



INTISARI

Implementasi program perumahan bersubsidi bagi masyarakat berpenghasilan rendah di Kota Palu, Provinsi Sulawesi Tengah telah diselenggarakan pemerintah Kota Palu untuk mewujudkan pemenuhan kebutuhan masyarakat akan perumahan layak huni dan meningkatkan kesejahteraan MBR. Analisis dan kajian tentang implementasi program perumahan bersubsidi bagi MBR di Kota Palu, Provinsi Sulawesi Tengah dianalisis secara mendalam menggunakan konsep teori yang dikemukakan oleh Weimer dan Vining (2011) dengan mengkaji bagaimana logika implementasi program, bagaimana insentif pelaksanaan implementasi, bagaimana peran aktor dari implementasi program, dan bagaimana dinamika pihak pemecah permasalahan implementasi program. Penelitian dianalisis menggunakan metode penelitian kualitatif dengan pendekatan deskriptif untuk menggambarkan dan memaparkan fenomena secara mendalam dan komprehensif dengan mengumpulkan data non-numerik dari hasil analisis penelitian yang relevan.

Sebelumnya, pelaksanaan implementasi program perumahan bersubsidi bagi MBR di Kota Palu belum memberikan hasil yang maksimal dan optimal, sehingga perlu dilakukan kajian mendalam untuk melihat kondisi riil proses implementasi program ini. Setelah dilakukan analisis dan kajian, hasil dan temuan penelitian menunjukkan bahwa pengembangan implementasi program perumahan bersubsidi secara komprehensif meningkatkan akses dan meminimalisir kesenjangan, dengan dorongan penuh dari insentif bagi implementor. Terlepas dari itu, implementasi program perumahan bersubsidi bagi MBR di Kota Palu memiliki permasalahan dan hambatan seperti tumpang tindih regulasi, prosedur birokrasi berbelit, konflik lahan, *backlog* perumahan, dan sulitnya akses pembiayaan. Selain itu, masih terdapatnya hambatan dan tantangan teknis dalam implementasi program perumahan bersubsidi bagi MBR di Kota Palu seperti ketersediaan lahan karena lonjakan permintaan dan harga, penetapan dan perubahan zona pertanian dan nonpertanian, keterbatasan kuota perumahan bersubsidi akibat akumulasi antrian pembelian perumahan bersubsidi, serta standar seleksi penerimaan subsidi yang ketat.

Kata kunci: implementasi program, perumahan bersubsidi, masyarakat berpenghasilan rendah



ABSTRACT

The implementation of subsidized housing programs for low-income communities in Palu City, Central Sulawesi Province has been carried out by the Palu City government to fulfill the needs of the community for decent housing and improve the welfare of low-income communities in the related area. Analysis and studies on the implementation of subsidized housing programs for low income communities in Palu City, Central Sulawesi Province are analyzed in depth using the theoretical concept proposed by Weiner and Vining (2011) by examining how the logic of program implementation, how the incentives for implementation are, how the actors' roles are in program implementation, and how the dynamics of problem-solving parties are in program implementation. The research was analyzed using a qualitative research method with a descriptive approach to describe and explain the phenomenon in depth and comprehensively by collecting non-numerical data from the results of relevant research analysis.

Previously, the implementation of the subsidized housing program for low-income communities in Palu City had not provided maximum and optimal results, so an in-depth study was needed to see the real conditions of the implementation process of this program. After the analysis and study, the results and findings of the study showed that the development of the implementation of the subsidized housing program comprehensively increased access and minimized disparities, with full encouragement from incentives for implementers. Apart from that, the implementation of the subsidized housing program for low-income communities in Palu City has problems and obstacles such as overlapping regulations, complicated bureaucratic procedures, land conflicts, backlog housing, and the difficulty of accessing financing. In addition, there are still obstacles and technical challenges in implementing subsidized housing programs for low-income communities in Palu City such as land availability due to spikes in demand and prices, determination and changes in agricultural and nonagricultural zones, limited subsidized housing quotas due to the accumulation of subsidized housing purchase queues, and strict subsidy recipient selection standards.

Keywords: program implementation, subsidized housing, low-income communities