

IMPLEMENTATION OF THE BSPS (SELF-HELP HOUSING STIMULUS ASSISTANCE) PROGRAM POLICY IN JATISARI VILLAGE, CISOMPET DISTRICT, GARUT REGENCY

Mulyaningsih*, Ade Burhanudin, Sopa Siti Marwah, & Yagus Triana

Universitas Garut, Indonesia

*Email: mulyaningsih@gmail.com**

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Abstract

The problem of uninhabitable housing remains a major challenge in rural areas, including in Jatisari Village, Cisompet District, Garut Regency, where the majority of the population is classified as low-income. Limited economic conditions make it difficult for the community to provide adequate housing independently. To address this problem, the government implemented the Self-Help Housing Stimulant Assistance Program (BSPS) as an effort to improve housing quality through stimulus assistance combined with the principle of community self-reliance. However, in practice at the village level, the BSPS program still faces various obstacles that can affect the effectiveness of achieving policy objectives. This study aims to analyze the implementation of the BSPS Program policy in Jatisari Village, Cisompet District, Garut Regency. The study used a descriptive qualitative approach with a case study method. Data collection was conducted through in-depth interviews, field observations, and documentation studies, with informants consisting of village officials, BSPS facilitators, and community beneficiaries. Data analysis was carried out through the process of data reduction, data presentation, and drawing conclusions, while the validity of the data was tested using source and technique triangulation. The results of the study indicate that the implementation of the BSPS Program in Jatisari Village has been running and has provided real benefits in improving the quality of uninhabitable houses. Supporting factors for program implementation include village government support, active community participation, and technical assistance from BSPS facilitators. Meanwhile, inhibiting factors found include limited aid budget, low understanding of some community members regarding program mechanisms, delays in material procurement, and the economic conditions of aid recipients that limit their ability to self-help. This study concludes that the implementation of the BSPS Program policy in Jatisari Village is quite successful, but not yet fully optimal, so it is necessary to improve the quality of socialization, strengthen resources, and coordinate between parties so that program implementation at the village level can be more effective and sustainable.

Keywords: BSPS, Jatisari Village, Policy Implementation, Self-Help Housing.

A. INTRODUCTION

The problem of uninhabitable housing (RTLH) remains one of the most challenging unfinished tasks on Indonesia's social development agenda, particularly in rural areas that frequently face limitations in basic infrastructure, uneven access to public services, and economic opportunities that tend to be volatile. It is worth noting that housing conditions that fall short of minimum standards whether in terms of structural safety, space density, ventilation, sanitation, or resilience to weather do not merely reduce everyday comfort; they

also heighten health risks and residents' vulnerability to safety hazards, which in turn can disrupt productivity as well as social relations within the family. Several studies even emphasize that RTLH should not be understood simply as a matter of "physical deficiencies in a building," but rather as a manifestation of deeper structural problems such as persistent poverty, limited assets and income, and unequal access to resources (Mulyadi, 2020; Setiyarini & Prathama, 2019). Therefore, if RTLH is positioned merely as a target of physical development, there is a risk that the analysis becomes overly narrow; instead, RTLH is better conceptualized as an integral component of broader social welfare improvement strategies, rather than as a construction project deemed complete once a house looks "newer."

Within the framework of fulfilling citizens' rights to adequate housing, the government through its policy instruments and institutional capacity plays a central role in ensuring protection and the fulfillment of basic needs, particularly for low-income communities. One policy instrument that remains in operation and is relatively prominent is the Self-Help Housing Stimulant Assistance Program (BSPS) administered by the Ministry of Public Works and Public Housing (PUPR). Interestingly, conceptually BSPS is not designed as assistance that "replaces" residents' efforts; rather, it functions as stimulative support intended to encourage community self-reliance through self-help mechanisms, mutual cooperation, strengthened social participation, and technical assistance so that housing improvements can proceed in a more guided and sustainable manner (Fitriah, 2022). Nevertheless, this "self-help" logic also entails nontrivial prerequisites: the program does not merely distribute materials or funds, but also presupposes sufficiently strong local capacity institutional arrangements, leadership, and social networks—to collectively organize the home-improvement process.

Recent empirical findings suggest that BSPS can indeed produce tangible benefits, particularly in improving housing quality and enhancing recipients' quality of life; however, such outcomes are strongly determined by the quality of implementation at the local level. For example, a study in Waara Village (Muna Regency) reported that facilitator coordination, program socialization, and field-level assistance contributed to better targeting and safer, more livable renovation outcomes (Jois et al., 2024). On the other hand and this is important to recognize evidence from different settings reveals striking variation: a study of BSPS implementation in Kebumen Village (Batang Regency) found that a tendency toward top-down approaches, weak socialization, limited resources, and noncompliance with standard operating procedures (SOP) helped explain why program success was not yet optimal (Asyifa et al., 2024). In other words, although BSPS has strong potential as a social-housing policy instrument, its effectiveness is not automatically guaranteed simply because its design appears "sound on paper."

The gap between policy objectives and on-the-ground realities also aligns with earlier studies highlighting persistent implementation problems at the village level, including limited implementing staff capacity, insufficiently robust coordination among actors, uneven technical assistance, and challenges related to the accuracy of beneficiary targeting (Pablo, 2024; Utha & Amir, 2024). Nevertheless, an evaluation of BSPS in Oesapa Subdistrict (Kupang City) offers a particularly firm emphasis that implementation dynamics such as beneficiary selection mechanisms, the governance of assistance and facilitation, and the consistency of oversight often become decisive factors in determining whether the program truly improves the conditions of low-income communities or instead leaves new problems in practice (Burga et al., 2025). At this point, "implementation" should no longer be treated as a mere administrative add-on; it is the main arena where policy is tested: whether the program genuinely reaches its intended groups and generates meaningful change, or whether it becomes distorted during execution.

Against this backdrop, Jatisari Village, Cisompet District, Garut Regency represents a relevant locus because rural socio-economic characteristics dependence on agriculture and informal work with relatively limited income frequently intersect directly with RTLH risks. From an academic standpoint, focusing on Jatisari is also strategic because, as you noted, there have been few studies that specifically examine BSPS implementation in this village; this situation points to a clear research gap worth addressing. This gap-based argument can be further strengthened by comparison with RTLH studies in other regions, which underline the importance of viewing implementation as a multi-actor, multi-level governance process whose outcomes are strongly shaped by local socio-economic conditions (Luthfiah & Mahendra, 2025). Accordingly, research in Jatisari should ideally move beyond a purely procedural description of program execution and instead go further to explain why variations in outcomes occur, which factors are most decisive at the implementation level, and what governance recommendations are most reasonable for improving BSPS performance at the village scale.

B. LITERATURE REVIEW

Public policy is essentially a series of decisions and actions taken by the government to address problems facing society. Dye (2017) explains that public policy encompasses everything the government chooses to do or not to do. This definition emphasizes that public policy does not always take the form of direct action, but can also be a strategic decision not to undertake certain interventions. In the context of social development, public policy is aimed at improving public welfare through the provision of public services, including meeting basic housing needs.

A similar view is expressed by Anderson (2014), who states that public policy is a relatively stable pattern of actions established by government actors to resolve public problems. Policy does not stand as a single decision, but rather as a series of ongoing and structured actions. Thus, public policy serves as the government's primary instrument in systematically responding to community needs. The Self-Help Housing Stimulant Assistance Program (BSPS) is one form of public policy specifically designed to address the issue of uninhabitable housing through a community empowerment approach.

The public policy process generally proceeds through several interconnected stages. Dunn (2018) states that the policy stages include problem formulation, policy agenda development, policy alternative formulation, policy implementation, and policy evaluation. Of all these stages, policy implementation holds a crucial position because it translates policy decisions into concrete practices. The success or failure of a policy is largely determined by this implementation phase.

Policy implementation can be understood as the process of implementing public policy by implementing actors to achieve predetermined objectives. Edwards III (1980) views implementation as the stage where formulated policies are implemented through administrative and operational actions. This process involves not only technical implementation but also encompasses aspects of communication, resource availability, the attitudes of implementers, and the organizational structure involved. In the context of the BSPS Program, several studies have shown that program effectiveness is significantly influenced by the quality of its implementation at the local level, particularly in villages as the spearhead of policy implementation (Utha & Amir, 2024; Polinggapo & Mahmud, 2025).

The policy implementation model widely used in public policy research, including in the housing sector, is the George C. Edwards III model. This model emphasizes four key variables that determine the success of policy implementation: communication, resources, disposition, and bureaucratic structure (Edwards III, 1980). Communication relates to how

policies are conveyed to implementers and target groups, including clarity of information, consistency of messages, and intensity of program socialization. In the implementation of the BSPS, communication is a crucial factor in ensuring the public understands the program's objectives, mechanisms, and obligations.

Resource variables include the availability of human resources, budget, supporting facilities, and the authority of policy implementers. Limited resources are often a major obstacle to program implementation at the village level. Furthermore, the disposition or attitude of implementers reflects the level of commitment, honesty, and compliance of officials in implementing policies. A positive implementer attitude will encourage optimal program implementation. Meanwhile, the bureaucratic structure relates to the division of tasks, work procedures, and inter-agency coordination mechanisms. An overly long and complex bureaucratic structure has the potential to slow down policy implementation in the field. The Edward III model is considered relevant for analyzing the implementation of the BSPS Program because it can comprehensively explain policy dynamics at the local level.

The Self-Help Housing Stimulant Assistance Program is a government program aimed at assisting low-income communities in improving the quality of their homes through the principle of self-reliance. This program does not provide full assistance, but rather acts as a stimulus to encourage communities to actively participate in building their own homes (Bawenti et al., 2019). This approach emphasizes the values of mutual cooperation, community participation, and independence as the foundation of program implementation.

The main objective of the BSPS Program is to improve housing quality to meet livable housing standards while simultaneously promoting community welfare. This program targets low-income communities who own uninhabitable homes and meet the administrative and technical requirements set by the government. The BSPS program is implemented through data collection of potential recipients, verification and validation, distribution of stimulus assistance, technical assistance, and monitoring and evaluation. In its implementation, village governments play a crucial role as liaisons between the central government, local governments, and beneficiary communities.

BSPS recipients must meet several criteria, including being classified as low-income, owning or occupying uninhabitable housing, possessing land use rights or permits, and being willing to participate through self-help and mutual cooperation. These criteria are established to ensure that assistance is effectively targeted and able to sustainably improve the quality of community housing.

Several previous studies have examined the implementation of the BSPS program in several regions, with mixed results. Setiyarini and Prathama (2019) found that communication and resource availability significantly influence the program's success. Mulyadi (2020) emphasized the importance of intersectoral coordination in supporting the effectiveness of BSPS implementation at the local government level. Meanwhile, Utha and Amir (2024) showed that limited resources and a weak bureaucratic structure remain dominant obstacles to the implementation of the BSPS policy. The similarity between this study and previous studies lies in the focus on the implementation of the housing program policy, while the difference lies in the research location, namely Jatisari Village, Cisompet District, Garut Regency, which has distinct social, economic, and institutional characteristics.

Based on this description, the conceptual framework of this study illustrates the relationship between the BSPS Program policy as a national policy and its implementation process at the village level. Policy implementation is analyzed using the variables of communication, resources, disposition, and bureaucratic structure as proposed by George C. Edward III. These four variables mutually influence the program's success, which is

ultimately reflected in improvements in the quality of livable housing and the well-being of recipient communities.

C. RESEARCH METHODOLOGY

This research uses a qualitative descriptive method with the aim of understanding and in-depth describing the implementation process of the Self-Help Housing Stimulus Assistance Program (BSPS) in Jatisari Village, Cisompet District, Garut Regency. A qualitative approach was chosen because it provides a comprehensive understanding of social phenomena through the experiences, perspectives, and interpretations of actors directly involved in policy implementation. This approach allows researchers to fully examine the reality of policy implementation, consistent with empirical conditions on the ground.

This research employs a case study approach, focusing on a single case and examining it in depth and contextually. Case studies are considered appropriate because they focus on a specific area, namely Jatisari Village, allowing for detailed exploration of the dynamics of BSPS program implementation, influenced by the village's social, economic, and institutional conditions (Mahmud & Ardianto, 2020). Through this approach, the research is expected to illustrate the unique characteristics of BSPS policy implementation at the village level.

The research location is Jatisari Village, Cisompet District, Garut Regency. The location was selected based on the consideration that this village is one of the recipient areas of the BSPS Program and still faces the problem of uninhabitable housing, making it relevant to study within the context of housing policy implementation. The research was conducted over a specific timeframe, encompassing the preparation stage, field data collection, data processing, and research report preparation, from November to January 2026.

The research subjects included parties directly involved in the implementation of the BSPS Program in Jatisari Village. Informants were selected using a purposive sampling technique, which involves deliberately selecting informants based on their capabilities and relevance to the research focus. Informants included the village head responsible for policy at the village level, village officials handling administration and data collection, BSPS Program facilitators who play a role in technical assistance, and community beneficiaries who directly experience the policy's impact.

Data collection in this study utilized several techniques to obtain comprehensive information. In-depth interviews were conducted using semi-structured methods with informants to elicit information regarding the BSPS policy implementation process, supporting and inhibiting factors, and community perceptions of the program. In addition, field observations were conducted to observe the physical condition of recipients' homes, the construction or repair process, and interactions between program implementers and the community. Another technique was documentation studies, which involved reviewing official documents such as recipient data, program implementation reports, BSPS regulations, and village administrative archives.

Data analysis was conducted interactively and continuously from the data collection stage until the research concludes. The analysis process refers to the Miles and Huberman model, which includes three main stages: data reduction, data presentation, and conclusion drawing. Data reduction involves selecting and simplifying raw data to align with the research focus. The reduced data is then presented in descriptive narratives, tables, or matrices to facilitate understanding of patterns and relationships between findings. The final stage of analysis is drawing conclusions, which are derived through in-depth data interpretation to address the research questions.

To ensure data validity, this study employed several credibility testing techniques. Source triangulation was conducted by comparing information obtained from various informants,

such as village heads, village officials, BSPS facilitators, and aid recipients. Technical triangulation involved comparing interview results, observations, and documentation to ensure the data complemented and reinforced each other. Furthermore, member checking was conducted by reconfirming the research findings with informants to ensure the data matched the actual conditions on the ground.

D. RESULT AND DISCUSSION

Jatisari Village is an administrative area in Cisompet District, Garut Regency, characterized by rural areas largely consisting of hilly areas and agricultural land. This geographical condition makes access to several hamlets relatively limited, especially those located far from the village government center. This limited access impacts the distribution of development logistics, including the implementation of the Self-Help Housing Stimulus Assistance Program (BSPS), particularly regarding the delivery of building materials to recipient locations.

In terms of socioeconomic conditions, the majority of Jatisari Village residents rely on agriculture and informal employment, such as farm laborers and casual laborers. The community's uncertain and relatively low incomes limit their economic capacity to independently meet housing needs. This situation places the BSPS Program in a strategic role in helping the community improve the quality of their housing and achieve a more decent standard of living.

Field observations indicate that a number of homes remain uninhabitable. This condition is characterized by semi-permanent structures, fragile wall structures, leaking roofs, and inadequate sanitation facilities. The implementation of the BSPS Program in Jatisari Village is aimed at improving the physical condition of these houses to meet housing standards as stipulated by the government.

The implementation of the BSPS Program in Jatisari Village was analyzed using George C. Edward III's policy implementation indicators, which include communication, resources, disposition, and bureaucratic structure. In terms of communication, the program's socialization was carried out by the village government, along with BSPS facilitators, through village meetings and direct information dissemination to prospective beneficiaries. However, interviews indicated that the socialization process was still suboptimal due to its limited intensity and its ineffectiveness in reaching all levels of society.

The level of community understanding of the BSPS Program also varied. Some beneficiaries understood the program's objectives, the stimulus assistance mechanism, and the self-help obligations that must be met. However, some residents still did not fully understand the budget allocation requirements and the program's implementation stages, leading to misunderstandings during the house construction process.

In terms of resources, limited human resources were a major obstacle to program implementation. Village officials involved had to perform various other administrative tasks, preventing optimal attention to BSPS implementation. Furthermore, budget constraints also pose a challenge because the assistance provided is incentive-based and cannot cover all housing construction needs. This situation necessitates community self-reliance, which in practice can be quite burdensome for low-income recipients.

The role of BSPS facilitators is crucial in providing technical and administrative guidance to the community. Research shows that the presence of facilitators helps streamline program implementation, particularly in ensuring construction complies with technical standards. However, the limited number of facilitators prevents the intensity of assistance from being distributed evenly to all recipients.

In terms of disposition, Jatisari Village officials demonstrate a strong commitment to supporting the implementation of the BSPS Program. The village government is actively involved in the data collection process for potential recipients and oversees the implementation of housing construction. Program implementers generally carry out their duties in accordance with applicable regulations, although in practice, challenges remain regarding the speed of service due to the workload of village officials and limited resources.

The bureaucratic structure for implementing the BSPS Program involves various parties, from the village government, facilitators, to relevant agencies at the regional level. Normatively, the division of tasks has been clearly defined, but in practice, overlapping roles are still found, particularly in administrative aspects. Coordination between parties is quite good, but not fully effective due to differing activity schedules and limited communication, which impact the smoothness of program implementation.

Several factors contributed to the successful implementation of the BSPS Program in Jatisari Village, including active support from the village government, community participation through mutual cooperation and self-help, and the presence of technical assistants who assisted the community in the house construction process. On the other hand, the implementers.

E. CONCLUSION

Based on research and discussions on the implementation of the Self-Help Housing Stimulus Assistance (BSPS) program in Jatisari Village, Cisompet District, Garut Regency, it can be concluded that the BSPS program has been implemented and has had a positive impact on recipient communities, particularly in improving the quality of uninhabitable homes. Through a stimulus assistance scheme combined with the principle of self-help, this program has been able to assist low-income communities in obtaining more suitable and safe housing.

Based on the policy implementation indicators according to the George C. Edward III model, communication has been implemented through outreach and program mentoring activities, although community understanding of the BSPS implementation mechanisms and provisions remains uneven. Regarding resources, limited aid budgets and the number of human resources are significant obstacles, resulting in suboptimal program implementation. However, the role of BSPS mentors has proven to be very helpful in assisting communities in understanding the technical aspects of program development and administration.

In terms of disposition, village officials and program implementers have demonstrated a positive attitude and commitment to supporting BSPS implementation, particularly in the process of data collection of potential recipients and oversight of field activities. Meanwhile, regarding the bureaucratic structure, the division of tasks and coordination between relevant parties have been implemented, but improvements are still needed to ensure more effective, efficient, and timely program implementation.

In general, the implementation of the BSPS Program policy in Jatisari Village can be categorized as going quite well, although it has not yet reached its optimal level. The success of the program is supported by the active involvement of the village government, community participation, and ongoing technical assistance. The main obstacles faced include budget constraints, a lack of understanding of program mechanisms among some community members, and the socioeconomic conditions of aid recipients that limit their ability to self-help. Therefore, improved communication quality, strengthened resources, and more integrated coordination are needed to ensure more effective, equitable, and sustainable implementation of the BSPS Program policy in the future.

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