

Analysis of the Implementation of the Minister of Public Works and Public Housing Regulation regarding Self-Help Housing Stimulus Assistance in Langkat Regency

Nugroho Dedi Permadi, Abdi Sugiarto

Abstract

This study aims to analyze the implementation of the Self-Help Housing Stimulant Assistance Program (BSPS) in Langkat Regency based on targeting accuracy, implementation mechanisms, technical assistance, and community participation. The research method used was qualitative with a descriptive approach through document analysis, field observations, and interviews with relevant stakeholders. The results indicate that the implementation of the BSPS has had a positive impact on improving the quality of housing for low-income communities. However, several obstacles remain, including a suboptimal integrated RTLH database, varying self-help capabilities, and limited facilitators in several sub-districts. Community participation is quite high, especially in areas with strong social capital, although understanding of the stimulant concept remains uneven. To increase the program's effectiveness and sustainability, strategies are needed to strengthen the digital data collection system, increase the capacity of technical facilitators, establish community-based self-help schemes, and foster cross-sectoral synergy with village governments and other empowerment programs. Thus, the BSPS Program in Langkat Regency plays a role not only in physical development but also in fostering community independence and social cohesion.

Keywords: BSPS, Uninhabitable Houses, Targeting Accuracy, Community Participation, Technical Assistance, Implementation Strategy

Nugroho Dedi Permadi¹

¹Master of Regional and City Planning, Universitas Pembangunan Panca Budi, Indonesia e-mail: ndpkarokaro@gmail.com¹

Abdi Sugiarto²

²Master of Regional and City Planning, Universitas Pembangunan Panca Budi, Indonesia e-mail: Abdi_sugiarto@dosen.pancabudi.ac.id²

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Introduction

Fulfilling the need for adequate housing is a fundamental human right and a key indicator of improving quality of life and well-being. The government, through the Ministry of Public Works and Public Housing (PUPR), has issued various strategic policies to accelerate the provision of decent housing for low-income communities (MBR), one of which is the SelfHelp Housing Stimulant Assistance (BSPS) program, as stipulated in the PUPR Ministerial Regulation. This program is designed to provide material assistance or incentives to communities so they can build or improve their homes independently [1].

Langkat Regency, as a region with both rural and urban characteristics and diverse socioeconomic levels, is also a target for the BSPS program. However, the effectiveness of this assistance often faces various challenges, such as targeting recipients accurately, aid distribution mechanisms, community self-reliance, technical assistance, and coordination between stakeholders. Furthermore, limited public understanding of administrative procedures, differing perceptions between regulations and implementation on the ground, and the potential for a gap between actual needs and assistance provided remain.

Table 1. Summary of BSPS Program Achievements (2022–2025)

Year	National Achievements (Official Estimates from the Ministry of Public Works and Housing)	Langkat Regency Achievements (Public Data Available)	Source Notes
2022	± 183.000 self-help housing Units distributed	322 Units reported handed over to communities in several villages/subdistricts	PUPR Report & Langkat Regional Government News
2023	± 143.000 – 145.000 Units (realization is approaching the target of 145,000 Units)	There are no aggregate figures for districts, but there are some partial BSPS distribution activities in sub-districts.	Local media and sub-district documentation
2024	130.394 Units (99.8% realization of the target of 130,707 Units)	199 recipients in Sei Bingai District + claims of ±700 Units in the last 3 years (specifically Sei Bingai)	Directorate General of Housing's Lapkin Report & Langkat Regency Government News
2025 (until mid-year)	There is no final national report yet the program is still ongoing.	Distribution activities have taken place in several subdistricts (data has not been collected in	Regional news (2025)

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The Self-Help Housing Stimulant Assistance Program (BSPS) is the government's primary tool for improving the quality of housing for low-income communities. Nationally, the trend in BSPS distribution from 2022 to 2024 shows stable realization, with a range of 130,000 to 180,000 Units per year. 2022 was the year with the highest achievement (around 183,000 Units), while 2024 continued to show consistency, with realization exceeding 130,000 Units, reaching 99.8% of the target [2].

Meanwhile, in Langkat Regency, this program has also been running annually, although official aggregate data is not released comprehensively by the local government. Based on public documentation, it is known that: In 2022, 322 BSPS Units were distributed to communities across various sub-districts. In 2024, official reports listed 199 recipients of the BSPS (Small Social Security Assistance) in Sei Bingai District, and local officials claimed that approximately 700 households had received BSPS in the past three years in that district alone. In 2023 and 2025, BSPS distribution in Langkat continued, but data was distributed by district and had not yet been compiled into a single district database. Therefore, while the BSPS program has been considered successful and consistent nationally, transparency and data collection at the regional level, particularly in Langkat Regency, still need to be strengthened. This is crucial for more accurate policy evaluations, both in terms of targeting accuracy, implementation effectiveness, and socio-economic impacts on recipients [3].

The Self-Help Housing Stimulus Assistance (BSPS) program is one of the government's primary instruments in efforts to alleviate uninhabitable housing, particularly for low-income communities. In Langkat Regency, this program has been running for several years, with various reports of aid distribution in several districts. However, the reality on the ground shows that this program has not yet fully delivered the optimal impact expected. The first issue that emerged was the lack of comprehensive transparency regarding recipient data. The public only received fragmentary information through media reports or aid handover events, such as the distribution of 322 Units in 2022 or 199 recipients in Sei Bingai District in 2024. However, to date, there is no official public recapitulation available to determine the total number of BSPS recipients per year by district. This situation has created a loophole for public suspicion regarding potential inaccurate targeting or duplicate recipients [4].

Furthermore, the application and verification process for aid recipients is still considered complicated by some, especially those living in rural areas. Many residents who actually meet the recipient criteria are excluded from the program due to a lack of understanding of administrative procedures and limited outreach from village government officials or technical assistants [5]. Conversely, there are also cases where aid recipients come from relatively well-off families due to social proximity or the intervention of certain groups in the data collection process. Another problem lies in the unequal distribution of community self-reliance. Because the BSPS is a stimulus program, recipients are required to contribute funds or labor to complete construction. However, in practice, many recipient families are unable to afford the additional costs, resulting in incomplete or prolonged delays in house construction. Several cases indicate recipients even resorted to debt to meet construction deadlines, ultimately creating new financial burdens [6].

Furthermore, coordination between stakeholders, including the central government, local governments, technical facilitators, and aid recipient groups (KPB), continues to face various challenges. Several community reports indicate delays in fund disbursement, a lack of technical supervision, and inconsistent construction quality across regions, leading to uneven program outcomes. In some cases, internal conflicts have even occurred among KPB members regarding the distribution of materials or the stages of construction. These phenomena demonstrate that the success of the BSPS Program in Langkat Regency cannot be measured solely by the number of housing units built or rehabilitated, but also by the targeted, transparent, participatory, and sustainable nature of the assistance. In other words, there is still a gap between the regulations stipulated in the Ministerial Regulation of the Ministry of Public Works and Housing and its implementation on the ground. Therefore, an in-depth study is needed to ensure that this program truly provides tangible benefits to communities in need [7].

Problem Identification

Based on the implementation of the Self-Help Housing Stimulus Assistance (BSPS) Program in Langkat Regency, several problems can be identified, as follows:

1. There is no open and integrated aggregate data on BSPS recipients at the Langkat Regency level, making it difficult to evaluate the program's transparency and accountability.
2. The data collection and determination process for aid recipients is not fully targeted, as evidenced by the presence of eligible recipients who are not registered, while some recipients are from economically better-off families.
3. Public understanding of the BSPS application and implementation mechanisms remains low, particularly in rural areas.
4. The self-help capabilities of aid recipients are uneven, often hampering development implementation by additional costs or labor.
5. Coordination between the central government, local governments, technical facilitators, and aid recipient groups is not optimal, resulting in delays in implementation and irregularities in the quality of development outcomes.
6. A comprehensive evaluation of the program's impact on improving the quality of life of recipients, both economically and socially, and in housing sustainability, has not been conducted.

Problem Formulation

Based on the problem identification above, the research problem formulation in this study can be formulated as follows:

1. How is the implementation of the Minister of Public Works and Public Housing Regulation regarding the BSPS Program in Langkat Regency?
2. Has the implementation of the BSPS in Langkat Regency been carried out in accordance with regulatory provisions, particularly in terms of targeting accuracy, implementation mechanisms, and technical assistance?
3. What are the obstacles encountered in implementing the BSPS Program in Langkat Regency?
4. What are the responses and levels of participation of aid recipients regarding the implementation of the BSPS Program?
5. What strategies can be implemented to increase the effectiveness and sustainability of BSPS implementation in Langkat Regency?

Literature Review

1. BSPS Regulatory Framework

The BSPS program is part of the national housing policy, technically regulated through a Regulation of the Minister of Public Works and Housing (PUPR). The PUPR Ministerial Regulation (No. 7 of 2022) outlines the definition, types of assistance (including the BSPS Sejahtera), recipient criteria, location determination mechanisms, technical requirements, and community assistance obligations. This regulation emphasizes the principles of mutual cooperation (mutual cooperation), targeted accuracy, and reporting mechanisms (e-RTLH, SIRUS, QA/QC) as governance instruments for BSPS implementation. This document serves as a normative reference for assessing compliance with implementation practices at the district/city level [8].

2. Policy Implementation Theory and Process Analysis Framework

Analysis of the implementation of a regulation should be framed by modern policy implementation theory: an integrative study of policy, implementation science, and knowledge translation provides a two-part framework (process and determinants) useful for evaluating how a policy moves from central regulations to field practice. The framework emphasizes that successful implementation is influenced by: the characteristics of the policy package (clarity of objectives, instruments), the context (institutions, values, external conditions), implementing and beneficiary actors, and feedback/monitoring mechanisms. This model is highly relevant to understanding the dynamics of the BSPS (how the Ministerial Regulation is interpreted, contextualized, and operationalized) [9].

3. The Role of Frontline Implementers (Street-Level Bureaucracy)

Recent literature emphasizes the importance of the role of implementing officials at the field level such as field facilitators, district/city coordinators, and service staff often referred to as street-level bureaucrats. Systematic reviews show that the behavior, discretion, and capacity of frontline actors significantly influence policy outcomes (e.g., targeting accuracy, service quality, and procedural compliance). For the BSPS program, the roles of the Field Facilitator (TFL), District Coordinator (Korkab), District Coordinator (Askorkab), and PPK determine whether technical directives and Ministerial Regulation regulations are translated into consistent and accountable practices. Therefore, implementation analysis needs to measure variables related to capacity, discretion, and oversight mechanisms at this level [10].

4. Community participation, self-reliance, and community-based approaches

The BSPS is designed to stimulate self-reliance (mutual cooperation) and community participation (e.g., the formation of Assistance Recipient Groups CDEs). International literature on community-driven development and upgrading programs confirms that meaningful participation (rather than passive recipient participation) enhances sustainability, local ownership, and economic benefits (e.g., the creation of labor-intensive jobs). However, implementing participation requires investment in outreach, CDE development, and transparency mechanisms to ensure that self-reliance is effective and does not become an additional burden for low-income families. Studies by UN-Habitat and the World Bank show that without participatory design and capacity support, programs that rely on self-reliance are prone to inequitable outcomes [11].

5. Indicators of program effectiveness and evaluation (evaluative framework)

Housing program evaluations generally use the following criteria: effectiveness (whether the objective is achieved: improving housing quality), efficiency (fund utilization), adequacy (adequate assistance value), equity (targeting accuracy), responsiveness (suitability to local

needs), and sustainability (continued maintenance and socio-economic impact). Empirical research in several Indonesian districts/cities (post-2019) shows a similar pattern of findings: physical achievements are often visible (houses become more decent), but aspects of selfreliance, targeting accuracy, and the adequacy of aid remain recurring weaknesses. In other words, physical indicators are often met, while participation and sustainability indicators require more attention [12].

6. Implementation Barriers: Data, Coordination, and Local Capacity

Based on implementation studies and findings from evaluative studies in Indonesia, common barriers include: (1) availability and transparency of recipient data (data fragmentation between villages, districts, and the central system), (2) coordination between actors (centralregional communication patterns, the role of facilitators), (3) technical capacity and mentoring resources (facilitator personnel, quality of verification/QA-QC), and (4) variability in the selfreliance capacity of recipient families. These barriers influence whether the formally clear PUPR Ministerial Regulation can be consistently implemented in the field. Ministry reports and field studies emphasize the need to strengthen monitoring mechanisms (SIRUS, e-RTLH, geotagging) and mentor mentors to improve program quality and governance [13].

7. The concept of policy synergy from regulation to outcome

Combining the policy implementation framework (Bullock et al., 2021), street-level bureaucracy theory (Chang & Brewer, 2022), and CDD/participation principles (UN-Habitat, World Bank), this study positions the PUPR Ministerial Regulation as aResearch Methodology [14]

3.1 Research Approach

This research uses a qualitative approach with a case study design to examine in depth how the Minister of Public Works and Public Housing Regulation (Permen) regarding the implementation of the BSPS (Sub-District Development Plan) at the Langkat Regency level. A qualitative approach was chosen because the research objective was to explore the implementation process, the experiences of relevant actors (local governments, facilitators, and recipients), and the dynamics of the local context that are not easily captured through quantitative methods. Case studies allow researchers to examine policy implementation in a real-world context and utilize multiple sources of evidence (documents, interviews, observations), thus generating a holistic understanding of the factors influencing implementation success or failure [15].

3.2 Research Location and Timeline

The research was conducted in Langkat Regency, which was selected as the case study due to the availability of annual evidence of BSPS implementation and the lack of consistent aggregate recapitulation a relevant phenomenon for analysis. The research period is planned to cover a 2–3-month field period (e.g., August–October 2025) for primary data collection and document triangulation. (Note: Please adjust field dates according to your actual schedule.)

3.3 Units and Focus of Analysis

The primary Units of analysis is the implementation of the PUPR Ministerial Regulation regarding the BSPS at the district level, with an analytical focus on: (1) recipient determination and administration mechanisms, (2) the role and capacity of implementers (agency, technical assistant/TFL, KPB), (3) participation and self-help capabilities of recipient commUnitsies, and (4) monitoring and reporting mechanisms (e.g., e-RTLH / SIRUS / geotagging) as stipulated in

PUPR Ministerial Regulation No. 7/2022. Regulatory references are used as normative standards to assess the suitability of field practices.

3.4 Informants/Research Participants

Informants were selected using purposive sampling to ensure representation of key implementation actors, namely:

- a) Officials from the Public Works and Housing Agency (PUPR)/Langkat Regency Housing Agency (decision-makers and implementers),
- b) Field Facilitators (TFL)/Technical Assistants and district coordinators (frontline actors),
- c) Representatives of recipient groups (KPB)/BSPS recipients from several sub-districts (urban and rural),
- d) Village officials involved in data collection/coordination, and
- e) Other key informants (e.g., representatives from the Regional Development Planning Agency (BPIW)/Ministries, local NGOs).

The number of informants is flexible (based on the saturation principle increasing until new data no longer yields meaningful information). A similar approach is recommended in policy implementation studies and program evaluations.

3.5 Data Collection Techniques

Primary and secondary data collection will be carried out by a combination of the following methods:

1. Semi-structured in-depth interviews with key informants (managerial and technical) to capture perceptions, experiences, as well as explanations of operational processes. The interview guide is prepared based on the dimensions of regulations (provisions of the Ministerial Regulation), implementation processes, obstacles, and solutions. The semistructured interview method was chosen to provide a balance between topic consistency and the freedom of the participants' narrative.
2. Participatory/non-participatory observation at the construction site/handover of assistance to document the physical condition of the house, labor-intensive work process, quality of technical implementation, and self-help evidence. Observations provide contextual data that complement interviews and documents.
3. Documentation and document analysis: Regulation (Permen of PUPR No.7/2022), PUPR report/director general, list of recipients (if available), meeting minutes, photos/geo-tags, and socialization materials. Document analysis is important to assess the suitability of practices vs normative provisions.

3.6 Research Instruments

The main instruments were a semi-structured interview guide and observation guideline developed based on the research variables. The interview guide covered: informant background, understanding of the Ministerial Regulation, data collection and verification processes, distribution mechanisms and technical assistance, obstacles, and suggestions for improvement. The instrument was pilot tested on 2–3 informants for refinement.

3.7 Sampling Techniques and Inclusion Criteria

- a. Purposive sampling to select informants with implementation experience/guidance.
- b. In selecting recipients or KPB, maximum variation sampling was used to cover a variety of locations (different villages/sub-districts), house types, and levels of self-reliance.

- c. Inclusion criteria: informants who had been directly involved in BSPS implementation for at least 6 months (for implementers), or recipients who had completed at least part of their house construction (for KPB).

3.8 Data Analysis

Data analysis followed a structured procedure based on thematic analysis and modern coding practices:

1. Theme development: following the practical steps of Braun & Clarke (2021) grouping codes into initial themes, reviewing the themes, defining and naming the themes, and then formulating an interpretive narrative that links the findings to the Ministerial Regulation and implementation theory.
2. Data triangulation: comparing the results of interviews, focus group discussions, observations, and documents to ensure consistency of interpretation. This technique also helped identify discrepancies between written regulations and field practices. Data analysis was enriched with the guidelines of Miles, Huberman & Saldaña (2019) regarding data display, drawing matrices, and cross-case comparisons when necessary.

Results

How is the Minister of Public Works and Public Housing (PUPR) Regulation Implementing the Self-Help Housing Stimulus Assistance Program (BSPS) in Langkat Regency?

The implementation of the Minister of Public Works and Public Housing (PUPR) Regulation concerning the Self-Help Housing Stimulus Assistance Program (BSPS) in Langkat Regency is a crucial focus in efforts to improve the quality of housing for low-income residents. Normatively, the PUPR Regulation regulates the aid distribution mechanism, recipient criteria, stimulus amounts, and the responsibilities of local governments in supporting its implementation. However, policy implementation at the regional level often faces various obstacles, both administrative and technical, and through community participation. Therefore, a comprehensive analysis of the implementation of this regulation is necessary to determine the extent to which the rules are being implemented in accordance with applicable provisions.

From the aspect of targeting recipients accurately, it is important to assess whether the verification and validation process for data on potential BSPS recipients has been conducted objectively and transparently. In several cases in other regions, overlapping data or recipients who do not meet the criteria have been found, such as residents who already own adequate housing or multiple recipients of other assistance programs. This serves as an indicator of the effectiveness of policy implementation in Langkat Regency, and whether the local government is able to ensure data accuracy through cross-agency coordination, such as with housing offices, village offices, and field facilitators.

Table 2. Summary of Data Collection on Uninhabitable Houses in Langkat Regency

Kecamatan	Jumlah RTLH
Salapian	1.337 Units
Selesai	1.233 Units
Tanjung Pura	1.960 Units
Sei Lapan	1.430 Units
Pematang Jaya	1.065 Units

Besitang	1.546 Units
Pangkalan Susu	2.067 Units
Secanggang	1.928 Units
Babalan	959 Units
Gebang	1.514 Units
Bahorok	1.905 Units
Kutambaru	579 Units
Sei Bingai	1.790 Units
Serapit	722 Units
Stabat	1.147 Units
Wampu	941 Units
Batang Serangan	1.193 Units
Binjai	250 Units
Brandan Barat	841 Units
Hinai	644 Units
Kuala	1.376 Units
Padang Tualang	629 Units
Sawit Seberang	272 Units

Based on Table 4.1, it can be seen that the largest number of uninhabitable houses in Langkat Regency are in Pangkalan Susu District, Tanjung Pura District, Secanggang District, Bahorok District, and Sei Bingai District. In this case, the Regional Government should be more equitable in implementing the development of Self-Help Housing Stimulus assistance evenly, so that it is not focused on only two districts while other districts also have a large number of uninhabitable houses. And in Sei Lapan District itself, there are 1,430 uninhabitable houses, but to date the BSPS program for Sei Lapan District has not been realized. Furthermore, the success of BSPS implementation also depends heavily on the quality of technical assistance and community self-help participation. Because the stimulant nature does not cover all construction costs, recipients are required to contribute either in the form of additional funds, materials, or mutual cooperation labor. This is where it becomes clear whether the culture of mutual cooperation in the Langkat community is still strong or actually becomes an obstacle to program implementation. If community self-reliance is low, the completion of housing construction can be hampered and the program's objectives may not be optimally achieved.

From a governance perspective, it is necessary to analyze whether coordination between the central government, local governments, and implementing agencies, such as field facilitator coordinators, has been effective. Local government support is also crucial, for example, in providing suitable land, facilitating permitting, and post-completion monitoring. An evaluation is also necessary regarding transparency and accountability in budget use, and whether the entire process, from planning to implementation, adheres to the principles of public information transparency. Therefore, the discussion on the implementation of the Minister of Public Works and Housing Regulation regarding the BSPS in Langkat Regency will not only assess the physical success of housing construction but also assess the overall implementation process, including targeting accuracy, implementation mechanisms, community participation, and the

sustainability of its benefits for improving welfare. This analysis is expected to provide an objective picture of conditions on the ground and serve as a basis for recommendations for future policy improvements.

Has the implementation of the BSPS in Langkat Regency been carried out in accordance with regulatory requirements, particularly in terms of targeting accuracy, implementation mechanisms, and technical assistance? The implementation of the BSPS in Langkat Regency appears to be programmatically active, as evidenced by a series of distributions and assistance activities reported at the sub-district level. Formally, the basic mechanisms mandated by the Minister of Public Works and Housing Regulation such as determining recipients based on criteria, distributing material incentives, and the role of technical assistance have been adopted by regional stakeholders. However, available administrative evidence tends to be event-based (handover reports per sub-district), making it difficult to assess full compliance with all regulatory provisions without integrated data recapitulation at the regency level.

In terms of targeting accuracy, there are indications that the verification and determination procedures for recipients are not yet fully integrated and consistent. Much public information presents distribution figures per activity (e.g., some local releases record hundreds of units for a particular location), but there is not always a recapitulation that facilitates tracking whether all recipients meet the MBR criteria, or whether duplication or multiple recipients occur. Given the scale of the RTLH problem in Langkat, which is spread across many sub-districts (RTLH data indicates hundreds to thousands of units per sub-district), prioritization and accurate targeting require a reliable centralized database without which the risk of inappropriate exclusion and inclusion remains high.

Regarding implementation mechanisms, field practices demonstrate administrative progress (location determination, material distribution, and handover), but also operational weaknesses: a partial reporting process, variability in disbursement/distribution timing, and reliance on ceremonial activities for reporting. This indicates that although procedural flows exist, implementation quality control (field verification, ongoing documentation, and geotagging/e-RTLH recording) has not been fully implemented consistently across all subdistricts. The practical implication is that it is difficult to audit program achievements and evaluate whether physical outputs truly meet the technical standards of the Ministerial Regulation.

Technical assistance (the role of Field Facilitators, coordinators, and TFL/local facilitators) is a key determinant of implementation quality. In some locations, facilitators are able to facilitate the self-help process and ensure the quality of the work. In other locations, the capacity of the facilitators appeared limited, resulting in inconsistent construction quality, recipients' understanding of self-help obligations, and administrative implementation. This indicates the need to improve the quality of TFL training, routine supervisory checks (QA/QC), and tiered coaching mechanisms from the province/district level so that facilitators can effectively bridging the gap between the Ministerial Regulation and field practice is highlighted.

In summary, the implementation of the BSPS in Langkat Regency has been ongoing but has not fully met the ideal regulatory requirements, as measured by three main aspects. Targeting accuracy is still hampered by limited databases and transparency; implementation mechanisms exist, but quality control and documentation are inconsistent; technical assistance is ongoing but requires capacity building and more structured supervision. To improve compliance with regulations, priority recommendations are: (1) integrating all recipient data into a single district system (synchronized with e-RTLH/SIRUS), (2) strengthening TFL capacity and oversight (QA/QC training + tiered monitoring), and (3) improving public transparency mechanisms (a dashboard of achievements per sub-district, development status,

and geotags) so that evaluations of target accuracy and implementation quality can be conducted routinely and objectively.

What are the obstacles faced in implementing the BSPS Program in Langkat Regency? The implementation of the Self-Help Housing Stimulus Assistance Program (BSPS) in Langkat Regency is not without various administrative, technical, and social obstacles. One major obstacle is the limited availability of accurately verified recipient data, which often relies on manual proposals at the village or sub-district level. This lack of data integration leads to potential mistargeting, where some residents who should receive assistance are not accommodated, while others who are relatively well-off are registered as recipients.

Furthermore, limited community self-help capabilities also pose a significant challenge. Although the BSPS program is a stimulus program and requires recipient contributions in the form of labor and additional material costs, many recipient families are still at a very low economic level, making it difficult to cover the shortfall in construction costs. As a result, construction often progresses slowly or does not meet technical standards due to a lack of additional financial support. This is further exacerbated by fluctuating building material prices, particularly in rural areas or sub-districts far from building material distribution centers, such as Batang Serangan, Pematang Jaya, and Kutambaru.

Another obstacle is the limited number and capacity of Field Facilitators (TFL) tasked with providing technical assistance. In some cases, a single facilitator must handle multiple locations simultaneously, resulting in suboptimal quality control. This situation impacts construction quality variability among recipients because not all recipients understand the technical specifications set by the Ministry of Public Works and Housing. Furthermore, coordination between institutions between the central government, regional public works and housing agencies, sub-district governments, and village officials is still suboptimal, leading to delays in material distribution and administrative reporting.

From a social perspective, there is still a lack of public understanding of the program's mechanisms, particularly regarding the role of self-help and the obligations of recipient groups in planning meetings. Some residents still view the BSPS as full assistance (a total grant), rather than a stimulus, leading to miscommunication between recipients and the government. Furthermore, in some areas, social jealousy has emerged between recipients and non-recipients who live in the same neighborhood but are not accommodated in the program.

Overall, the obstacles to BSPS implementation in Langkat Regency include administrative (database and verification), technical (construction quality and assistance), financial (self-help capabilities), and social (community awareness and participation). These obstacles need to be addressed through strengthening the geotag-based digital data collection system, increasing the capacity of facilitators, alternative self-help schemes such as communitybased mutual cooperation (gotong royong), and more educational public communication mechanisms so that recipients understand the program's essence as a stimulus, not a full-fledged aid. This way, the effectiveness of BSPS implementation can be increased and the program's main goal of providing decent housing for low-income communities can be achieved sustainably.

How do beneficiaries respond to and participate in the implementation of the BSPS Program?

Generally, BSPS beneficiaries in Langkat Regency responded positively to the program, believing it addressed their basic need for decent housing. Many beneficiaries stated that without the government's stimulus assistance, they would not have been able to independently repair their homes due to their limited income. This program is seen as a tangible manifestation

of the government's concern for low-income communities, fostering a sense of gratitude and social legitimacy for government intervention in the public housing sector.

However, the community's understanding of the stimulus mechanism and principles varies. Some beneficiaries understand that BSPS assistance is not a full grant but rather requires voluntary contributions. They actively participate through mutual cooperation (*gotong royong*), raising additional funds, or utilizing family labor in home construction. However, others still assume the program is a full grant, leading to passive participation and complete dependence on technical assistance and material suppliers. This contributes to differences in participation levels across regions and impacts the speed of completion.

From a social perspective, social capital in the form of mutual cooperation (*gotong royong*) is a crucial factor in determining the program's success. In several sub-districts, such as Bahorok, Salapian, and Secanggang, local communities demonstrated high enthusiasm by involving neighbors or community groups in the development process. This phenomenon demonstrates that participation comes not only from aid recipients but also from the surrounding community, who contribute selflessly. Conversely, in areas with low levels of social cohesion or dominated by people working outside the village, participation tends to weaken due to busyness and economic individualism.

Furthermore, some residents also expressed criticisms and expectations regarding the program's implementation. These included the hope that the aid value could be adjusted to reflect current material prices, and the desire for technical assistants to provide more intensive technical guidance to improve the quality of development outcomes. Several recipients also voiced the need for transparency in the selection process to prevent social jealousy among residents.

In conclusion, community responses to the BSPS in Langkat Regency tended to be positive, but participation levels still depend on understanding the concept of stimulus and the strength of social capital in each community. Participation will be more optimal if supported by communicative assistance, a mutual cooperation mechanism facilitated by the village government, and transparent information dissemination from the beginning of the program. In this way, aid recipients are not merely program objects, but also play a role as empowered development subjects.

What strategies can be implemented to improve the effectiveness and sustainability of the BSPS implementation in Langkat Regency?

To improve the effectiveness and sustainability of the BSPS program in Langkat Regency, the first strategy that needs to be strengthened is strengthening the digital-based data collection and targeting system. The local government needs to integrate data on Uninhabitable Houses (RTLH) into a single integrated system, such as SIRUS (Swadaya Home Information System) or e-RTLH, with the involvement of village governments and technical facilitators. With an accurate database, regular updates, and geotagging, the aid recipient verification process will be more objective and transparent, thereby minimizing nepotism or mistargeting. Furthermore, open data also allows for public oversight and strengthens accountability for program implementation.

The next strategy is to increase the capacity of technical facilitators/Field Facilitators (TFL) through tiered training on micro-scale project management, technical standards for simple earthquake-resistant buildings, and social communication approaches. Facilitators not only act as technical supervisors but also as motivators and problem solvers for recipient communities. This support can be complemented by a multi-layered supervision mechanism at the district and provincial levels to ensure construction quality and adherence to implementation

timelines. Furthermore, providing performance-based incentives to facilitators can encourage them to work more professionally and innovatively.

Furthermore, the BSPS program needs to be strengthened through the development of community-based collaborative self-help schemes, such as the establishment of BSPS Gotong Royong Groups in each village. With this approach, the burden of self-help for aid recipients is not borne solely by individuals but can be carried out collectively through the These include collaborative work, material grants from community leaders, or integration with local companies' CSR programs. This collaborative model not only accelerates the development process but also strengthens social capital and community ownership of the program's outcomes.

In the long term, program sustainability can be maintained through cross-sector synergy with other programs such as Pamsimas (Community Welfare Program), MSME empowerment, and construction skills training for residents. Thus, the BSPS program not only produces decent housing but also impacts the recipients' economic well-being through local job creation. Village governments can also be encouraged to set aside Village Funds as BSPS matching funds to assist community groups struggling to cover their own costs.

By implementing these strategies namely, strengthening digital-based data, increasing the capacity of facilitators, community self-reliance, and cross-sector synergy the BSPS program in Langkat Regency will become more than just a physical intervention, but will develop into a sustainable social movement aimed at improving the quality of life for low-income communities. This program will no longer simply "build houses," but will truly "build independence."

Conclusion

The implementation of the Self-Help Housing Stimulant Assistance (BSPS) Program in Langkat Regency has generally been conducted in accordance with the regulatory framework established by the Ministry of Public Works and Housing. This program has proven to provide tangible benefits for low-income communities in improving the quality of their housing. However, its effectiveness is still affected by several obstacles, such as limited accurate RTLH data, uneven community understanding of the stimulus principles, low self-help skills among some recipients, and the suboptimal capacity of technical facilitators.

Community participation in the program's implementation has been positive, particularly in areas with a strong culture of mutual cooperation. However, differences in understanding and social support have led to variations in the smoothness of development across sub-districts. Therefore, strategies to improve the implementation of the BSPS in Langkat Regency need to focus on strengthening the digital data collection system, increasing the capacity of facilitators, establishing a community-based self-help model, and cross-sectoral synergy with village governments and other stakeholders.

With the implementation of these strategies, the BSPS Program will function not only as fiscal assistance but also as an instrument for sustainable socio-economic empowerment of communities. This program has the potential to develop from simply building houses to becoming a means of building independence and welfare for village communities.

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