



Implementation Of Cimahi Mayor Regulation No. 36 Of 2015 On Technical Guidelines For The Rehabilitation Of Unhabitable Houses In Cimahi City

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Abstract: *The purpose of this study is to examine the implementation of the Uninhabitable House Rehabilitation Program in Cimahi City, which targets residents whose homes do not meet livable standards, aiming to improve their living conditions and ensure access to decent housing. Initiated in 2015 by the Housing and Settlement Areas Office, the program has contributed to reducing the number of uninhabitable houses in Cimahi City. However, challenges such as insufficient funding, material shortages, and inconsistent resource allocation continue to hinder progress. This study uses Charles O. Jones' policy implementation theory (Wahab, 2021:88), focusing on Organization, Interpretation, and Implementation as critical components. Employing a descriptive method with a qualitative approach, data were collected through literature review, interviews with program officials, and direct field observations. Data analysis involved data reduction, data presentation, and conclusion drawing. The findings indicate that while the program's objectives align with community needs, the scope remains constrained due to budgetary limitations and an incomplete legal framework. Communication issues between organizations have impacted coordination efforts, occasionally delaying resource delivery and limiting the program's effectiveness. Despite these challenges, the implementing organization demonstrates effective structure and generally positive staff attitudes. This study underscores the need for improved resource management and inter-organizational communication to enhance program outcomes, providing insights for more sustainable housing rehabilitation initiatives in the future.*

Keywords: *implementation, policy, uninhabitable houses*

1. INTRODUCTION

Cimahi City, a city in West Java Province, Indonesia, exhibits dynamic demographic characteristics and a developing socio-economic structure. Demographically, Cimahi is a city with a fairly dense population, especially in the urban area, with the majority of its population coming from various ethnic and religious backgrounds. The city's socio-economics are reflected in the varied income distribution, where there are segments of the population with middle to upper income levels living in modern housing complexes, while the majority of its population also faces economic challenges with significant unemployment rates in some areas. In addition, the city's infrastructure continues to develop, although there is still a need for improvements in health and education services to meet the needs of the growing community.

The housing rehabilitation policy is implemented as an effort to improve the quality of housing for residents living in inadequate environments. This program includes the restoration and structural repair of damaged or uninhabitable houses, with the aim of

creating a healthier and safer environment for residents. The local government provides assistance in the form of subsidies or technical assistance to eligible homeowners to improve their housing conditions, with a focus on improving access to basic facilities such as clean water, sanitation, and road infrastructure. This policy also seeks to reduce socio-economic disparities by ensuring that all residents have equal access to decent housing facilities and conditions.

Issues in the formulation of a decent housing rehabilitation policy in Cimahi City include sufficient funding to implement the program widely and evenly throughout the city, effective coordination between various related institutions to ensure efficient implementation, and appropriate resource management to overcome technical and administrative challenges that may arise. In addition, the importance of considering the aspirations and real needs of the local community in policy planning in order to achieve maximum impact in improving housing conditions and the welfare of the population as a whole.

Advocacy of housing rehabilitation policies in Cimahi City is important to increase awareness and support from the community and related parties regarding the importance of improving unsuitable housing conditions. Through this advocacy, strong consensus and collaboration can be built between the government, non-governmental organizations, and communities to support the implementation of the rehabilitation program. Advocacy efforts also fight for adequate budget allocation and trained human resources to ensure the success of the program, as well as promote transparency and accountability in the use of public funds. Thus, policy advocacy is key to ensuring that all residents can enjoy decent and safe housing in Cimahi City.

Efforts made by the Cimahi City Government to overcome poverty and slums include, the Cimahi City Government launched the Uninhabitable House Rehabilitation Program based on Mayor Regulation Number 36 of 2015 concerning Technical Instructions for the Rehabilitation of Uninhabitable Houses. Where there are 28,600 residents (28.6%) who are included in the poor category based on data from the Cimahi City BPS 2023. In addition, the Cimahi City Government places the Uninhabitable House Rehabilitation Program into a priority program from several other development programs. Considering that Cimahi City was only established in 2001, of course there are many problems that must be fixed, one of which is in the housing aspect. The number of Uninhabitable Houses in Cimahi City in 2023 can be seen in the following table:

Table 1. Number of Uninhabitable Houses in Cimahi City in 2023

No	Subdistrict	Unit
1	CIMAHI SELATAN	417
2	CIMAHI TENGAH	218
3	CIMAHI UTARA	402
Amount		1,037

Source: Cimahi City Housing and Settlement Service, 2024

Based on table 1. above In 2023, in Cimahi City there are 1,037 housing units categorized as Uninhabitable Houses (RTLH). This number is spread across three main sub-districts, namely South Cimahi with 417 units, Central Cimahi with 218 units, and North Cimahi with 402 units. This data shows that the problem of uninhabitable housing is still a significant challenge in the Cimahi area, with a relatively even distribution among these sub-districts. Handling and efforts to improve the quality of housing in this area need to be a priority to improve community welfare. The realization of assistance for Uninhabitable Houses in Cimahi City in 2023 can be seen in the following table:

Table 2 . Realization of Uninhabitable Houses in Cimahi City in 2023

No	Program	Number of Aid Recipients
1	RUTILAHU Source of Funds from the Cimahi City Regional Budget	395
2	RUTILAHU Source of Funds from the Provincial Budget West Java	100
TOTAL RECIPIENTS		495

Source: Data from the Cimahi City Housing and Settlement Service, 2024

Based on table 2 above In 2023, in Cimahi City, as many as 495 housing units included in the Uninhabitable Houses (RUTILAHU) category have received assistance for repairs. Of this number, 395 units received assistance from the Cimahi City Regional Revenue and Expenditure Budget (APBD), while 100 other units were funded by the West Java Provincial APBD. This program is an important step in the government's efforts to improve the quality of housing and the welfare of people living in uninhabitable houses in Cimahi City. Based on the data in tables 1 and 2, between the Uninhabitable Houses data and the R-RTLH program realization data, there are still many uninhabitable houses that have not received Rehabilitation assistance from the total number of uninhabitable houses of 1,037 houses.

Table 3 . R-RTLH Program Evaluation

No	Description	Unit	Amount
1	House No Worthy Residential (RTLH)	Unit	1,037
2	Realization of the House Rehabilitation Program Worthy Residential (RTLH)	Unit	495
3	Houses that have not received assistance from the Unprivileged House program Worthy Residential (RTLH)	Unit	524
Realization		Percent	47.7

Source: Data from the Cimahi City Housing and Settlement Service, 2024

Table 3 shows that only 47.7% of the realization was carried out by the Cimahi City government to implement the Uninhabitable House Rehabilitation program. There are several factors that caused this to happen, one of which is a total of 495 housing units that received assistance, 47.7% of the houses were not 100% completed. This was caused by several factors, including the level of community self-reliance is still lacking, the increase in building materials and buildings/houses that were quite badly damaged, resulting in construction having to start from scratch, so that the budget provided was not enough. In overcoming the problem of Uninhabitable Houses, Cimahi City was assisted by a similar program implemented by the Ministry of Public Works and Public Housing (PUPR) where the program was called the Self-Help Housing Stimulus Assistance (BSPS). In addition, a similar program was also launched by the West Java Province, namely the Uninhabitable House Rehabilitation Program (RTLH).

The Uninhabitable House Rehabilitation Program provides assistance in the form of building habitable houses built on land owned by underprivileged communities. The budget comes from the Cimahi City Budget of Rp. 16,000,000/unit. The allocation of funds is Rp. 10,000,000 for building materials and Rp. 6,000,000 is used to pay workers' wages. This program is a form of subsidy in the form of money and materials intended for low-income households, as an effort by the government to increase housing resilience and provide social protection to target households.

The lack of stakeholder analysis in the implementation of Cimahi Mayor Regulation No. 36 of 2015 concerning Technical Guidelines for the Rehabilitation of Uninhabitable Houses in Cimahi City shows that although various parties, including local governments and communities, have been involved as informants, the systematic integration of their input into the policy formulation process is still unclear. Without in-depth stakeholder analysis, the interests, expectations, and concerns of each party involved may not be well

identified, which can result in less inclusive policies and minimal support from various related parties.

Weaknesses in the implementation of Cimahi Mayor Regulation No. 36 of 2015 concerning Technical Guidelines for the Rehabilitation of Uninhabitable Houses are evident from the lack of in-depth discussion of the obstacles and challenges that may arise in implementing the policy. Although the problem of uninhabitable houses has been identified, without a comprehensive analysis of obstacles such as budget constraints, lack of coordination between parties, or technical obstacles in the field, the policy may be difficult to implement effectively. A better understanding of potential obstacles is essential to ensure the successful implementation of this program.

The weakness in Cimahi Mayor Regulation No. 36 of 2015 concerning the rehabilitation of uninhabitable houses lies in the lack of specific and measurable objectives. Although the general objectives of the policy have been formulated, the lack of clarity in determining concrete targets can complicate the process of monitoring and evaluating the policy. Without clearer and more measurable objectives, it is difficult to assess the extent to which the policy has succeeded in achieving the desired targets and ensure that the program is running effectively and on target.

Another weakness in the implementation of Cimahi Mayor Regulation No. 36 of 2015 concerning the rehabilitation of uninhabitable houses is the lack of attention to the socio-economic context of the local community. Socio-economic dynamics, such as income levels, unemployment, and access to resources, affect the condition of uninhabitable housing and the community's acceptance of the policy. Without a deep understanding of this context, policies can be less effective or inappropriate to the needs and capabilities of the community. Taking local socio-economic factors into account will help design policies that are more relevant and accepted by the wider community.

In the Implementation of the Uninhabitable House Rehabilitation Program, there are still obstacles and problems that affect the success of the implementation of the Uninhabitable House Rehabilitation Program. Based on the results of pre-research interviews conducted by researchers with beneficiaries regarding the implementation of the Uninhabitable House Rehabilitation assistance program, researchers found several indications of problems ranging from from The implementation of the Uninhabitable House Rehabilitation Program in Cimahi City aims to repair houses from uninhabitable to habitable conditions. However, in the implementation process in 2021, not all recipients of R-RTLH assistance were able to complete home repair activities. The level

of community self-reliance is still considered lacking, considering that there are still residents who build houses from scratch, because the conditions are very concerning. However, it is not up to 100% of the construction due to budget limitations from government assistance, so community self-reliance is needed. The data collection in determining beneficiary families is still not optimal, so that there are still people who are truly entitled, but do not receive assistance. The distribution of recipients of uninhabitable housing assistance in each RW is uneven, resulting in inequality in terms of equal distribution of environmental improvements.

According to Charles O. Jones (Wahab, 2021:88), in carrying out an implementation it can run well, namely: 1) Organization 2) Interpretation 3) Implementation of the Organization regarding the organizational structure, the existence of qualified human resources as implementing personnel and equipment or work tools and supported by clear legal instruments. Interpretation regarding the people in the organization who are responsible for carrying out their duties in accordance with applicable regulations or provisions. Likewise with its implementation, whether it has been in accordance with the implementing instructions and technical instructions issued by authorized officials. Implementation regarding regulations/policies in the form of implementing instructions and technical instructions has been carried out in accordance with the provisions, to be able to see this must also be equipped with clear work procedures, work programs and activity schedules.

Similar research conducted by Anita Mustika Dewi and Indah Prabawati on the Implementation of the Uninhabitable House Program (RTLH) in Kejuron Village, Taman District, Madiun City. The findings of the study showed that it could run well according to the target number of aid recipients. However, in the implementation of the program, problems were still found that became obstacles in the implementation of the program. Where the socialization process to the aid recipient group has not gone well. This is because there was no meeting from the RT/RW to present the community and the intensity of socialization was very lacking. Then, the resources for the implementation of the program have been well met, but problems were found in terms of the expertise of the TPK-K (District Welfare Companion Workers). The expertise of the TPK-K was insufficient for the implementation of the program because during the house rehabilitation work, the house was found to not be in accordance with the physical and non-physical criteria of the Madiun city government. In addition, the attitude and commitment of the implementer were influenced by the rewards/incentives received by the TPK-K with the

small incentives received by the TPK-K making the TPK-K carry out its duties and functions not optimally. Researcher submit the following proposition : availability of decent housing Home for family poor in Cimahi City according to the Regulation Mayor of Cimahi City No. 36 of 2015.

Another study conducted by Cita Fauziatul Akmala (2017) entitled Implementation of the Family Hope Program in Kranggan Village, Kranggan District, Temanggung Regency. The research method used was the Descriptive Qualitative method and the Policy Implementation Model from Charles O. Jones. The results of the study were still not quite on target. Looking at the description of the data research, the similarities between the above research and the researcher lie in the research method using qualitative descriptive and other similarities, namely from the theoretical approach used, both using the implementation model theory approach from Charles O. Jones where policy implementation can be seen from three points, namely, organization, interpretation, and application. While the difference is that the above research focuses on the PKH program, while the researcher focuses on the Place of Residence (House).

Based on the indications of the problems above, the researcher is interested in conducting further research on the Implementation of the Uninhabitable House Program Policy in Cimahi City to see how the program runs, therefore the researcher is interested in conducting research with the title: "Implementation of Cimahi Mayor Regulation No. 36 of 2015 concerning technical instructions for the Rehabilitation of Uninhabitable Houses in Cimahi City".

2. METHODS

Method The method used in this study is a descriptive research method with qualitative approach. This research design will use a qualitative approach. qualitative with case study method to examine in depth the Regulation policy Mayor Cimahi No. 36 of 2015 concerning Technical Instructions Home Rehabilitation No Worthy Resident. Research will involving analysis policy documents, interviews with stakeholders interests, such as official government local, recipient benefits , and expert housing , as well as direct observation of implementation rehabilitation of houses in the field . This approach aims to identify weaknesses, challenges, and potential for policy improvement by taking into account perspective various party and factual conditions in the field, so that produce more comprehensive recommendations And applied. Analysis activities consist of three streams of activities that occur simultaneously, namely data reduction,

data presentation, and drawing conclusions as something that is interwoven is a cyclical and interactive process at the time before, during, and after data collection in parallel form to build general insight called analysis.

3. FINDINGS AND DISCUSSION

Basically, every program run by the government, private sector, or community must have someone who oversees and manages the program. Where it is required to have an organizational structure, quality human resources as implementers, and the availability of equipment or work tools as support for the smooth running of a program. Likewise in the Uninhabitable House Rehabilitation (R-RTLH) program, in the implementation there must be a program implementation structure. This needs to be done in order to facilitate the implementation of the R-RTLH program so that it is appropriately given to people who have uninhabitable houses.

Based on the interview results, it is known that the implementation structure of the R-RTLH program is the involvement of the Housing and Settlement Agency (DPKP), which in the R-RTLH program acts as the person in charge and implementer of the program. Then there is the involvement of the Village and Community. This is not much different from that expressed by the Staff of the Housing and Settlement Arrangement and Control Section of the Housing and Settlement Agency, regarding the parties involved in the R-RTLH program. The involvement of the Village in the R-RTLH program was confirmed by the Head of Facilities and Infrastructure of one of the Villages in Cimahi City who said that the involvement of the Village in this Program starts from Socialization to the RW level to data collection and collection of required files.

The results of the interview, we can see that the data collection and collection of proposals from the community are in the Village through the Head of Facilities and Infrastructure in the Village. Therefore, there needs to be an implementation structure in various related parties to be directly involved in the R-RTLH program. This needs to be done so that the implementation of the program can run smoothly and be given appropriately to the community in need. In addition, it can overcome the difficulties faced by aid recipients when carrying out the house renovation process.

Based on the interview results, it is known that in the implementation of the R-RTLH program, there needs to be involvement from the capable community to participate in the implementation of the R-RTLH program. In addition, the involvement

of the Supervisory Consultant from DPKP who will monitor, evaluate and supervise the implementation of the R-RTLH program. However, in its implementation, only a few parties are involved in implementing the program. As previously stated, not all parties involved in the R-RTLH program are involved in the program. So that it affects the number of R-RTLH program implementers. The number of implementers involved in the R-RTLH program does not guarantee a major influence on the success of the program implementation, the most important thing is that the implementers have the ability. Because each program is certainly not only measured in terms of number or quantity, the ability or quality possessed by the implementer is one of the factors that determines whether a program is good or bad. When the ability of the program implementer is good, the program will also be good. To find out the assessment and opinion regarding the ability of the R-RTLH program implementer.

From the interview results, it is known that the ability of the R-RTLH program implementers is good. However, there needs to be involvement from the community. This needs to be done in order to ease the burden of aid recipients. So that if there is a shortage of aid recipients in the rehabilitation process, the community can help to cover the shortage. Such as a lack of funds, building materials, or in the form of labor. However, the ability of the parties related to the R-RTLH program such as RT, RW and Kelurahan has been good so far.

Based on the interview results, it is known that the implementers of the R-RTLH program, both RT, RW, and Kelurahan, are running well. Even if there is something that is not in accordance with the data collection, they return to the field to verify. The ability of the implementers is not only seen from their accessibility to carry out data collection, verification, or when assisting recipients in the registration process. However, the implementers of the R-RTLH program must also be able to master computers. Because in the administrative process such as making proposals for submissions, accountability reports, and recapitulation of data on the names of aid recipients also use computers. Although computer skills are not a competency requirement for implementers of the R-RTLH program.

In a program, of course, you must prepare equipment or work tools that can support the smooth running of the program. The R-RTLH program is no exception. In its implementation, the R-RTLH program also prepares equipment used to support the implementation of the program properly. Equipment used in the R-RTLH program, such as Family Cards (KK), Identity Cards (KTP), registration forms, proposal submissions,

and land certificates. These requirements are intended for prospective recipients so that they can be registered to participate in the program.

From the interview results, it is known that the administrative requirements that must be met by the community who participate in the R-RTLH program selection process are filling out forms, family cards, ID cards, photos of houses, and checking the homes of the applicants, whether their homes are really uninhabitable. In addition, applicants will also be asked about land certificates and their income above the Regional Minimum Wage (UMR), so they cannot participate in the R-RTLH program. After the process of collecting requirements and forms is submitted to the DPKP, a verification process is carried out in the field. Verification is important so that the R-RTLH program is right on target. In addition, verification is also useful for re-checking the completeness of the requirements or equipment for the R-RTLH program that has been collected. After the Verification process is complete, the next step is to determine those who pass the selection process.

Based on the interview results, it is known that those who receive assistance from the program are those who have been verified first. When the results of the verification and the requirements are declared correct and appropriate, only then will those who pass receive assistance from the program.

The interpretation referred to here is to interpret the program, especially the R-RTLH program, to be a proper plan and direction so that it can be implemented properly. In order for the plan and direction to be implemented properly, it is necessary to know who is responsible for the program. Then, the people responsible for the program must also be able to carry out their duties in accordance with applicable regulations or provisions, and also see whether the implementation is in accordance with the implementing instructions and technical instructions issued by authorized officials. Based on the results of data obtained from the technical implementers of the Uninhabitable House Rehabilitation Program in Cimahi City, when viewed from the suitability of the Program. The Rehabilitation of Livable Houses until 2024 is quite in accordance with the policies that have been made. However, there are shortcomings in Mayor Regulation No. 36 of 2015, there is no certainty of time in implementing the Uninhabitable House Rehabilitation Program and the legal products used have been too long so that they are less in accordance with current conditions and situations.

Judging from the interview, in implementing the rehabilitation program for habitable houses in terms of technical implementation it is appropriate but there is still a lack of content in the policies made, in it there is no clear description of the program and regarding the content of the policy it still uses the old product, previously the Uninhabitable House Rehabilitation Program was implemented by the Public Works Department. The researcher then asked about the guidelines of the Cimahi Mayor Regulation No. 36 of 2015 concerning Technical Instructions for the Rehabilitation of Uninhabitable Houses, which was the initial implementer of this program was the Public Works Department, because the Housing and Settlement Area Department was only established in 2016 through the Cimahi Mayor Regulation No. 33 of 2016.

Based on interviews conducted by researchers, it shows that the implementation of the R-RTLH program in Cimahi City. Initially implemented by the Public Works Department, because the Housing and Settlement Area Department was only established in 2016, while the Mayor's Regulation used as a reference/guideline was made in 2015. Only after the issuance of Mayor Regulation No. 33 of 2016 concerning the Position, Organizational Structure, Duties and Functions and Work Procedures of the Cimahi City Regional Apparatus, the R-RTLH program was transferred to the Housing and Settlement Area Department (DPKP). In a policy, it is appropriate that there needs to be an update for the purpose of adjusting to current social conditions, because it is possible that the regulations that are still in force are less relevant to the current situation. Likewise, the regulations used as guidelines in the implementation of the R-RTLH program in Cimahi City are considered to have been updated, considering changes in socio-cultural conditions. Updating the guidelines or Mayor's Regulation is considered very necessary because the regulations that are still in force are considered to still have many shortcomings and have not been clearly described regarding the technical implementation. A similar thing was expressed by the Head of the Facilities and Infrastructure Section of the sub-district who is directly in contact with the community, he assessed that in the existing Mayor's Regulation there are still many shortcomings, such as one of them is the absence of standards for material selection and building material prices.

Based on the interview, it was found that there were no rules regarding the standard price of building materials and no special rules in the appointment of materials, this caused some people to still complain about the more expensive price of building materials as expressed by one of the beneficiaries. Based on the information, it is known

that in the Cimahi Mayor Regulation No. 36 of 2015 concerning Technical Instructions for the Rehabilitation of Uninhabitable Houses in Cimahi City, it does not clearly explain the mechanism for selecting materials as providers of building materials, this indicates the interests of some people to seek profit by increasing the price of these building materials. On the other hand, the implementing party in this case is the Housing and Settlement Arrangement and Control Section, explaining that the prices applicable to each designated material are in accordance with the applicable price standards at the Public Works Department. The results of the statement explain that the prices applicable to each material designated to be a building material provider are in accordance with the applicable price standards at the Public Works Department, if there is a price difference then it is a common occurrence. Because at the time of the designation of the material,

verification and review of the prices of the building materials were also carried out.

Based on the interview results, it is known that there is a special verification carried out by the Agency related to the selection of building material providers so that no material raises prices arbitrarily. This was informed to the community during the socialization between the Housing and Settlement Agency as the implementer and the Community receiving R-RTLH assistance. The involvement of all parties in this program is the main key to the success of this program, the involvement of the implementer in this case the Housing and Settlement Agency, the Kelurahan, RT/RW, and the community is very much needed, so that when there is a shortage of funds in the house renovation process, they can work together to help. To cover the shortage of funds during the house renovation process, some of the recipients of assistance must work first to cover the shortage. In the implementation of the R-RTLH program, social jealousy often arises for people who do not receive the program. As happened in North Cimahi District, where people who were jealous because they did not receive the assistance turned out that their houses were still habitable.

Based on the interview results, the researcher saw that there was still social jealousy among the community, which also caused the level of self-help assistance from the community to be lacking. This shows that the community's understanding of the R-RTLH program is still limited. According to the researcher, the implementation of the R-RTLH program must continue. Because there are still many people who have not received assistance from the program. For example, in Melong Village, there are still people whose houses are not habitable and need assistance. The same is true for the implementation of the R-RTLH program in Karang Mekar Village. Where there are still

many people who have not received the assistance. As previously stated, the essence of the implementation of the R-RTLH program is to restore the community's standard of living, public health, restore the community's economy, and foster a sense of mutual cooperation that is starting to fade in the community. However, in its implementation, there is still no sense of mutual cooperation from the community to help renovate the houses of recipients of the R-RTLH program assistance. As felt by the recipients of the R-RTLH program assistance in Citeureup Village, North Cimahi District. Where the local community has not been moved to help the recipients of assistance in the process of renovating houses. Based on the results of the interview, it is known that the existence of the R-RTLH program in Citeureup Village basically helps people who do not have decent houses, which helps overcome the problem of poverty in the Village. However, in the process of renovating houses, the community is still lacking in mutual cooperation to help recipients of assistance.

Implementation is a time when regulations/policies in the form of implementing instructions and technical instructions have been implemented in accordance with the provisions. To be able to see this, it must also be equipped with clear work procedures, programs also require program planning. This needs to be done to make it easier to determine what needs to be done, and easier to implement the program. Such as the implementation of the R-RTLH program, which prepares a thorough plan so that the program runs smoothly and on target. So far, the planning that has been set at the beginning is in accordance with its implementation in the field. Researchers see that the requirements for the R-RTLH program have so far made it easier for applicants to participate in the program. Because the requirements that must be completed are not too many. Only KTP, KK, Land Certificate/House Ownership Certificate, photo of the house, and proposal submission submitted to participate in the R-RTLH program. Then the requirements given by the relevant Agency to prospective applicants are intended for applicants who do not have a habitable house.

Based on the interview results, it was analyzed that the initial submission made by the applicants must be the same when the applicant receives assistance. This needs to be done to renovate the house properly, nothing is engineered. The existence of planning at the beginning has so far helped the implementation of the R-RTLH program to be right on target. This means that the community receiving the assistance is in accordance with the criteria that have been formulated in the initial planning. Based on the interview results, it is known that the target of the R-RTLH program is right. This means that the

assistance is given to poor people who have uninhabitable houses. That way, it helps the Cimahi City Government navigate poverty rates, especially for people who have uninhabitable houses. To see whether this program is right for those in need, field verification is needed. Where to recheck the requirements that have been submitted at the beginning. This is done so that the R-RTLH program assistance is given to people who are worthy of assistance. In addition, the application and selection process for applicants is very strict and takes quite a long time. However, this makes the implementation of R-RTLH right on target. The accuracy of the implementation of the R-RTLH program so far has been good. Because the implementation is in accordance with the implementing instructions and technical instructions for the activity.

Based on the interview results, it is known that the implementation of the R-RTLH program in Melong Village has so far been right on target. However, the accuracy of the nominal assistance given to the community according to several informants interviewed by the researcher is considered inappropriate. The nominal assistance of Rp. 16,000,000, - which is divided into two parts, Rp. 10,000,000, - for building materials and Rp. 6,000,000, - for workers, is considered still insufficient to renovate houses. In addition, the nominal assistance of Rp. 16,000,000, - given to the total beneficiaries is not all, because there are tax deductions of around Rp. 1,000,000, - to Rp. 2,000,000, - Then what is received by the community is more than Rp. 14,000,000, -. In order for the implementation of the program to be appropriate and right on target, an implementation procedure is needed. This is necessary so that the implementation of the R-RTLH program has a clear program mechanism so that it does not deviate and is right on target. Then, if there is a discrepancy with the existing procedure, the key is to carry out verification, for example, if the applicant turns out to be inconsistent with the procedure at the time of submission, then they will be crossed out and replaced with another.

Based on the interview results, it is known that the implementation of the R-RTLH program must be in accordance with the procedure. This needs to be done so that there are no deviations in the implementation. Because if there are deviations or irregularities are found in the implementation of the R-RTLH program, of course it will deal with the authorities. The procedures in the R-RTLH program so far have been good. Because the proposals from below are known by the parties related to the program. This was expressed by the Head of the Housing and Settlement Arrangement and Control Section of the Cimahi City Housing and Settlement Service who said that the procedures in the R-RTLH program were good. To introduce and provide information about the R-RTLH

program to the community, socialization is needed. Socialization is important so that the community, especially the poor who have uninhabitable houses, know and can participate in the program. Socialization of the R-RTLH program is usually carried out 1 year before implementation. Basically, the socialization carried out by the Housing and Settlement Service regarding the R-RTLH program is certainly known by the community. Where when the researcher asked about the socialization of the R-RTLH program to several informants. They said that in their area there had been socialization regarding the R- RTLH program.

Based on the interview results, it is known that socialization is not only carried out during the selection process, but also when there is a determination regarding the community that receives the R-RTLH program, socialization is also carried out. Where in the socialization, the recipient community is invited by the Village to be given directions regarding the implementation of home renovation by the Housing and Settlement Service. However, the researcher saw that the socialization carried out by the Housing and Settlement Service of Cimahi City had not fully reached the community. So that some of the community did not know about the R-RTLH program. This is because there was no socialization about the program in their area. The researcher saw that the socialization carried out by the Housing and Settlement Service regarding the R-RTLH program had not run optimally. This is because there are still people who do not know about the program. Even when the researcher visited the homes of several informants. It turned out that around his house there were houses of residents that were not habitable. Even the Youth Leader of RW.04 Cibeber Village intended to register his residents to participate in the R-RTLH program.

Based on the interview results, it is known that socialization is one of the activity schedules in the implementation of the R-RTLH program. Where socialization is carried out in each Kelurahan hall. After that, the community who received assistance was gathered to be given directions and the intent and purpose of the R-RTLH program. Another schedule is to carry out verification. Verification is carried out after the initial submission process. This is done to find out whether prospective recipients of assistance are eligible to receive assistance. In addition, the requirements collected at the time of the initial submission are checked again, whether they really meet the requirements. After carrying out verification, only when the assistance is disbursed will it be collected again, because an explanation will be given from the Service regarding the use of money, as well as the procedures for making accountability reports. In implementing a government

program, in general there are always obstacles when implementing it in the field. The R-RTLH program is no exception. Based on observations and interviews conducted by researchers, obstacles were still found in the implementation of the R-RTLH program. One of them is regarding financial problems. As previously stated, funds of Rp. 16,000,000 are considered insufficient for home renovation. Because the need for home renovation is certainly quite large. To cover the shortcomings in renovating the house, it is necessary to have intervention from all parties, especially from the surrounding community close to the recipient's house, this is very important for the sustainability of this program.

Based on the interview results, it was analyzed that community involvement is very much needed in this R-RTLH program. This is still an obstacle felt in the implementation of this R-RTLH program. Community participation, according to researchers, is still not fully optimal. Another obstacle is that the community who received assistance from the R-RTLH program did not understand and comprehend the program. They did not want to follow the application process for the program from the beginning. Instead, they wanted the assistance to be given directly, without having to follow existing procedures. This happened in the RW.02 Environment, Melong Village, South Cimahi District. Meanwhile, several informants stated that there were no obstacles at all regarding the R-RTLH program. Although in its implementation there were many obstacles found in the R-RTLH program, the community receiving assistance from the R-RTLH program still felt the benefits of the program.

The suggestions given by the informants regarding this program are very diverse. The suggestions are as a form of input for the future so that the R-RTLH program can be improved from existing deficiencies. Basically, the R-RTLH program, which is funded by the APBN, will continue. However, funds from the West Java Provincial APBD and the Cimahi City APBD can be continued, as well as funds from the Center. This needs to be done in order to reduce poverty rates, especially in terms of housing. Meanwhile, other informants suggested that aid funds for the R-RTLH program could be added. Because there are still many poor people who have uninhabitable houses that need help. Meanwhile, the desired nominal amount for the R-RTLH program assistance is between Rp. 20,000,000 to Rp. 30,000,000 for every 1 house unit that is renovated, this is the desire of the Community Leader and Head of RW.02, Melong Village, regarding suggestions for the R-RTLH program.

Based on the interview results, it is known that the R-RTLH program must be continued. This needs to be done in order to minimize the problem of poverty in Cimahi City, especially poor people can have livable homes. The need for R-RTLH program assistance to be maintained is also to minimize people who are jealous because they do not get assistance. Researchers see that some people who are jealous also have uninhabitable homes. So in the future, it is hoped that they need to be helped. Based on the interview results, researchers analyzed that the Uninhabitable Home Rehabilitation program in Cimahi City must be continued so that people who have uninhabitable homes in Cimahi City can get assistance from this R-RTLH program, because there are still many people whose homes are uninhabitable but have not received R-RTLH assistance, this is caused by the lack of information received by the community regarding the R-RTLH program.

The findings show that the implementation of the Uninhabitable House Rehabilitation Program (R-RTLH) in Cimahi City faces various significant challenges, both in terms of organization, interpretation, and implementation. Organizationally, the involvement of related parties such as village officials and the community is still limited, which indicates problems with coordination and participation. This can cause uneven program implementation and has the potential to reduce the effectiveness of the program in achieving the goal of comprehensive house rehabilitation.

In addition, inconsistent interpretation and limited understanding of the policy by implementers in the field also caused problems in implementation. Unclear responsibilities and authorities, as well as minimal socialization, resulted in some parties involved not fully understanding their roles. The implication of this finding is the need for increased capacity and training for implementers, as well as the preparation of clearer and more transparent procedures to ensure that all parties involved have the same understanding of the R-RTLH program.

In the context of government policy, these findings highlight the importance of policies that focus not only on technical aspects, but also on community participation and transparency in implementation. Policies such as Cimahi Mayor Regulation No. 36 of 2015 need to be evaluated and updated to improve identified weaknesses, including increasing supervision of implementation, increasing socialization, and strengthening community involvement. Thus, the program can be more effective in achieving its main objective, which is to provide decent housing for the poor in Cimahi City, as well as preventing practices such as corruption, collusion and nepotism that can damage the

integrity of the program.

The findings of this study have similarities with previous studies conducted by Anita Mustika Dewi and Indah Prabawati, as well as Cita Fauziatul Akmal, especially in terms of the challenges of implementing social programs at the local level. As in Anita and Indah's research, this study also found that the main problem in implementing the R-RTLH Program in Cimahi was the lack of socialization and community participation, which led to suboptimal program implementation. Both studies also identified problems in the skills and commitment of program implementers, which impacted the effectiveness and quality of policy implementation in the field. This similarity confirms that policy implementation issues in social programs are often related to organizational and human resource aspects.

However, there are important differences in the specific context of the programs studied. Anita and Indah's research focused on the Uninhabitable Housing program in Madiun City, while this study focuses on Cimahi City. In addition, Cita Fauziatul Akmal's research examines the Family Hope Program (PKH) in Temanggung Regency, which has different characteristics and objectives from the R-RTLH Program. Although all studies use Charles O. Jones' implementation model, these different focuses provide diverse perspectives on how social policies are implemented in different local contexts, as well as the unique challenges that arise in each program.

The contribution of this study to existing knowledge is to enrich the understanding of social policy implementation in Indonesia, especially in the context of rehabilitation of uninhabitable houses. By revealing specific problems that occur in Cimahi City, such as budget constraints, lack of community involvement, and potential for corruption, collusion and nepotism practices, this study adds insight into the importance of improving procedures and coordination between related parties in the house rehabilitation program. The findings also emphasize the need for a more holistic and participatory approach in the implementation of social policies, as well as the need for ongoing policy evaluation to address obstacles that arise in the field.

4. CONCLUSION

The researchers concluded that In terms of organization, the involvement of related parties to the R-RTLH program, such as the Village apparatus and the community, has not been fully implemented. The ability of the assistants from the Office is experiencing difficulties. This is because there is only 1 assistant in 1 Sub-district to provide assistance to aid recipients. So it is difficult to reach all areas of the Sub-district in providing assistance to aid recipients. In terms of interpretation, there are still implementers who have limited understanding of the R-RTLH program. Such as their ignorance of who is responsible for the program. The applicable guidelines, namely Cimahi Mayor Regulation No. 36 of 2015 concerning Technical Instructions for the Rehabilitation of Uninhabitable Houses in Cimahi City, are incomplete. This is because the regulation does not regulate the selection of materials, there is no limit to the implementation of the R-RTLH program. Then there is the lack of community participation in implementing the R-RTLH program. In terms of implementation. The nominal amount of assistance of Rp. 16,000,000,-

is not quite right and does not match the needs of the recipients. Plus there are tax deductions of around Rp. 1,000,000,- to Rp. 2,000,000,-. The socialization of the program carried out by the Cimahi City Housing and Settlement Service has not been optimal. This is because the socialization of the R-RTLH program has not fully reached the community. So there are still people who do not know about the program. There is still a discrepancy between the implementation time and the existing procedures. This is because some recipients of assistance still believe that to carry out house renovations it must be done on a good day. Then the delay in house renovations due to financial factors. Then in the process of selecting prospective recipients of assistance and disbursing funds there is no clear certainty of time. Corruption practices were also found in the implementation of the R-RTLH program. Where there are people who follow the program not through the selection process, but are entrusted by Council Members to DPKP, or people close to DPKP. And the understanding of the recipients of the R-RTLH program is also still limited.

The researcher provides several recommendations that can be used as input and consideration so that the implementation of the Uninhabitable House Rehabilitation Program (R-RTLH) in Cimahi City can run optimally. The suggestions are by improving coordination and cooperation between the Cimahi City Housing and Settlement Area Service with parties related to the R-RTLH program such as the Village, Community Leaders, RT/RW and the Community so that they are involved in implementing the R-

RTLH program. By taking a persuasive approach and providing continuous direction by the Cimahi City Housing and Settlement Area Service to parties related to the program. Then, it is necessary to add assistants in each sub-district to optimize assistance to aid recipients. There needs to be an increase in insight from implementers to better understand the R-RTLH program and understand their respective authorities. By providing training on the implementation of the R-RTLH program. The performance of the Cimahi City Housing and Settlement Service needs to be improved by being directly involved in the implementation of the R-RTLH program in the field, such as conducting data collection and mobilizing community participation. Cimahi Mayor Regulation No. 36 of 2015 concerning Technical Instructions for the Rehabilitation of Uninhabitable Houses in Cimahi City, because it has been too long and the technicalities of the R-RTLH program in Cimahi City are not clearly described.

There needs to be an update or addition of discussion related to the guidelines for appointing building material providers, guidelines for activity schedules and guidelines for socializing the R-RTLH program. Conduct special training for implementers at the Housing and Settlement Area Service related to their duties and responsibilities in implementing the program. Provide modules and technical guides that are easily accessible to program implementers, so that they can refer to them whenever needed. Conduct comparative studies to other cities that have successfully implemented similar programs to gain additional inspiration and insight. Improving the Performance of the Office with Direct Involvement by Creating a monitoring team from the Housing and Settlement Office that is directly tasked in the field to ensure that the implementation of the program runs according to plan. Mobilizing community participation through mutual cooperation activities in the recipient environment, so that the community feels directly involved in the R-RTLH program. Conducting periodic re-registration of uninhabitable houses that require assistance, so that intervention can be carried out in a timely manner. Update of Cimahi Mayor Regulation No. 36 of 2015 by forming a regulation revision team consisting of representatives from the Department, community, and other related parties to update technical provisions related to the R-RTLH program. Prepare guidelines for appointing transparent and competitive building material providers, so that the quality of building materials is guaranteed and the budget can be optimized. Create a more detailed and realistic activity schedule, covering each stage of the program from socialization to completion of rehabilitation. Improve program socialization guidelines with more effective communication strategies, for example by using social media,

pamphlets, and direct counseling in the community.

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