



Evaluation of the Self-Help Housing Stimulus Program (BSPS) in Serang City

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Abstract: *The Self-Help Housing Stimulus Assistance Program (BSPS) is a government policy designed to improve housing quality for low-income communities. However, its implementation in Serang City continues to face obstacles, including budget constraints, administrative complexities, fund disbursement delays, and limited community participation. This study evaluates the BSPS program implementation in Serang City using the CIPP evaluation model (Context, Input, Process, Product). Employing a qualitative descriptive approach, the research involved purposively selected informants from the Housing and Settlement Areas Agency, Banten Provincial Housing Provision Center, Bank Jabar Banten, field facilitators, and beneficiary communities. Data were collected through observation, in-depth interviews, and documentation, then analyzed using the Miles and Huberman interactive model. Data validity was ensured through source triangulation, technical triangulation, and member checking. Findings indicate that program goals were largely achieved, evidenced by improved housing quality, enhanced recipient welfare, and strengthened stakeholder coordination. However, persistent challenges include limited budget allocation, administrative bottlenecks, inadequate public understanding, and suboptimal community participation in mutual cooperation activities. The study concludes that while the BSPS program in Serang City has been moderately effective, it requires strengthened outreach, validated recipient data, simplified administration, improved coordination, and adjusted assistance amounts to ensure optimal and sustainable implementation.*

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Introduction

Development aims to achieve social welfare, but poverty remains a significant obstacle to meeting basic needs, including housing. This situation is characterized by low incomes, limited employment opportunities, and a poor quality of life. The fourth paragraph of the Preamble to the 1945 Constitution affirms the state's obligation to promote general welfare, while Law Number 13 of 2011 concerning the Management of the Poor stipulates that housing is a basic need that must be met.

A home serves not only as a place to live, but also as a means of family development and improving the quality of life. Law Number 4 of 1992 concerning Housing and Settlements guarantees the right of every citizen to obtain adequate housing. To support the fulfillment of this right, the government implements the Self-Help Housing Stimulus Assistance Program (BSPS), as stipulated in Regulation of the Ministry of Public Works and Public Housing Number 7 of 2018 for Low-Income Communities (MBR), so that they can improve the quality of their homes independently.

Serang City is one of the regions implementing the BSPS Program because it still has a higher number of Poor Households (RTM) than Cilegon City, namely 42,560 households or 5.94% in 2022. This program is one of the local government's priorities in reducing uninhabitable housing. Data from the Serang City Housing Office shows that the handling of uninhabitable houses increased from 454 units in 2021 to 533 units in 2022, while in 2024 the realization of handling reached 982 units out of a total of 2,223 uninhabitable housing units.

However, the implementation of the BSPS Program still faces various obstacles, such as uncertain funding disbursement timelines, frequent delays in rehabilitation programs, and suboptimal compliance with administrative requirements by potential recipients. These conditions demonstrate the need for improved outreach, coordination, and program implementation to ensure compliance with applicable technical guidelines.

Furthermore, low community participation in mutual cooperation activities also impacts the smooth implementation of the BSPS Program. This program is designed as a stimulus assistance program that prioritizes community self-reliance. Therefore, this study aims to evaluate the implementation of the Self-Help Housing Stimulus Assistance Program (BSPS) in Serang City. This research is important for identifying various obstacles to program implementation, while its novelty lies in the evaluation's focus on aspects of fund disbursement, program implementation, fulfillment of administrative requirements, and community participation in BSPS implementation in Serang City.

Research Methods

This study used a qualitative approach with descriptive methods to evaluate the Self-Help Housing Stimulant Assistance Program (BSPS) in Serang City. According to Lexy J. Moleong (Dharma, 2022:67), qualitative research aims to understand phenomena holistically through descriptions in their natural context. The program evaluation was conducted using the CIPP model by Daniel Stufflebeam (2003:2-4), which encompasses context, input, process, and product.

The primary research instrument is the researcher, who is responsible for collecting, analyzing, interpreting, and reporting research data. According to Moleong (2016:163), researchers

must be directly involved in the field to obtain in-depth and credible data.

Data were collected through observation, in-depth interviews, and documentation. Data analysis refers to the stages of Miles and Huberman (Widiyanti), namely data collection, data reduction, data presentation, and conclusion drawing. Data validity was tested using source triangulation, technical triangulation (Moleong, 2016:330; Satori and Komariah, 2010:171), and member checking (Satori and Komariah, 2010:172).

The research was conducted in Serang City, the location of the BSPS Program. Informants were selected using a purposive sampling technique because they were considered to have knowledge and direct involvement in program implementation. Informants included relevant regional government agencies (SKPD), the Banten Provincial Housing Provision Center, Bank Jabar Banten, facilitators, and community beneficiaries.

The research began by establishing the focus of the BSPS Program evaluation using the CIPP model from Stufflebeam (2003:2-4). Data was then collected through observation, interviews, and documentation, then analyzed using the stages outlined by Miles and Huberman (Widiyanti). The research results were then tested through triangulation and member checking before being compiled into a research report.

Results and Discussion

Context Evaluation

Context evaluation helps plan, make decisions, determine the needs to be addressed by the program, and formulate program objectives. This context evaluation includes three sub-indicators that explain the goals, objectives, and outcomes of the Self-Help Housing Stimulant Assistance Program research in Serang City. The following is an explanation based on the researcher's field findings:

1. Program Objectives

Based on the results of interviews with informants, the Self-Help Housing Stimulant Assistance Program (BSPS) in Serang City aims to improve the welfare of low-income communities by providing livable, safe, healthy, and comfortable housing as mandated by Law Number 1 of 2011. This program is also directed at improving the quality of residential environments, reducing slum areas, and improving the quality of life of the community. Informants assessed that the program's objectives have begun to be realized through improving the condition of the homes of aid recipients and have appropriately targeted low-income communities. However, its implementation is still not optimal due to quota and budget limitations, resulting in some communities still not receiving assistance. Overall, the BSPS Program is considered capable of increasing access to decent housing while supporting community welfare by improving the quality of homes and the environment.

2. Program Objectives

Based on interviews, the target of the Self-Help Housing Stimulus Assistance Program (BSPS) in Serang City is low-income communities in need of assistance to obtain decent housing. Informants stated that the program was well-targeted because all recipients met the criteria. Furthermore, the self-help concept within the program encourages active participation, independence, responsibility, and a spirit of mutual cooperation in the homebuilding process. Therefore, the program's success is measured not only by improvements in the physical condition of homes, but also by community involvement throughout its implementation.

3. Outcome

Based on the interview results, the BSPS Program has had a positive impact in the form of improved housing quality, the creation of a healthier environment, and an improved quality of life and well-being of the beneficiary community. This program also strengthens cooperation between the government, village officials, facilitators, and the community through the

implementation of self-help-based development, thereby fostering participation, social awareness, and a spirit of mutual cooperation. Overall, the BSPS Program is considered to have run well because it has been able to produce improvements in housing conditions while strengthening community empowerment and collaboration in supporting the program's success.

Input Evaluation

Input evaluation relates to the assessment of strategies and resource allocation plans in program implementation. In this study, researchers identified sub-indicators regarding program strategy, human resources, obstacles or constraints, and funding availability in the implementation of the Self-Help Housing Stimulant Assistance Program in Serang City. The following are the researchers' field findings from the Input Evaluation:

1. Program Strategy

Based on interviews, the implementation strategy for the Self-Help Housing Stimulus Assistance Program (BSPS) in Serang City is carried out through collaboration between stakeholders, data collection and verification of prospective recipients, program outreach, coordination of fund disbursement, increased community participation, and periodic evaluations. In addition, facilitators provide guidance on material use and budget management to ensure construction progresses according to needs. However, program implementation still faces obstacles such as suboptimal coordination, inaccurate recipient data, limited funding, and low public understanding.

2. Availability of Human Resources

Interview results indicate that human resources in the BSPS Program play a crucial role as community facilitators, spanning administration, field verification, budget preparation, material needs identification, and construction monitoring. The competence of the facilitators is considered to support program implementation, as they demonstrate an understanding of BSPS guidelines and possess strong technical and communication skills in assisting communities.

3. Obstacles or Constraints

Based on the interview results, the implementation of the BSPS Program still faces several obstacles, including inaccurate targeting of aid recipients, land ownership administration issues, potential recipient withdrawals, low public understanding of the program's mechanisms, limited stimulus funds, and varying community self-help capabilities. These obstacles mean that program implementation is not yet fully optimal, necessitating increased outreach, coordination, and community support.

4. Budget Availability

Based on interviews, the BSPS Program budget, sourced from the Serang City State Budget (APBN) and Regional Budget (APBD), amounts to Rp20,000,000, consisting of Rp17,500,000 for the purchase of building materials and Rp2,500,000 for labor. Funds are disbursed through recipients' accounts in three stages based on the verification of construction progress, as a form of transparency and accountability. However, some recipients believe the funds are insufficient to cover all housing construction needs.

Process Evaluation

Process evaluation is an evaluation that seeks to assist in the decision implementation process. Process evaluation is used to detect or predict implementation plans, provide information for program decisions, and serve as a record or archive of procedures that have occurred. In this study, process evaluation relates to the sub-components of program implementation, specifically the program's alignment with established plans and objectives. The following is a presentation of field findings related to process evaluation, with reference to indicators.

1. Suitability of Program Implementation Mechanisms

Based on the interview results, the implementation mechanism of the Self-Help Housing Stimulus Assistance Program (BSPS) in Serang City has followed the stages stipulated in the Regulation of the Minister of Public Works and Public Housing of the Republic of Indonesia Number 7 of 2018, namely data collection of uninhabitable houses, proposals for recipients by the village government, field verification, preparation of proposals, issuance of Decrees, and realization of assistance. However, some residents do not yet fully understand the program mechanism, and the disbursement process still takes time because it is carried out based on the progress of group construction.

2. Feedback

Based on interviews, community responses to the BSPS Program were varied. Some communities expressed enthusiasm and continued to practice the culture of mutual cooperation (gotong royong) in helping to build homes for recipients, while others remained less involved due to social jealousy or the perception that the program was solely the government's responsibility. Overall, the program's implementation was deemed to have received a positive response, but community participation in supporting its implementation still needs to be improved.

Product Evaluation

Product evaluation involves assessing the results achieved by a program to determine the extent to which the program has met its objectives. Sub-indicators discussed in this product evaluation include the program's benefits or impact, the appropriateness of program outcomes, and indicators of program success.

1. Benefits or Impacts of the Program

Based on interviews, the Self-Help Housing Stimulus Assistance Program (BSPS) provides benefits in the form of home repair assistance, thus easing the burden on low-income communities. This program has successfully improved the quality of homes to make them more livable, provided a sense of security and comfort, and achieved a high level of satisfaction among beneficiaries. Although the assistance is a stimulus, requiring recipients to cover additional costs independently, the program is still considered to have a positive impact on improving the community's quality of life.

2. Program Outcome Compliance

Interview results indicate that the implementation of the BSPS Program has met its stated goals and targets. Home repairs were generally completed on schedule through collaboration between beneficiaries and assistance from facilitators. Although the amount of assistance has not fully met beneficiary expectations due to the need for additional funding, the program has successfully improved the quality of previously uninhabitable homes, making them more sturdy and habitable, and has encouraged communities to make home repairs independently.

3. Success Indicators

Based on interviews, indicators of success for the BSPS Program include increased public awareness of the need to repair uninhabitable houses, improved coordination between relevant parties, the availability of habitable houses, and the creation of a healthier environment. However, budgetary considerations remain to ensure the community's self-help burden is not excessive. Overall, the program's success indicators are considered to have been met.

Discussion

The discussion is an interpretation of the final results of the research. The discussion in this study tests the data with theories and concepts of experts so that it can develop theories and describe the data results according to the facts in the field. In this study, the researcher connects the findings of the research results in the field with the operational basis that has been previously established,

namely by using the CIPP Evaluation theory by Daniel Stufflebeam with four indicators: context evaluation, input evaluation, process evaluation and product evaluation. After going into the field, the results of the research regarding the "Evaluation of the Self-Help Housing Stimulant Assistance Program (BSPS) in Serang City" are as follows:

1. Context Evaluation

Stufflebeam explains that context evaluation identifies target needs and provides criteria for setting goals and assessing outcomes. Overall, statements from informants indicate that context evaluation has not been running optimally. This is primarily due to its objectives, where the BSPS Program in Serang City meets its stated objectives. The BSPS Program can improve the community's quality of life and provide decent housing for low-income communities. This is evident in Table 1.3, which details the number of housing units completed in 2024, funded by the National Budget (APBN) and Regional Budgets (APBD).

Second, based on the results obtained from several informants, it was explained that there were still errors in the documentation process, so that there were still errors in document collection or document corrections.

Third, the outcome of the BSPS Program in Serang City requires cooperation from all relevant stakeholders so that the program runs smoothly and can provide an understanding to the community that the assistance is self-help.

Therefore, it can be concluded that the contextual evaluation of the BSPS Program in Serang City has not been optimal. This is due to ongoing issues in its implementation, which have hindered its smooth operation.

2. Input Evaluation

Stufflebeam explained that input evaluation can help guide actions that lead to necessary changes. Input evaluation in the implementation of the BSPS Program in Serang City relates to program strategy, human resources, obstacles or constraints, and budget. Based on the explanations of several informants previously presented, it can be concluded that input evaluation in the implementation of the BSPS Program in Serang City has not been effective.

First, the strategy implemented by the Department of Housing and Settlements (Disperkim) is related to technical coordination between Disperkim and TFL to ensure smooth implementation. Meanwhile, TFL itself implements a strategy by providing public understanding of the BSPS program to ensure smooth implementation. However, in its implementation, the understanding provided to the public is considered ineffective, resulting in many people still lacking understanding regarding the BSPS program. The results of this study are in line with research conducted by Aceng Ulumudin, Murbudiwati, Mila Karmila, and Resin Rela Amrilah, which states that program implementation has not been optimal due to ineffective socialization and communication. As a result, public understanding of the program remains low, aid distribution is uneven, development quality has not fully improved, and the role of local administrators is still not optimal.

The results of this study align with research conducted by Aceng Ulumudin, Nurbudiwati, Mila Karmila, and Resin Rela Amrilah, which found that program implementation was suboptimal due to ineffective socialization and communication. Consequently, public understanding of the program remains low, aid distribution is uneven, development quality has not fully improved, and the role of local administrators remains suboptimal.

Second, in the implementation of the BSPS program, human resources are one of the most crucial elements. Field facilitators play a central role in community empowerment related to administration and development. Their task is to assist communities in administrative processes, such as minutes of meetings, meetings, and meetings. They also monitor and assist communities throughout the house construction phase. Field facilitators play a crucial role in ensuring that the entire program process runs smoothly and according to plan.

Third, the BSPS Program in Serang City has not been running optimally because there

are still obstacles or constraints such as errors in document collection, lack of funds or budget and lack of public understanding regarding the program itself.

Fourth, the budget, derived from the Serang City State Budget (APBN) and Regional Budget (APBD), is Rp 20,000,000, with Rp 17,500,000 allocated for materials and Rp 2,500,000 for labor. Beneficiaries consider this funding inadequate. However, the government strives to increase the budget annually.

3. Process Evaluation

Stufflebeam explains that process evaluation serves to measure, interpret, and assess an organization's program implementation. Process evaluation of the BSPS Program in Serang City is related to the alignment between the mechanism and the direct implementation and the feedback during implementation. Based on findings and interviews, the community is initially unaware of the implementation mechanism and flow and simply follows instructions from the relevant Department of Housing and Settlements (Disperkim) and the Regional Public Works Agency (TFL). This is due to a lack of understanding of the program among the community. The outreach provided by DISPERKIM has not been able to provide a clear picture to the community.

Second, the community is considered quite responsive to the BSPS Program. However, in its implementation, community participation has not been effective. This is in line with several responses provided by aid recipients. This finding aligns with the opinion of Ratih Widiyanti and Hj Weni Rosdiana S.Sos., M.Ap., who stated that program achievement is influenced by limited funds and cooperation between aid recipients, families, and neighbors. Because BSPS only provides material assistance, the community relies on mutual cooperation to reduce construction costs.

These findings align with the opinions of Ratih Widiyanti and Hj Weni Rosdiana S.Sos., M.Ap., who stated that program success is influenced by limited funding and collaboration between aid recipients, families, and neighbors. Because the BSPS only provides material assistance, communities rely on mutual cooperation to reduce construction costs. They rely solely on each other, while one of the program's stated goals is to foster mutual cooperation among communities to help each other create a healthy environment.

Based on the Stufflebeam process evaluation theory, it can be concluded that the implementation of the BSPS Program in Serang City has not been running smoothly. Although several obstacles have been encountered, mitigation efforts have been taken to address them. The results of this evaluation provide a positive overview of the steps taken in implementing this social assistance program.

4. Product Evaluation

Product evaluation is an evaluation that assesses and identifies the final results of a program. In the process, product evaluation assesses and observes the success of a program in achieving its objectives. This assessment is related to the decision whether a program can be continued or terminated. In this study, the evaluation conducted on product evaluation is to see the impact of a program. The alignment between targets and results and indicators of success of the BSPS Program. The following are the results of field findings. These findings are in line with the opinion of Sitri Soniati who stated that some recipients of assistance are still unable to self-help, so village government support is needed to improve their homes to be habitable.

This finding is in line with the opinion of Sitri Soniati who stated that some of the aid recipients are still unable to carry out self-help, so that village government support is needed so that their houses can be upgraded to be habitable.

First, the BSPS program has had a positive impact, providing low-income residents who couldn't afford to repair their homes with the opportunity to do so, despite limited funds. Nevertheless, the community feels the BSPS program has helped them.

Second, the alignment between targets and outcomes in the evaluation of the BSPS

Program products in Serang City suggests that the program has generally achieved some of its targets. Most uninhabitable houses have been repaired according to established standards.

Third, the program's success indicators concluded that the BSPS Program in Serang City was driven by budget and public awareness regarding the implementation of uninhabitable houses.

In conclusion, the BSPS Program in Serang City is a true demonstration of hard work and collaboration between various parties. However, based on the obstacles encountered, the program can develop future improvement measures. By adhering to the principle of continuous improvement, this program can serve as an inspiring model for other social programs, while continuing to provide tangible benefits to communities in need.

Conclusion and Recommendation

This study shows that the implementation of the Self-Help Housing Stimulant Assistance Program (BSPS) in Serang City has generally had a positive impact on improving the quality of housing for low-income communities by providing more decent, safe, healthy, and comfortable housing. Based on the CIPP model evaluation, the context aspect indicates that the program's goals and objectives have been aligned with community needs, although its realization is still limited by quotas and budgets. In terms of input, implementation strategies, the role of facilitators, and budget management mechanisms have supported the program's success, but obstacles remain in the form of limited stimulus funds, problems with land ownership administration, inaccurate recipient data, and a low level of understanding among some members of the community regarding the program's mechanisms. In terms of process, the program has followed applicable regulations through the stages of data collection, verification, monitoring, and gradual disbursement of funds, although coordination, outreach, and community participation still need to be improved. Meanwhile, in terms of product, the program has proven to be able to improve housing quality, reduce the burden of construction costs, strengthen cooperation between stakeholders, and foster a spirit of self-reliance and mutual cooperation among the community.

This study has limitations because it was conducted qualitatively in one research area, so the results cannot be generalized to other regions with different characteristics. Furthermore, the research findings are based primarily on informant perceptions and are not yet supported by quantitative measurements of the program's effectiveness or long-term impact on community welfare. Therefore, further research is recommended using a mixed methods approach or comparative evaluations across regions to obtain a more comprehensive picture of the BSPS Program's effectiveness. In terms of practical implications, local governments and related agencies need to strengthen program socialization, improve the validity of prospective recipient data, simplify administrative processes, strengthen coordination between stakeholders, and consider increasing the amount of assistance in line with developments in building material prices so that program objectives can be achieved more optimally and sustainably.

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