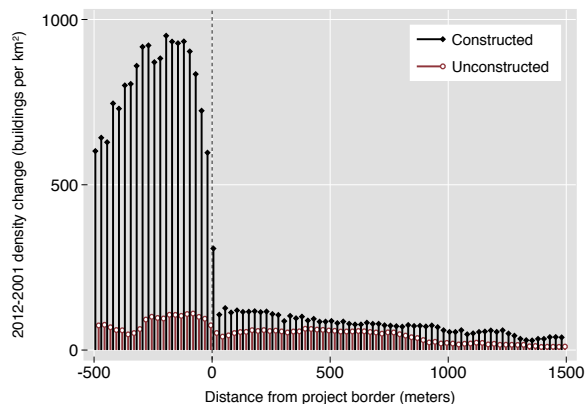
(e) In-Situ changes formal raw data



(f) In-Situ changes informal raw data



(g) Other changes formal raw data



(h) Other changes informal raw data

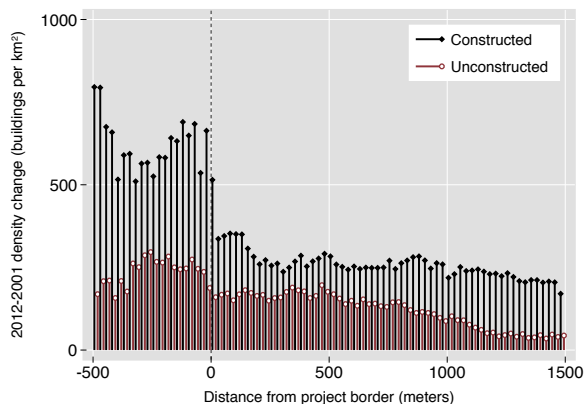


Table 3. Building Density

	(1) Total	(2) Formal	(3) Informal	(4) Informal Bkyd.	(5) Informal Non-Bkyd.
All Projects					
inside project	611.592 ^a (191.184)	620.033 ^a (98.725)	-8.441 (139.037)	521.964 ^a (124.975)	-530.405 ^a (131.385)
0-500m outside project	-189.479 ^c (98.595)	-28.176 (54.169)	-161.303 ^b (82.296)	-95.671 (71.083)	-65.632 (69.985)
R ²	0.305	0.276	0.263	0.189	0.259
Greenfield					
inside project	300.851 (349.583)	171.702 (289.394)	129.149 (106.795)	87.898 (194.841)	41.251 (144.318)
0-500m outside project	-105.918 (235.140)	-76.529 (107.801)	-29.389 (144.512)	-113.755 (112.770)	84.366 (85.988)
In-Situ Upgrading					
inside project	1439.960 ^b (578.606)	1193.277 ^a (196.043)	246.684 (484.009)	1168.161 ^a (292.300)	-921.478 ^b (435.532)
0-500m outside project	-200.201 (268.022)	126.071 (137.120)	-326.273 (236.728)	46.457 (162.396)	-372.729 ^c (217.809)
Other					
inside project	992.993 ^a (243.992)	835.990 ^a (103.474)	157.003 (191.455)	707.527 ^a (151.698)	-550.524 ^a (150.363)
0-500m outside project	-78.348 (175.377)	-4.187 (66.771)	-74.161 (141.681)	-67.165 (95.335)	-6.996 (102.451)
Mean Outcome 2001	524.85	261.16	263.69	96.38	167.31
Mean Outcome 2011	836.05	384.05	452.00	286.03	165.98
R ²	0.308	0.278	0.265	0.194	0.261
N	6,822,716	6,822,716	6,822,716	6,822,716	6,822,716

Table 4. Census Household-level Estimates

	(1) Formal	(2) Informal	(3) Own Dwelling
All Projects			
inside project	0.614 ^a (0.123)	-0.254 ^b (0.111)	-0.164 ^b (0.081)
0-500m outside project	0.120 ^c (0.072)	-0.081 (0.052)	0.034 (0.046)
R ²	0.571	0.631	0.502
Greenfield			
inside project	0.604 ^a (0.196)	-0.220 (0.199)	-0.064 (0.105)
0-500m outside project	0.222 ^c (0.120)	-0.158 (0.107)	-0.019 (0.053)
In-Situ Upgrading			
inside project	0.614 ^a (0.121)	-0.488 ^a (0.124)	0.078 ^c (0.041)
0-500m outside project	0.016 (0.099)	0.034 (0.086)	0.011 (0.037)
Other			
inside project	0.454 ^a (0.142)	-0.229 ^b (0.102)	-0.225 ^b (0.109)
0-500m outside project	0.062 (0.104)	0.050 (0.069)	0.038 (0.053)
Mean Outcome 2001	0.59	0.32	0.09
Mean Outcome 2011	0.66	0.22	0.06
R ²	0.580	0.642	0.508
N	20,641	20,641	20,625

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

Table 5. Census Household-level Estimates

	(1) Formal	(2) Informal	(3) Own Dwelling
All Projects			
inside project	0.614 ^a (0.123)	-0.254 ^b (0.111)	-0.164 ^b (0.081)
0-500m outside project	0.120 ^c (0.072)	-0.081 (0.052)	0.034 (0.046)
R ²	0.571	0.631	0.502
Greenfield			
inside project	0.604 ^a (0.196)	-0.220 (0.199)	-0.064 (0.105)
0-500m outside project	0.222 ^c (0.120)	-0.158 (0.107)	-0.019 (0.053)
In-Situ Upgrading			
inside project	0.614 ^a (0.121)	-0.488 ^a (0.124)	0.078 ^c (0.041)
0-500m outside project	0.016 (0.099)	0.034 (0.086)	0.011 (0.037)
Other			
inside project	0.454 ^a (0.142)	-0.229 ^b (0.102)	-0.225 ^b (0.109)
0-500m outside project	0.062 (0.104)	0.050 (0.069)	0.038 (0.053)
Mean Outcome 2001	0.59	0.32	0.09
Mean Outcome 2011	0.66	0.22	0.06
R ²	0.580	0.642	0.508
N	20,641	20,641	20,625

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

Table 6. GHS Household-level Estimates

	(1)	(2)	(3)
inside × constr × post	0.058 (0.044)		
0-500m away × constr × post	0.029 (0.029)		
inside × post	-0.020 (0.041)		
0-500m away × post	-0.024 (0.027)		
constr × post	0.004 (0.005)		
inside × constr	-115.719 (88.349)		
0-500m away × constr	-58.342 (57.607)		
post	0.001 (0.004)		
inside	41.562 (83.022)		
0-500m away	48.704 (54.270)		
constr	-8.993 (9.665)		
Mean Outcome 2001	.		
Mean Outcome 2011	.		
R ²	0.080		
# projects	247		
N project areas	3,068		
N spillover areas	4,768		
N	84,547		

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

Table 7. Census Household-level Estimates

All Projects				
inside project	28013.009 (44404.698)	-9024.305 (11967.622)	-9316.411 (16659.952)	-10257.799 (10359.784)
0-500m outside project	-9634.217 (40827.717)	-11232.472 (12823.017)	-20448.980 (18210.778)	5198.993 (8014.264)
R ²	0.217	0.025	0.205	0.116
Greenfield				
inside project	109682.782 (125867.925)	-31938.359 (27366.988)	-30157.829 (41682.131)	-28146.211 (28738.904)
0-500m outside project	91396.553 (123005.120)	-41221.471 (35900.599)	-56876.626 (54538.741)	12536.801 (24687.305)
In-Situ Upgrading				
inside project	-29804.112 (28879.571)	3516.123 (6998.341)	650.967 (5757.632)	-22615.447 ^a (8119.885)
0-500m outside project	2883.394 (24853.583)	-173.196 (6664.085)	-1435.712 (4584.335)	-1053.189 (10132.926)
Other				
inside project	2689.658 (17602.326)	4804.676 (8199.024)	5427.940 (4760.402)	1884.110 (7629.952)
0-500m outside project	-24788.703 (15429.761)	2618.216 (5144.590)	-316.702 (3015.484)	6825.096 ^b (3397.078)
Mean Outcome 2001	6,861.61	1,224.28	1,480.06	3,158.06
Mean Outcome 2011	69,698.24	7,857.55	11,099.37	9,712.08
R ²	0.255	0.027	0.228	0.130
N	20,641	20,641	20,641	20,641

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

Table 8. Census Household-level Estimates

	(1) Flush Toilet	(2) Water Indoors	(3) Electricity Cooking	(4) Number of Rooms	(5) Household Size	(6) Population Density
All Projects						
inside project	0.257 ^c (0.137)	0.381 ^a (0.122)	0.103 (0.133)	1.887 ^a (0.621)	0.586 ^b (0.255)	1950.676 ^c (1011.374)
0-500m outside project	-0.053 (0.063)	0.062 (0.080)	-0.022 (0.073)	0.146 (0.336)	0.222 (0.174)	774.475 (596.411)
R ²	0.639	0.607	0.607	0.642	0.734	0.582
Greenfield						
inside project	0.578 ^b (0.260)	0.697 ^a (0.259)	0.652 ^a (0.245)	4.589 ^a (1.316)	0.597 (0.457)	-1606.593 (1950.393)
0-500m outside project	0.058 (0.108)	0.171 (0.126)	0.093 (0.106)	0.191 (0.659)	-0.202 (0.284)	-1831.389 (1249.134)
In-Situ Upgrading						
inside project	0.457 ^a (0.136)	0.225 ^c (0.120)	0.106 (0.149)	0.589 (0.627)	0.177 (0.293)	5046.507 ^a (1765.303)
0-500m outside project	0.052 (0.093)	-0.121 (0.124)	0.192 ^b (0.097)	-0.262 (0.522)	0.231 (0.204)	-954.223 (1098.394)
Other						
inside project	0.088 (0.135)	0.308 ^b (0.126)	-0.048 (0.147)	0.880 ^c (0.516)	0.738 ^b (0.301)	3191.746 ^a (1179.404)
0-500m outside project	-0.166 ^c (0.085)	0.068 (0.090)	-0.063 (0.099)	0.067 (0.380)	0.117 (0.193)	1620.763 ^b (750.244)
Mean Outcome 2001	0.81	0.48	0.77	3.23	3.70	10,196.50
Mean Outcome 2011	0.83	0.54	0.83	3.59	3.23	9,772.76
R ²	0.648	0.617	0.617	0.651	0.737	0.586
N	20,639	20,639	20,639	20,500	20,509	21,197

Standard errors clustered at the project level in parenthesis. ^c p<0.10, ^b p<0.05, ^a p<0.01

Table 9. Triple Difference Estimates on Log-Prices

	(1)	(2)
All Projects		
inside project	-0.197 (0.222)	-0.186 (0.217)
0-500m outside project	-0.048 (0.061)	-0.044 (0.061)
Lot Size Controls		✓
r2	0.52	0.52
N	67,751	67,751
Greenfield		
inside project	0.118 (0.167)	-0.010 (0.172)
0-500m outside project	0.171 (0.164)	0.185 (0.162)
In-Situ Upgrading		
inside project	0.082 (0.308)	0.142 (0.286)
0-500m outside project	-0.179 ^c (0.091)	-0.177 ^b (0.089)
Other		
inside project	-0.321 (0.274)	-0.280 (0.267)
0-500m outside project	0.045 (0.079)	0.047 (0.079)
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

Table 10. 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	-1.860 (1.272)	0.000 (0.019)	0.008 (0.019)	0.353 ^a (0.123)	1735.372 ^a (434.956)
0-500m outside project	-1.899 (1.386)	-0.007 (0.013)	-0.023 (0.018)	0.013 (0.090)	638.710 (494.776)
R ²	0.264	0.803	0.506	0.577	0.561
Greenfield					
inside project	-0.486 (2.365)	-0.008 (0.046)	0.048 (0.045)	-0.204 (0.169)	-473.738 (491.177)
0-500m outside project	-0.109 (2.012)	-0.003 (0.025)	0.023 (0.043)	0.141 (0.171)	-527.027 (613.939)
In-Situ Upgrading					
inside project	-1.656 (1.732)	0.037 (0.025)	-0.044 ^c (0.026)	0.284 (0.201)	762.438 (708.045)
0-500m outside project	-0.624 (1.677)	-0.056 ^b (0.023)	-0.034 (0.028)	0.326 ^b (0.154)	919.872 (776.757)
Other					
inside project	-3.127 (1.961)	-0.058 ^b (0.026)	0.038 (0.026)	0.530 ^a (0.192)	3149.433 ^a (564.659)
0-500m outside project	-2.297 (1.837)	-0.005 (0.017)	-0.037 (0.023)	-0.151 (0.116)	920.359 (646.781)
Mean Outcome 2001	33.16	0.37	0.42	8.61	1,910.25
Mean Outcome 2011	28.55	0.42	0.33	9.70	4,509.91
R ²	0.267	0.804	0.508	0.580	0.567
N	19,861	12,059	19,815	19,857	19,812

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.