

EFEKTIVITAS RUMAH SUSUN SEDERHANA SEWA (RUSUNAWA) DI KOTA YOGYAKARTA DAN KABUPATEN SLEMAN (KASUS: RUSUNAWA JOGOYUDAN DAN RUSUNAWA JONGKE)

INTISARI

Penelitian ini berlokasi di Kota Yogyakarta dan Kabupaten Sleman dengan kasus Rusunawa Jogoyudan di Kota Yogyakarta dan Rusunawa Jongke di Kabupaten Sleman. Tujuan penelitian untuk mengevaluasi efektivitas rumah susun sederhana sewa di Kota Yogyakarta dan Kabupaten Sleman, serta mengidentifikasi faktor yang berpengaruh dalam efektivitas pembangunan Rusunawa Jogoyudan dan Rusunawa Jongke.

Metode yang digunakan dalam penelitian ini adalah deduktif kualitatif yang didukung data kuantitatif. Pengambilan data yang digunakan dalam penelitian ini melalui observasi lapangan, wawancara semi terstruktur terhadap pengelola dan penghuni, serta penyebaran kuesioner terhadap penghuni Rusunawa menggunakan teknik *purposive sampling*. Responden kuesioner yang dipilih merupakan kepala keluarga atau ibu rumah tangga yang memiliki unit dan menjadi penghuni atau bertempat tinggal di lokasi kasus penelitian sejak sebelum pandemi Covid-19 sampai dengan sesudah pandemi Covid-19. Aspek yang dibahas dalam penelitian ini yaitu kelayakhunian, aksesibilitas, keterhunian, kesejahteraan, dan lingkungan serta faktor-faktor efektivitas dalam aspek eksternal dan internal.

Hasil dari penelitian menunjukkan, dari variabel yang ada, efektivitas pembangunan rumah susun di Kota Yogyakarta dan Kabupaten Sleman dikatakan cukup efektif, yaitu pada Rusunawa Jogoyudan dan Rusunawa Jongke. Secara ketersediaan prasarana dan utilitas serta kesesuaian penghuni pada kedua Rusunawa sudah cukup efektif. Dilihat dari peningkatan pendapatan, keamanan, dan kebersihan juga cukup efektif. Perbedaannya terletak pada variabel kecukupan ruang pada Rusunawa Jogoyudan yang menunjukkan cukup efektif sedangkan di Rusunawa Jongke menunjukkan efektif. Selain itu, Rusunawa Jogoyudan dikatakan efektif dan Rusunawa Jongke dikatakan cukup efektif pada variabel keterjangkauan fasilitas sosial dan fasilitas umum, dan sosial-budaya. Di Rusunawa Jogoyudan didapati cukup efektif pada peluang ekonomi sedangkan di Rusunawa Jongke masih kurang efektif. Faktor yang mendukung dan menjadi pengaruh tingkat efektivitas Rusunawa Jogoyudan dan Rusunawa Jongke adalah akses transportasi, lokasi pusat aktivitas, lokasi tempat kerja, nyaman dan tenteram, dan harga sewa terjangkau. Namun, terdapat faktor yang mendukung efektivitasnya di Rusunawa Jogoyudan tetapi di Rusunawa Jongke bukan merupakan faktor yaitu kapasitas pengelola. Adanya pandemi Covid-19 sedikit mempengaruhi tingkat efektivitas pada kedua Rusunawa. Namun, tingkat efektivitas kembali seperti semula sesudah pandemi Covid-19.

Kata kunci: Efektivitas, rusunawa, masyarakat berpenghasilan rendah, Yogyakarta, Sleman

**THE EFFECTIVENESS OF WALK-UP FLATS HOUSING (RUSUNAWA)
IN YOGYAKARTA CITY AND SLEMAN REGENCY
(CASE: RUSUNAWA JOGOYUDAN AND RUSUNAWA JONGKE)**

ABSTRACT

This research is located in Yogyakarta City and Sleman Regency with cases of Jogoyudan Rusunawa in Yogyakarta City and Jongke Rusunawa in Sleman Regency. The study aimed to evaluate the effectiveness of walk-up flats housing (rusunawa) in Yogyakarta City and Sleman Regency, as well as to identify the factors that influence the effectiveness of the construction of Rusunawa Jogoyudan and Jongke.

The method used in this research is deductive qualitative supported by quantitative data. The data collection used in this study was through field observations, semi-structured interviews with managers and occupants, as well as distribution of questionnaires to Rusunawa residents using a purposive sampling technique. The selected questionnaire respondents were heads of families or housewives who owned units and were residents or residing at the research case locations from before the Covid-19 pandemic to after the Covid-19 pandemic. The aspects discussed in this research are habitability, accessibility, occupancy, welfare, and environment as well as effectiveness factors in external and internal aspects.

The results of the study show that, from the existing variables, the effectiveness of the construction of flats in Yogyakarta City and Sleman Regency is said to be quite effective, namely in the Rusunawa Jogoyudan and Jongke. In terms of the availability of infrastructure and utilities as well as the suitability of occupants in the two Rusunawa, it is quite effective. Judging from the increase in income, security, and cleanliness are also quite effective. The difference lies in the variable space adequacy in Rusunawa Jogoyudan which shows quite effective while Rusunawa Jongke shows it is effective. In addition, Rusunawa Jogoyudan is said to be effective and Rusunawa Jongke is said to be quite effective in the variable affordability of social facilities and public facilities, and socio-culture. In Rusunawa Jogoyudan it was found to be quite effective in terms of economic opportunities, while in Rusunawa Jongke it was still less effective. Factors that support and influence the level of effectiveness of the Rusunawa Jogoyudan and Jongke are transportation access, location of activity centers, location of workplaces, comfort and peace, and affordable rental prices. However, some factors support its effectiveness in Rusunawa Jogoyudan but in Rusunawa Jongke it is not a factor, namely the capacity of the manager. Due to the Covid-19 pandemic, the level of effectiveness in the two Rusunawa had been slightly affected. However, their effectiveness levels returned to normal after the Covid-19 pandemic.

Keywords: *Effectiveness, walk-up flats housing, low-income people, Yogyakarta, Sleman*