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EFEKTIVITAS UPGRADING FISIK PERMUKIMAN KUMUH DI KELAYAN BARAT
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ABSTRAK

Penelitian ini menganalisis efektivitas program *upgrading* permukiman kumuh di Kelayan Barat, kawasan bantaran DAS dengan kepadatan tinggi, risiko banjir, dan ketergantungan masyarakat pada sungai. Efektivitas dinilai melalui persepsi warga sebagai penerima manfaat, sehingga mencerminkan sejauh mana infrastruktur yang dibangun berfungsi dalam aktivitas harian. Pendekatan *mixed methods* digunakan melalui skoring Likert terhadap 66 responden, observasi lapangan, dan wawancara mendalam. Analisis dilakukan dengan Mode dan rerata, kemudian divalidasi melalui *cross-check* dengan data kualitatif.

Efektivitas dipahami dalam dua kerangka: *output* (kinerja fisik hasil intervensi seperti jalan, drainase, sanitasi, persampahan, RTLH, rusunawa, RTH) dan *outcome* (perubahan kondisi sosial-ekonomi-lingkungan yang dirasakan warga). Hasil penelitian menunjukkan bahwa efektivitas intervensi fisik berada pada kategori sedang hingga tinggi menurut persepsi masyarakat. Skor tertinggi terdapat pada peningkatan jalan lingkungan dan RTLH sedangkan fasilitas sanitasi seperti MCK dan IPAL memperoleh skor terendah. Fasilitas yang berkaitan langsung dengan kebutuhan harian jalan, RTLH, dan RTH dinilai paling bermanfaat, sedangkan rendahnya pemanfaatan fasilitas sanitasi dipengaruhi oleh ketidaksesuaian dengan kebiasaan lokal dan minimnya sosialisasi. Temuan observasi turut menunjukkan bahwa meskipun kualitas fisik mayoritas infrastruktur baik, beberapa fasilitas seperti drainase dan RTH mengalami degradasi fungsi akibat lemahnya pemeliharaan.

Dari hasil analisis diperoleh empat tema utama yang memengaruhi efektivitas program, yaitu (1) kualitas fisik infrastruktur, (2) penerimaan sosial dan kebiasaan warga, (3) kelembagaan dan pengelolaan pasca pembangunan, serta (4) pemerataan manfaat program. Faktor pendukung efektivitas terutama bersumber dari mutu konstruksi yang baik dan kesesuaian dengan kebutuhan warga, sedangkan faktor penghambat meliputi lemahnya sistem pengelolaan, rendahnya penerimaan sosial terhadap fasilitas tertentu, serta distribusi manfaat yang dianggap belum merata.

Penelitian ini menggambarkan bahwa *upgrading* permukiman tidak dapat dipandang hanya sebagai pembangunan fisik, melainkan sebagai proses multidimensi yang membutuhkan integrasi aspek teknis, sosial-budaya, kelembagaan, dan partisipasi warga. Oleh karena itu, keberlanjutan program *upgrading* di kawasan bantaran DAS seperti Kelayan Barat memerlukan penguatan kelembagaan lokal, sosialisasi yang lebih intensif, serta strategi pemberdayaan masyarakat agar manfaat pembangunan dapat dirasakan secara merata dan berkelanjutan.

Kata kunci: efektivitas, *upgrading* fisik, permukiman kumuh, bantaran sungai, Kelayan Barat, evaluasi

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ABSTRACT

This study analyzes the effectiveness of the slum upgrading program in Kelayan Barat, a dense riverside settlement characterized by flood risk and strong community dependence on the river. Effectiveness is assessed through residents' perceptions as beneficiaries, reflecting how well the constructed infrastructure functions in their daily activities. A mixed-methods approach was employed, combining Likert-scale scoring from 66 respondents with field observations and in-depth interviews. The analysis used mode and mean values, which were then validated through cross-checking with qualitative data.

Effectiveness is understood within two frameworks: output, referring to the physical performance of interventions such as neighborhood roads, drainage, sanitation facilities, solid-waste systems, housing improvements (RTLH), flats (rusunawa), and public open spaces; and outcome, referring to the social, economic, and environmental changes experienced by residents. The findings show that the effectiveness of physical interventions ranges from moderate to high based on community perceptions. The highest scores were observed in improvements to neighborhood roads and RTLH, while sanitation facilities such as MCK and IPAL received the lowest scores. Infrastructure directly linked to daily needs—roads, RTLH, and open green spaces—was perceived as most beneficial, whereas low utilization of sanitation facilities was influenced by misalignment with local habits and limited socialization. Field observations also revealed that although most infrastructure is physically adequate, some facilities such as drainage and open spaces have experienced functional decline due to weak maintenance.

The analysis identified four key themes influencing program effectiveness: (1) the physical quality of infrastructure, (2) social acceptance and community habits, (3) post-construction institutional management, and (4) equity in the distribution of program benefits. Supporting factors largely stem from good construction quality and alignment with residents' needs, while inhibiting factors include weak management systems, low social acceptance of certain facilities, and uneven distribution of benefits.

Overall, the study demonstrates that slum upgrading cannot be viewed merely as a physical development effort but as a multidimensional process requiring integration of technical, sociocultural, institutional, and participatory aspects. Therefore, sustaining the upgrading program in riverside settlements such as Kelayan Barat requires strengthening local institutions, enhancing community engagement and socialization, and implementing empowerment strategies to ensure that the benefits of development are distributed fairly and maintained over time.

Keywords: *effectiveness, physical upgrading, slum settlement, riverbank,* Kelayan Barat*, evaluation*