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Policy Evaluation of Cikudul Simple Rental Flat (RUSUNAWA) Program in Sukabumi City

Ratna Nabillah¹, M. Rijal Amirulloh², Rizki Hegia Sampurna³.

¹ Universitas Muhammadiyah Sukabumi, Indonesia, ratnamesil1@gmail.com.

² Universitas Muhammadiyah Sukabumi, Indonesia, mrjalamirulloh@ummi.ac.id.

³ Universitas Muhammadiyah Sukabumi, Indonesia, rizkicdn@ummi.ac.id.

Corresponding Author: ratnamesil1@gmail.com¹

Abstract: The phenomenon of rapid urbanization in Sukabumi triggers the need for decent housing for low-income people (MBR). This study aims to evaluate the policy of the Cikudul Simple Rental Flat (RUSUNAWA) Program in Sukabumi City. The research method used is qualitative with data collection techniques through observation, interviews, and documentation. The results showed that although RUSUNAWA was available, there were still obstacles in physical and financial accessibility for MBR. The policy evaluation revealed that apparatus resources, institutions, infrastructure and technology, finance, and regulations play an important role in the management of RUSUNAWA. Key findings include the need to improve the skills and knowledge of officials, improve public facilities, and provide social assistance to ease the financial burden of residents. With continuous evaluation, it is expected that the RUSUNAWA program can be more effective in improving the quality of life of low-income people in Sukabumi.

Keywords: RUSUNAWA, urbanization, low-income people, housing policy.

INTRODUCTION

The dynamic development of the city area will certainly have many different impacts on the lifestyle of the city residents themselves. The development of the city center as the center of economic activity provides its own attraction for the community, so that it can affect the high flow of labor both within the city itself and in the metropolitan area, basically urbanization refers to the movement of people from rural to urban areas. The gradual increase in the number of people living in urban areas, then the community adapts to these changes, which results in the number of urban residents increasing very rapidly. One of the consequences is that there is a clumping of labor in big cities in Indonesia.

The large number of people in the city center requires the provision of livable settlements, especially in response to urbanization. One of the factors driving urbanization in the city center is the availability of good facilities and infrastructure that attract people to settle in the area. In addition, another reason people are interested in living near the city center is because it is easier to find work.

For example, the concept of vertical development through housing can multiply the carrying capacity of existing real estate in cities. Building housing is the basis for the government to address the problem of urbanization. The policy of building flats. needs to be directed at improving the quality of life and creating community harmony. The purpose of building these flats is to answer the needs of the community both in quantity and quality for housing in a healthy environment and a living environment that provides a sense of security, peace and prosperity. The construction of these houses must continue to be increased evenly in order to reach low-income people. Where the construction of flats must also be able to overcome the problems that are a factor in urbanization, this can expand business opportunities and employment, and encourage the development of a cheap building materials industry that meets the technical and health requirements of household materials.

Policy is generally used to select and indicate the most important choices to strengthen life, both in the life of governmental and private organizations". Policy should be free from the connotations or nuances encompassed in the word *political*, which is often believed to imply favoritism due to vested interests. A policy is a provision that applies and is characterized by consistent and repeated behavior, both from those who make it and those who obey it (those affected by the policy) (Anggara, 2014: 14). Public policies are made to realize values such as justice, equality, and openness which are made to solve problems faced by society, for example: problems of poverty, unemployment, crime, and poor public services (Purwanto, 2012: 64). public policy as a complex pattern of interdependent collective choices, including decisions not to act, made by government agencies or offices. The stages of the policy-making process are the agenda preparation stage, the second stage of policy formulation, the adoption of these guidelines, policy implementation, and policy evaluation (Dunn, 2000: 132).

In accordance with Article 1 Paragraph 1 of Public Housing Law Number 20 of 2011, an apartment complex is built in an environment divided into functional parts horizontally and vertically, each of which forms a single unit, which is referred to as a multi-storey building. In particular, living spaces with shared areas, common property and common land are separately owned and used. The Housing Law indicates that there are four types of housing:

- 1) Public housing is housing organized to meet the housing needs of low-income people (Article 1, Paragraph 7 of the flat law).
- 2) Certain apartment housing is apartment housing designed to meet special needs (Article 1, Paragraph 8 of the Housing Law).
- 3) State-owned housing is housing that is owned by the state and serves as a means of supporting families and as a place of residence or lodging to support civil servants and civil servants in carrying out their duties (Article 1 Paragraph 9 Housing law).
- 4) Commercial flats are flats operated for profit (Article 1 paragraph 10 of the Public Housing Law).

The implementation of the RUSUNAWA Program in Indonesia is supported by various relevant legal foundations. The main legal basis that supports citizens' rights to adequate housing is contained in the 1945 Constitution of the Republic of Indonesia (UUD 1945). Article 28H paragraph (1) of the 1945 Constitution affirms that "Every person has the right to live in physical and spiritual prosperity, to have a place to live, and to have a good and healthy environment, and to receive health services."

Affordable and quality housing is an important basic right for every citizen. In Indonesia, particularly in Sukabumi City, the need for affordable housing remains a serious challenge. Rapid population growth and urbanization have increased the pressure on the provision of housing that conforms to decent standards. This problem impacts on economic, social and environmental aspects. If this happens and is not controlled, it can become a national problem for Indonesia.

In order to overcome this challenge, the Sukabumi City Government has implemented the Rumah Susun Sederhana Sewa (RUSUNAWA) Program as one of the strategic policy measures to provide affordable housing alternatives for Low-Income Communities (MBR), these apartments will be leased to Sukabumi residents who do not yet own a house and meet the requirements set by the city government. Because basically the opportunity to be able to have their own residence for Low-Income Communities (MBR) is only a small portion. Therefore, the government must meet the housing needs of the MBR and provide housing that is livable, comfortable, safe, and affordable. The Sukabumi City Government also refers to the Presidential Regulation of the Republic of Indonesia Number 100 of 2019 concerning Housing and Settlement Areas as the legal basis governing the implementation of housing programs, including RUSUNAWA.

Sukabumi City is one of the regions that already has two Rusnawa buildings. The first was built in 2013 in Chikundur, Overtimesitu Subdistrict, and the second was built in 2015 in Sukakariya, Waldoyon Subdistrict. Rusnawa is managed by the Public Works and Spatial Planning Office (PUTR) of Sukabumi City. The implementation of RUSUNAWA in Sukabumi City is regulated by

Sukabumi Regional Regulation Number 2 of 2014. About Simple Rental Flats in Sukabumi City, That in order for the use of Simple Rental Flats to run well and on target so that asset maintenance can be carried out properly, habitable, and sustainable and in the context of guidance on simple rental flats as stipulated in Article 5 of Law Number 20 of 2011 concerning Flats, it is necessary to have Simple Rental Flats in Sukabumi City.

The initial objective of Rusunawa Cikundul was motivated by the situation of low-income people (MBR), such as janitors and landfill workers, who live in urban slums and mostly work in the informal sector and have low income. According to PERMENPERA number: 08/PERMEN/M/2006, MBR is a family/household that earns a monthly amount of Rp. 2,000,000.00 for the determination of house rental prices is regulated in Sukabumi Mayor Regulation Number 2 of 2014 concerning Basic Rental House Trial Prices in Sukabumi City, and the amount must be paid by residents every month..:

Table 1. Rental Price of Rusunawa Cikundul Sukabumi

Price Per Floor	Unit
First floor Rp. 250,000,	3 (reserved for the disabled, elderly, and pregnant women)
Second floor Rp. 200,000,	24
Third floor IDR 175,000,	24
Fourth floor Rp. 150,000,	24
V floor Rp. 125,000,	24

Source: Processed by Sukabumi City Public Works and Spatial Planning Office

Based on the researchers' initial observations related to the Policy Evaluation of the Cikundul Simple Rental Flat (Rusunawa) Program in Sukabumi City, there are still several problems related to availability and accessibility, namely that even though Rusunawa is available, there are still obstacles in terms of physical and financial accessibility that prevent some low-income people from utilizing it (National Housing Agency, 2021). This physical accessibility refers to the extent to which Rusunawa residents can easily reach the facility from their previous location. Such as long distances, inadequate public transportation, and difficult access for people with disabilities or should be able to easily access these facilities so that this program can benefit the community.

Based on the phenomenon of the problem, it shows that there are limitations on availability and accessibility including physical accessibility and from rusunawa cikundul, which causes the benefits of the program cannot be fully felt by the community. Careful and continuous policy evaluation is essential to address these issues and ensure that the Rusunawa can provide benefits to the people who need them.

Analysis of local economic data and social surveys in 2022 shows that this evaluation will evaluate the impact of the RUSUNAWA program on people's quality of life, local economic growth, and social changes around the Cikundul RUSUNAWA area (Local Economic Data, Social Survey, 2022). So this evaluation is indeed very necessary to see how the rusunawa cikundul policy program in sukabumi city can affect the quality of life of low-income people (MBR). As well as knowing the economic impact of the policy. Therefore, researchers are interested in researching this issue with the title "Policy Evaluation of the Cikundul Simple Rental Flat Program in Sukabumi City."

In general, policy evaluation can be said to be an activity that involves estimating or assessing policies that include substance, implementation, and the impact of implementing these policies (Winarno, 2000: 166). The main criterion of policy evaluation is the extent to which success has been obtained after the implementation of policy programs. The following policy evaluation criteria used consist of five criteria, namely: 1) SDA (Apparatus Resources), 2) institutional, 3) facilities, infrastructure, and technology, 4) financial, and 5) regulation (support) (Agustino, 2022: 187-198).

METHODS

This study used qualitative research methods (Sugiyono, 2020). The unit of analysis that became the object of this research was the Sukabumi City government, Sukabumi City government agencies/institutions, and the people of Sukabumi City. The techniques in collecting in this research were observation, interviews, and documentation. In the research process to check the validity of data in qualitative research, among others, using the level of trust in the techniques used to check the validity of data known as triangulation techniques (Creswell, 2017: 285). Data analysis is carried out after various data are collected based on previous data collection techniques. According to Miles and Huberman (2014: 16), qualitative data analysis consists of three streams of activities that occur simultaneously, namely: data reduction, data presentation and conclusion drawing/verification.

RESULTS AND DISCUSSION

Policy Evaluation of Cikundul Simple Rent Flats in Sukabumi City

Description of this study researchers are interested and want to know the strategy used by the evaluation of the policy of simple rental flats in managing researchers using the theory put forward by Winardi (2003: 112) "Strategy as a plan or a direction to achieve a goal, but to achieve it a strategy does not function as a road map that only shows direction but must show operational tactics. strategy as an integral part and plan (*plan*), where the plan is the result of planning (*Planning*) which however is one of the main tasks of management." there is a management of simple rental flats cikundul researchers refer to the legal basis that has been issued by the government, namely:

1. Law No. 20 Year 2011 article 5 on Flats
2. Sukabumi Mayor Regulation No. 144 of 2022 concerning Position, Organizational Structure, Main Tasks, Functions and Procedures of Public Works and Spatial Planning Department

Following William N. Dunn (1999: 608-610). The term evaluation can be equated with appraisal, rating, and assessment. Evaluation is concerned with the production of information about the value or benefits of policy outcomes. It provides valid and reliable information on policy performance, i.e. how far needs, values and opportunities have been achieved through public action; it contributes to the clarification and critique of the values underlying the selection of goals and targets; and it contributes to the application of other methods of policy analysis, including problem formulation and recommendations. Thus, although it is concerned with the whole policy process, policy evaluation is more concerned with policy performance, particularly in public policy. Evaluation of "formulation" is done on the post-

action side. It is more about the formulation process than the policy content, which usually "only" assesses whether the process is in accordance with agreed procedures.

And what follows are the research results of the entire series of research activities that have been carried out starting from field observations to carrying out interview activities with various informants related to the Policy Evaluation of Cikundul Simple Rental Flats in Sukabumi City, this researcher uses the theory of the Augustino policy evaluation model (2022: 196-198) with dimensions (1) Apparatus resources (2) Institutional (3) Infrastructure and Technology (4) Financial and (5) Supporting regulations. The results of research based on dimensions, namely:

1. Apparatus resources

In the SDA evaluation criteria, we will see the extent to which the apparatus of the Public Works and Spatial Planning Office of the city of Sukabumi understands and understands what they have to do, what they have to make, and so on, in managing and improving the needs of the rusunawa.

Effectiveness in the implementation of the development of Cikundul simple rental flats in Sukabumi city has succeeded in achieving the objectives that have been applied, because with the construction of Rusunawa and for the people who live in the Rusunawa are in accordance with the criteria set by the Rusunawa management. Apparatus resources in Cikundul Simple Rental Flat (Rusunawa), Sukabumi City, include various roles and responsibilities that are important to maintain the comfort, safety and welfare of residents who are low-income people.

According to all informants, the security guards are tasked with maintaining the security of the flat environment for 24 hours. Security officers always conduct routine patrols, monitor CCTV, and respond to emergency situations to ensure the environment remains safe and conducive. With the support of technology such as CCTV installed in strategic areas and an emergency alarm system that can be used by residents when an urgent situation occurs.

In relation to cleanliness, informant 3 mentioned that the Janitors are responsible for keeping common areas such as hallways, staircases and parking areas clean. Cleaning is done regularly to ensure the environment remains clean and comfortable for all residents. waste managers also work to ensure waste is collected and disposed of properly, as well as keeping landfills clean and organized.

In addition, the Rusunawa manager also explained that there are administrative officers who assist residents in various administrative matters such as registration, rent payment, and document processing. Officers also provide information related to rusunawa regulations and policies. Also, the Rusunawa Management is responsible for the overall management of the rusunawa, including facility maintenance, handling tenant complaints, and infrastructure repairs.

This resource plays a vital role in ensuring that the residential environment remains safe, clean and well-managed, so that residents can live their daily lives with comfort and peace of mind.

2. Institutional

Institutions in Cikundul Simple Rental Flat (Rusunawa), Sukabumi City, have been established to support efficient management of housing and provide optimal services for low-income communities. This institutional structure consists of various units that coordinate with each other to ensure the comfort, safety and welfare of the residents.

This institutional structure in Rusunawa Cikundul ensures that all aspects of residential management are handled properly, from security, cleanliness, social services, to technical maintenance. This institution plays an important role in creating a safe, comfortable, and prosperous residential environment for the low-income people who live in the flat.

The Rusunawa manager explained that there is also a management team, one of which is an administrative officer who is responsible for the overall operation of the flat, including the planning, supervision and evaluation of daily activities. This manager ensures that all facilities and services run according to set standards. In addition, there is also a person appointed as a caretaker on the floor of the flat who has the responsibility to coordinate activities within each floor. Floor managers assist in resolving resident issues, coordinating cleaning activities, and ensuring rules are followed.

Regarding maintenance techniques, informant 1 explained that there is a maintenance team working under the administration that will be responsible for the maintenance and repair of the flat's facilities, including electricity, water, and other infrastructure installations. This maintenance team is organized by the Rusunawa Manager in planning routine repairs, and ensuring all facilities are functioning properly.

3. Infrastructure and technology

Rumah Susun Sewa Sederhana (Rusunawa) Cikundul in Sukabumi City is a residential complex designed to provide decent and affordable housing for low-income people. With the main objective of improving the quality of life of its residents, Rusunawa Cikundul is equipped with various modern and adequate facilities, infrastructure and technology.

According to Informant 2, the Cikundul Simple Rental Flat (Rusunawa) has quite comfortable and efficient residential units, with security and cleanliness always maintained, each unit is also equipped with various rooms including bedrooms that have ventilation to ensure smooth air circulation. Each unit is also equipped with electrical installations, clean water, and a sewage network connected to the city system.

In addition, informant 2 also mentioned that one of the public facilities in the Rusunawa is a safe and comfortable play area for children, equipped with various game tools. Then, there is a multipurpose room that can be used for various community activities, such as community meetings, training, and other social events. In addition, the Rusunawa has green areas and parks that provide a beautiful and cool environment, and provide a place to relax for residents.

The thing that is enough to make residents regret the Rusunawa is their Transportation area, as said by informant 1 although it has a sufficient parking area for residents' vehicles, both motorbikes and cars, but access to public transportation is not very easy and difficult, which hinders residents from doing their activities.

All informants explained that there are wireless internet network (Wi-Fi) facilities in common areas and inside residential units, allowing residents to stay connected with the outside world and making it easier for them to work or study from home. In addition, the Management Team uses a digital information system for rusunawa management, including recording tenant data, rent payments, and handling complaints. This increases efficiency and transparency in the management of the flats.

According to informant 2, the UPT Management section of the rusunawa uses energy-efficient LED lights for lighting in common areas and residential units, reducing electricity consumption and operating costs, in water management Efficient water management systems, including the use of technology to recycle domestic wastewater for non-potable purposes, such as plant watering.

In terms of infrastructure and technology, CCTV is connected to a centralized monitoring system, allowing security guards to monitor the entire flat area in real-time, and commercial spaces such as kiosks and stalls are also provided in the flat area that can be rented by residents to run small businesses, thus supporting local economic activity.

With various facilities, infrastructure, and technology, Rusunawa Cikundul is committed to providing decent, safe, and comfortable housing for low-income people, as

well as supporting the improvement of their quality of life through a comprehensive range of facilities and services.

4. Financial

Rumah Susun Sewa Sederhana (Rusunawa) Cikundul in Sukabumi City is a government initiative to provide affordable housing for low-income people. Designed to fulfill basic housing needs, the flat is equipped with adequate facilities to support the daily lives of its residents,

□ The residents of these flats generally have low monthly incomes. With limited income, they often face challenges in meeting basic needs in addition to rent. The rental fee in Rusunawa Cikundul is subsidized by the government, making it more affordable compared to rental prices in the commercial market. Nevertheless, the rental fee remains one of the main expenses for residents, given their limited income. According to informant 3, apart from rent, daily expenses include basic needs such as food, transportation, children's education, and health. Due to mediocre income, residents often have to be very careful in managing their finances so that they have enough to meet these needs. Many rusunawa residents rely on social assistance from the government, such as the Family Hope Program (PKH) or Non-Cash Food Assistance (BPNT). This assistance is very helpful in easing their financial burden.

With limited income and considerable expenses, the ability to save or invest is minimal. Most residents do not have adequate savings to deal with emergencies or other pressing needs. □ Several training and education programs are often held in these flats to help residents improve their skills and abilities, with the hope of increasing their income in the future. However, participation in these programs is often constrained by the need to work to make ends meet.

Overall, financial life in Rusunawa Cikundul Kota Sukabumi reflects the daily reality of low-income people in Indonesia. The government's effort to provide affordable housing is an important step, but many challenges remain to improve their quality of life and welfare.

5. Regulation

Cikundul Simple Rental Flat (Rusunawa) in Sukabumi City is one of the government's efforts to provide decent housing for low-income people. Regulations related to the management and placement in this Rusunawa are designed to ensure order, comfort and safety for all residents. Below are some of the main points of the regulation.

According to informant 1 and informant 2, Rusunawa residents are low-income people as evidenced by a certificate from the authorities.^a Prospective residents must be registered and meet the requirements determined by the Sukabumi City Housing and Settlement Area Office. And also Rent for flat units is charged at an affordable cost in accordance with applicable regulations, with the aim of easing the burden on low-income people.^b Rent payments are made on a monthly basis and on time to avoid fines or other sanctions.

Residents are responsible for maintaining the cleanliness and preservation of the unit and public facilities available. It is prohibited to make changes to the building structure without permission from the manager. Residents must comply with the rules of cleanliness and garbage disposal that have been set. Residents are expected to maintain order and not disturb the comfort of other residents.

Activities that violate the law or disturb public order in the Rusunawa environment are prohibited. Residents must follow the security procedures set by the manager, including the use of access cards and reporting guests who come.

Residents have the right to use the public facilities provided such as children's play areas, multipurpose rooms, and parks. The manager provides maintenance and repair services for shared facilities that can be accessed by residents in accordance with

applicable procedures. Violations of this regulation may be subject to sanctions ranging from written warnings to expulsion from the Rusunawa, depending on the level of the offense.

Residents who do not pay rent on time or violate applicable rules may be subject to fines or other strict actions in accordance with applicable regulations. With this regulation, it is expected to create a harmonious, safe and comfortable residential environment for low-income people in Rusunawa Cikundul, Sukabumi City.

Overall, this analysis shows that the policy evaluation process for simple rental flats in the city of Sukabumi has reflected the principles of equity. However, there is still room for improvement in ensuring that all can benefit equally, as well as in strengthening apparatus resources, institutions, infrastructure and technology, finance and regulations to achieve more effective goals.

CONCLUSIONS

Based on the results of research conducted on the evaluation of the policy of simple rental flats in Cikundul, Sukabumi City, the conclusions in this study are:

Apparatus resources Cikundul Simple Rental Flat (Rusunawa) in Sukabumi City is a residence provided for low-income people. In its management, there are several important things related to apparatus resources that affect the quality of life of residents. Informant 1 and informant 2 identified that Rusunawa Cikundul must have adequate skills and knowledge to manage the operational and administrative needs of the flats. These competencies include an understanding of regulations, housing policies, as well as the ability to deal with various issues that may arise in the flat environment. Adequate apparatus resources are needed to ensure that the facilities and infrastructure in Rusunawa Cikundul are well maintained. This includes routine maintenance, repairs in case of damage, and handling technical problems that may be experienced by residents. With good management and competent apparatus resources, Rusunawa Cikundul can become a decent and comfortable place to live for low-income people, and support the improvement of their quality of life.

The institution of Cikundul Simple Rental Flat (Rusunawa) in Sukabumi City is designed to provide a decent place to live for low-income people (MBR). Some important points about the institution of Rusunawa Cikundul according to informant 1 and informant 2 are the purpose of the construction of the rusunawa Providing affordable and decent housing for MBR, Reducing the number of slums in Sukabumi City, and Improving the quality of life of residents through access to adequate basic facilities. The management of Rusunawa is managed by the Public Works and Spatial Planning Office of Sukabumi City, daily management is carried out by appointed administrators who function to supervise and maintain facilities and coordinate residents' activities. Institutions in Rusunawa Cikundul Kota Sukabumi are designed to support the welfare of residents through good management, adequate facilities, and social programs that focus on community empowerment.

Infrastructure and technology, Cikundul Simple Rental Flat (Rusunawa) in Sukabumi City is one of the housing solutions for low-income people. The following is a summary of the facilities, infrastructure and technology in the Rusunawa. Interview with informant 1 to informant 4 Each residential unit in Rusunawa Cikundul is designed to be simple yet functional, providing sufficient space for basic family needs. The flat is equipped with clean water installations and adequate sanitation facilities, ensuring residents have access to clean water and proper toilets. There are green open spaces and playgrounds for children, providing a healthier and more comfortable environment. However, it is located far from public facilities such as the city force, schools, markets, and health services. Efficient water management technology to ensure even distribution of clean water to all residential units. Rusunawa Cikundul in Sukabumi City has provided adequate facilities and infrastructure for low-income people. With functional housing units, access to clean water and electricity, and a

good security system, residents can enjoy a comfortable and safe environment. The use of technology in water, security, and waste management also demonstrates efforts to improve the quality of life of residents in a sustainable manner.

Financial The residents of Rusunawa Cikundul are generally low-income people who work in the informal sector, factory laborers, small traders, and other workers with limited income. The average income of residents is usually below the regional minimum wage (UMR). Monthly Rent: Rental costs in Rusunawa Cikundul are subsidized by the government so they are more affordable compared to rental costs elsewhere. The average monthly rent ranges from Rp. 125,000 to Rp. 250,000 per unit, depending on the size and facilities provided. With subsidized rental fees, residents can allocate a portion of their income for other important needs such as education and health. By having decent and stable housing, residents have greater opportunities to improve their quality of life, including through education and skills training. Rusunawa Cikundul Kota Sukabumi provides affordable housing solutions for low-income communities, helping them to reduce their financial burden. Although it still faces various challenges, the existence of Rusunawa provides significant benefits in improving the stability and quality of life of residents. Continued support from the government and related parties is needed to ensure the sustainability of this program and help residents overcome the financial challenges they face.

Regulation of Rusunawa Cikundul informant 1 to informant 4 said that the rusunawa was built to provide decent, affordable and comfortable housing for low-income people in Sukabumi City. The main target is families whose income is below average and have difficulty accessing decent housing. □ The selection process of residents is carried out transparently through registration and data verification by related agencies. Applicants must submit the necessary documents, including proof of income, ID card, and family card. The rental system is set at an affordable rate and adjusted to the ability of residents. Rental payments are made on a monthly basis and there is a mechanism for suspension of payments for those experiencing temporary difficulties. The flat is equipped with various basic facilities such as clean water, electricity, sewage system, and security. There are also supporting facilities such as multipurpose rooms, playgrounds, and parking areas. Rusunawa management is carried out by a management body formed by the local government. Periodic supervision is carried out to ensure residents' compliance with regulations and maintain the physical and environmental conditions of the Rusunawa. special policies can be applied in emergency situations, such as adjusting rental rates during natural disasters or economic crises to ease the burden on residents.

This regulation is designed to ensure that Rusunawa Cikundul can function optimally as a housing solution for low-income people, while maintaining order and the welfare of residents.

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