

Policies and Strategies for Handling Uninhabitable Houses (RTLH) in Malang City

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Abstract

Inadequate housing (RTLH) is one of the main challenges in urban governance, especially in areas with high poverty rates. Malang City, as a major city in East Java, is facing RTLH issues that require strategic interventions and effective policies. Based on data from SATUDATA Malang City, the number of RTLH has decreased from 1,471 units in 2022 to 1,013 units in 2024. This decrease was supported by a budget allocation of IDR 2 billion from the Malang City Government in 2024 which was used to rehabilitate 100 RTLH units using the roof, floor and wall repair (aladin) method. In addition, the involvement of various stakeholders, such as Baznas Malang City and the private sector, also contributed to the efforts to improve housing for low-income people. This article aims to analyze the policies that have been implemented, evaluate the effectiveness of the RTLH rehabilitation program, and provide policy recommendations that are more optimal in accelerating RTLH settlement in Malang City. Using a quantitative descriptive analysis method, this research processes data from various official sources to provide a comprehensive picture of the development of RTLH and strategies that can be implemented to improve the quality of housing in Malang City in a sustainable manner.

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1. Introduction

Adequate housing is one of the fundamental elements in human life. As a basic need, housing not only serves as a place to live but also plays a role in determining the quality of life of its occupants. Homes that meet safety and health standards will create an environment that supports physical and mental well-being, while poor housing conditions can contribute to various social and health problems. In many developing countries, including Indonesia, the problem of uninhabitable houses (RTLH) remains a major challenge in urban development and housing governance. RTLH is a dwelling that does not meet safety standards, has poor sanitation conditions, and lacks access to basic infrastructure such as clean water, electricity, and adequate drainage systems (Kementerian PUPR, 2022).

As one of the major cities in Indonesia, Malang City also faces challenges in providing adequate housing for all its citizens. With rapid population growth and increasing urbanization, Malang City is experiencing pressure on the availability of adequate residential land and housing. Many low-income people still live in uninhabitable houses, either due to economic factors, limited resources, or lack of access to effective housing assistance programs. However, in recent years, there has been a decline in the number of RTLH in Malang City, indicating policy interventions and improvement programs carried out by the local government and various development partners. Based on Malang City SATUDATA data (2024), the number of RTLH has decreased from 1,471 units in 2022 to 1,013 units in 2024.

This decline did not happen spontaneously, but was the result of various rehabilitation efforts and policy interventions that have been implemented. The Malang City Government through the Public Works, Spatial Planning, Housing, and Settlement Areas Office (DPUPRKP) has

allocated a budget of Rp2 billion in 2024 to rehabilitate 100 RTLH units spread across several areas. This program targets the repair of roofs, floors, and walls (aladin) of houses to make them safer and healthier for the residents. Apart from the government, various parties also play a role in this effort. Baznas Malang City, for example, participated in providing assistance for low-income people to improve the quality of their homes.

However, the problem of RTLH is not only limited to the number of uninhabitable houses, but also relates to the sustainability of the policy and the effectiveness of the handling strategy. Although there are various rehabilitation assistance programs, there are still a number of challenges that need to be overcome. Some of these include budget limitations, inequality in the distribution of assistance, and a lack of cross-sector coordination in the implementation of housing policies. In addition, there are still obstacles in the data collection mechanism for uninhabitable houses, so there is a possibility that many houses still need assistance but have not been registered in the government's rehabilitation program.

In the context of housing policy, various theories can be used to understand the RTLH phenomenon and the strategies to address it. One of the relevant theories is Maslow's Hierarchy of Needs Theory (1943), which explains that the need for shelter is part of the physiological needs that must be met before individuals can achieve higher levels of welfare. If basic needs such as shelter are not met, it will be difficult for an individual to achieve social and economic stability. Therefore, the provision of adequate housing is not just a physical issue, but also relates to human development and social welfare.

In addition, the Sustainable Livelihoods Theory developed by Chambers and Conway (1992) also provides an important perspective in this context. This theory emphasizes that household economic sustainability is not only determined by income, but also by access to physical resources such as adequate housing, basic infrastructure, and social assistance. In the context of Malang City, the RTLH rehabilitation program should not only focus on the physical improvement of houses, but also consider the social and economic factors that enable people to maintain their housing in the long term.

From a social justice perspective, John Rawls' Social Justice Theory (1971) also provides an argumentative basis for housing policy. Rawls states that the distribution of resources in society should be done fairly, paying special attention to the most vulnerable groups. In the context of RTLH in Malang City, the distribution of housing assistance should ensure that the poor who really need it have access to rehabilitation programs, without any political or administrative bias in the distribution of assistance. With an inclusive and needs-based approach, rehabilitation programs can be more effective and reach those who are truly in need.

A number of previous studies have addressed RTLH problems and coping strategies in various cities in Indonesia. Nugroho et al. (2020), for example, in their study on the effectiveness of the Self-Help Housing Stimulant Assistance (BSPS) found that although the program was successful in helping people improve their houses, there were still obstacles in the transparency of aid distribution and monitoring of rehabilitation results. Meanwhile, research by Putri & Rahman (2021) highlighted the role of the private sector in supporting social housing programs. Their study shows that partnerships between the government and the private sector can increase the number of houses repaired, but cross-sector coordination is still a major challenge that needs to be addressed.

In addition, a study by Prasetyo (2023) on local government intervention models in addressing RTLH in urban areas emphasized that a community-based approach can be an effective solution in improving the sustainability of housing rehabilitation programs. In this approach, communities are not only recipients of assistance, but are also involved in the process of planning and implementing the rehabilitation of their houses. This allows them to have a higher sense of ownership over the repaired house, so that the sustainability of the shelter can be better maintained in the long run.

Although various studies have examined the issue of RTLH from various perspectives, specific studies on the effectiveness of RTLH policies in Malang City are still very limited. Therefore, this study aims to analyze the policies that have been implemented by the Malang

City Government in addressing RTLH, evaluate the effectiveness of RTLH rehabilitation strategies that have been carried out in recent years, and identify the main challenges in

implementing housing policies in Malang City. By understanding the various aspects of RTLH management, the results of this research are expected to contribute to the formulation of more effective and sustainable policies, so that Malang City can achieve its livable housing target for all its citizens. In addition, this research can also serve as a basis for policy makers to design a more inclusive strategy by involving various stakeholders, including the community, private sector, and social organizations in housing improvement efforts. In the long run, the fulfillment of adequate housing for the entire community is not only the responsibility of the government, but also requires cross-sector collaboration and active participation from the community itself. Top-down housing programs from the government need to be combined with a bottom-up approach, where communities have an active role in identifying problems, designing solutions, and ensuring the sustainability of their housing after receiving improvement interventions. Thus, this research will not only provide an overview of the condition of RTLH in Malang City and the effectiveness of the policies that have been implemented, but also offer strategic recommendations to accelerate the resolution of RTLH problems in a more systematic, sustainable and inclusive manner. Ultimately, adequate housing is not only an infrastructure issue, but also a basic human right that must be guaranteed by the state.

2. Methods

This research uses a quantitative descriptive analysis method to evaluate policies and strategies for handling uninhabitable houses (RTLH) in Malang City. This method aims to provide a systematic description of policy implementation based on numerical data collected from various official documents (Neuman, 2014). The descriptive quantitative approach was chosen because it is able to describe the pattern of changes in the number of RTLH as well as the trend of policies implemented by the Malang City Government in recent years (Creswell & Clark, 2017). With this approach, the research can present more objective and fact-based data on the effectiveness of the RTLH improvement program that has been implemented.

The data used in this study comes from secondary sources obtained through the collection of official documents from various related agencies. One of the main sources is SATUDATA Malang City (2024), which provides information on the number of RTLH per year and their distribution in each sub-district. Data was also collected from the Malang City Public Works, Spatial Planning, Housing, and Settlement Areas Office (DPUPRPKP), which includes policy documents, budget reports, and evaluation results of the RTLH rehabilitation program. Additional information was obtained from the Malang City Baznas program report, which has contributed to the improvement of houses for low-income people. Literature study was also an important part of the data collection, with reference to national policies and relevant regulations related to housing, including previous research studies that have addressed RTLH issues in Indonesia.

Data collection was conducted using the documentation method, in which all annual reports, regulations, and results of previous academic studies were systematically analyzed. This approach aims to ensure that the data used in the research is accurate, reliable, and relevant in evaluating housing policies in Malang City (Yin, 2018). The document review process was conducted carefully by comparing information from various sources to gain a comprehensive understanding of the implementation and impact of the RTLH rehabilitation program.

In analyzing the data that has been collected, this research uses a quantitative descriptive analysis approach. The first step in the analysis was to tabulate the data, where the data obtained was categorized by year, sub-district, and type of intervention carried out by the government in the RTLH rehabilitation program. Next, the data was processed using descriptive statistics, such as frequency distribution, trends in changes in the number of RTLH from year to year, and the percentage of success in rehabilitating houses within a certain period of time. This analysis allows the research to describe the development of the housing program in Malang City in a clearer, number-based manner. The results of this analysis are then interpreted and compared with the policies that have been implemented, in order to assess the effectiveness of the programs that have been implemented. With this approach, the research can identify the extent to which the intervention has been successful in reducing the number of RTLH and reveal the various obstacles that are still faced in implementing housing policies

(Sugiyono, 2018). To ensure the validity of the data used, this research applied the source triangulation technique, by comparing information from various official documents to reduce bias in data interpretation. This technique was used to ensure that the data used truly reflected the real conditions in the field and provided a more objective picture of RTLH policy implementation in Malang City (Patton, 2002). In addition, data reliability was tested through cross-checking between documents to ensure the suitability of information from different sources. With this step, the research sought to obtain consistent and valid data so that the results of the analysis could provide more accurate recommendations for policymakers in Malang City.

This research adheres to the ethical standards of academic research. All data used in this study came from official and public sources, so there was no risk in terms of privacy or confidentiality of individual data. In addition, because this research uses document analysis methods without involving direct participation from human subjects, no informed consent is required. The results of this research are fully intended for academic purposes as well as non-commercial policy recommendations (Creswell, 2014). Thus, this research maintains academic integrity and prioritizes research ethics at every stage of analysis. Through a descriptive quantitative analysis approach based on document data, this research is expected to provide a deeper insight into the policy and effectiveness of RTLH rehabilitation strategies in Malang City. With systematic analysis and empirical data, this research also aims to identify challenges still faced in the implementation of housing programs and formulate recommendations that can be applied in future housing policies. The resulting recommendations are not only aimed at improving the effectiveness of existing programs, but also at creating policies that are more inclusive, sustainable, and able to address the needs of people who still live in uninhabitable housing conditions.

3. Results and Discussion

Result

Trends in the Decline of Uninhabitable Houses (RTLH) in Malang City

Based on the analysis of secondary data obtained from SATUDATA Malang City and other official documents, it was found that the RTLH rehabilitation program in Malang City experienced significant progress during the period 2022 to 2024. The number of RTLH continued to decrease as a result of various intervention policies implemented by the Malang City Government.

The following table presents the trend of changes in the number of RTLH in Malang City based on the official data collected:

Table 1. changes in the number of RTLH in Malang City based on official data collected

Year	Number of RTLH	Number of RTLH Rehabilitated	Percentage decrease (%)
2022	1.471	300	20.4
2023	1.106	365	24.8
2024	1.013	100	8.4

(Source: SATUDATA Malang City, 2024)

From the table above, it can be seen that the number of RTLH decreased significantly from 2022 to 2023, by 24.8%. However, in 2024, the number of houses successfully repaired decreased to 100 units, which contributed to a percentage decrease of 8.4% from the previous year. This can be attributed to the limited budget of only IDR 2 billion and limited resources in program implementation.

These changes can also be visualized in the following graph:

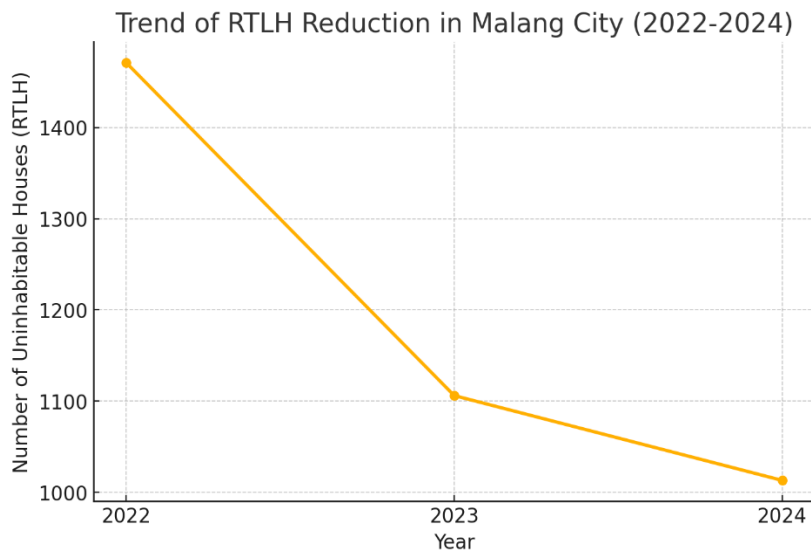


Figure 1. Trend of RTLH Reduction in Malang City (2022-2024)

In general, it can be concluded that although the RTLH rehabilitation program continues to run, the number of houses rehabilitated per year has decreased from 2023 to 2024, indicating challenges in program sustainability.

RTLH Distribution per Sub-district

In addition to looking at the overall trend, this study also analyzed the distribution of RTLH by sub-district to understand which areas experienced significant changes.

The following table shows the number of RTLH in each sub-district over the last three years:

Table 2. number of RTLH in each sub-district over the last three years

District	2022	2023	2024	Decrease (2022-2024)
Blimbing	300	236	210	90 unit
Klojen	250	211	211	39 unit
Kedungkandang	394	201	187	207 unit
Sukun	330	245	234	96 unit
Lowokwaru	197	213	171	26 unit
Total	1.471	1.106	1.013	458 unit

(Source: SATUDATA Malang City, 2024)

From the table above, it can be seen that Kedungkandang and Sukun have the highest number of RTLH, with an average of more than 200 units per year before the rehabilitation intervention. In contrast, the sub-district with the lowest number of RTLH is Lowokwaru, which by 2024 will only have 171 RTLH units.

This uneven distribution of RTLH indicates that some areas need more intervention than others. Kedungkandang sub-district had the most significant reduction in RTLH, while Klojen sub-district experienced a relatively slower reduction. This suggests that some external factors such as population density, land ownership status, and access to rehabilitation programs also contribute to the effectiveness of RTLH reduction in each sub-district. To visualize this distribution, the following graph shows the distribution of RTLH by sub-district:

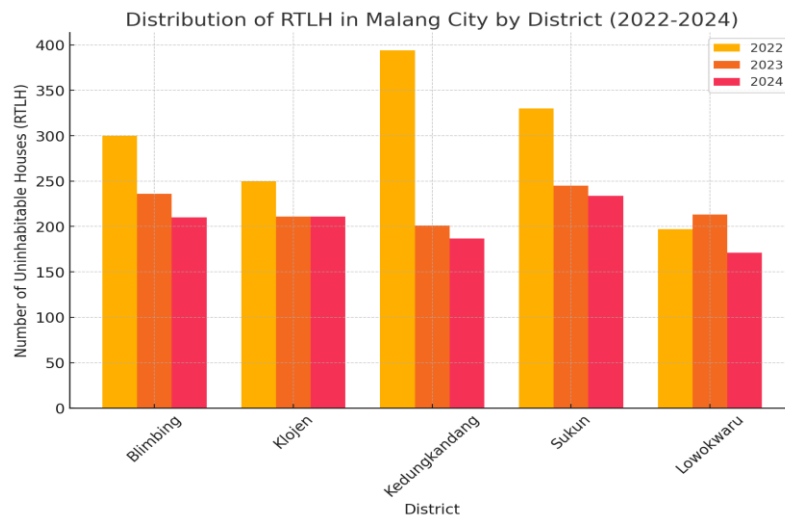


Figure 2. Distribution of RTLH in Malang City by Sub-district (2022-2024)

Evaluation of the RTLH Rehabilitation Program

In addition to examining the changes in the number of RTLH, this research also evaluates the effectiveness of the RTLH rehabilitation program that has been implemented by the Malang City Government. This evaluation is based on three main criteria: the speed of program implementation, the suitability of the target, and the level of beneficiary satisfaction.

Program Implementation Speed The results show that Malang City Government is able to repair 100 RTLH units per year. However, compared to the total number of remaining RTLH (1,013 units in 2024), this implementation speed is still relatively slow. If the same rehabilitation scheme is applied, it will take more than 10 years to completely eliminate RTLH in Malang City.

1. Appropriateness of Target

The RTLH rehabilitation program in Malang City has targeted low-income communities that meet the beneficiary criteria. However, there are some challenges in distributing the assistance. One of the main challenges found in this research is the suboptimal inter-agency coordination, which results in the assistance not always being on target. In addition, there are still discrepancies between field data and administrative data, which causes the home improvement program to experience administrative obstacles.

2. Beneficiary Satisfaction Level Based on documentation from SATUDATA Malang City, the majority of beneficiaries are satisfied with the results of their house rehabilitation. Some respondents stated that their houses became safer, healthier, and more livable after roof, floor, and wall repairs. However, some beneficiaries also complained about the lack of additional assistance for facilities such as sanitation and clean water, which is still a major problem in certain areas.

From the results of this study, it can be concluded that the number of RTLH in Malang City has experienced a positive downward trend, with the intervention of rehabilitation programs that run every year. However, this decline has not been significant enough to overcome the RTLH problem as a whole. Factors that still hamper the implementation of the program are budget constraints, unoptimal inter-agency coordination, and discrepancies between field data and administrative data. These results will form the basis of the discussion section, which will highlight policy effectiveness, implementation challenges, and strategic recommendations to improve the success of the RTLH rehabilitation program in Malang City.

Discussion

The results of this study show that the rehabilitation program for uninhabitable houses (RTLH) in Malang City has had a significant impact in reducing the number of uninhabitable houses. However, its effectiveness is still constrained by several main factors, especially in the aspects of financing, inter-stakeholder coordination, and the accuracy of rehabilitation targets. This research aims to evaluate the effectiveness of the RTLH rehabilitation policy in Malang City and provide recommendations for a better policy. From the results obtained, it can be seen that although the number of RTLH has decreased every year, this downward trend shows a

slowdown. If in 2023 the number of repaired houses reached 365 units (24.8%), then in 2024 only 100 units (8.4%) were repaired. This shows the need for a more effective strategy in implementing the rehabilitation program to avoid stagnation in achieving the target.

Effectiveness of RTLH Rehabilitation Policy in Malang City

In general, the RTLH rehabilitation program in Malang City has succeeded in reducing the number of RTLH by 458 units in the last three years. This shows the impact of the policies implemented, particularly the APBD budget allocation of IDR 2 billion per year and the implementation of the roof, floor and wall repair scheme (aladin).

However, the effectiveness of this policy still has limitations. From the perspective of Maslow's Hierarchy of Needs theory, adequate housing is a physiological need that must be met before individuals can achieve higher welfare. The findings of this study show that there are still many people who are unable to fulfill this basic need, indicating the need for stronger interventions from the government and the private sector so that they can obtain more adequate housing.

Moreover, in the context of Sustainable Livelihoods Theory (Chambers & Conway, 1992), community welfare is not only determined by economic income but also by access to adequate housing and social infrastructure support. The results of this study show that the limited budget for RTLH rehabilitation is the main obstacle in creating sustainable welfare for people living in inadequate housing. Therefore, RTLH rehabilitation policies must be more adaptive in accommodating the economic and social challenges faced by beneficiaries.

Challenges in Implementing the RTLH Rehabilitation Program

Although the RTLH rehabilitation program has shown positive impacts, there are some key constraints in its implementation that need to be addressed. The three main constraints identified in this research are budget constraints, inter-agency coordination, and discrepancies between administrative data and field conditions.

1. Budget Limitations

From the research, it was found that the budget allocated annually is only able to repair around 100 RTLH units, far from the number of houses that still need rehabilitation. When compared to the remaining 1,013 RTLH units in 2024, it is clear that this budget allocation is far from sufficient to solve the RTLH problem in a shorter time. Prasetyo's study (2023) also shows that the allocation of funds in housing rehabilitation programs at the local level is often disproportionate to the actual needs on the ground, thus requiring budget enhancement strategies or more innovative alternative funding schemes.

2. Suboptimal Coordination Between Stakeholders

This study confirms the findings of Nugroho et al. (2020) which show that the distribution of RTLH assistance often faces administrative obstacles, which hinders targeting accuracy. In the context of Malang City, the results of the study show that the lack of synergy between the housing office, the central government, and social institutions such as Baznas causes delays in the distribution of assistance and monitoring of rehabilitation results. In line with the findings of Putri & Rahman (2021), which show that partnerships with the private sector can accelerate RTLH rehabilitation, but in Malang City the involvement of the private sector is still limited, so there needs to be an incentive scheme to increase private sector contributions in the rehabilitation of housing for the poor.

3. Mismatch between Administrative Data and Field Conditions

One of the challenges that emerged in the implementation of the RTLH rehabilitation program is the mismatch between field data and administrative data. In some cases, houses that have received assistance are still recorded as RTLH, while houses that are more in need have not been registered on the list of beneficiaries. This causes the potential for mistargeting in the distribution of the rehabilitation program and slows down the effectiveness of the program in reducing the number of RTLH more widely.

Strategic Recommendations for Improving the RTLH Program

Based on the findings of this study, there are several strategies that can be applied to

improve the effectiveness of the RTLH rehabilitation program in Malang City.

1. Increasing Budget Allocation and Alternative Funding Schemes

Increasing the rehabilitation budget is essential to increase the number of houses repaired each year. One alternative is to involve the private sector through the Public-Private Partnership (PPP) scheme, which allows companies to contribute to RTLH rehabilitation as part of the Corporate Social Responsibility (CSR) program.

2. Improving Inter-Stakeholder Coordination

There needs to be an integrated data management system that can be accessed by local governments, related agencies, and other partner institutions to accelerate the validation of beneficiaries and distribution of aid. With an integrated data system, the rehabilitation process can run faster and more accurately.

3. Developing a Community-Based Approach

This study supports the findings of Prasetyo (2023) who emphasized that a community-based approach is very important in the RTLH rehabilitation program. With a bottom-up model, communities can be more active in identifying housing problems, designing local solutions, and participating directly in the rehabilitation of their own homes.

The results of the study show that the RTLH rehabilitation program in Malang City has had a significant impact, but still faces various challenges in implementation. The slowdown in the decline in the number of RTLH as well as constraints in the budget, coordination between stakeholders, and data accuracy are the main factors that need to be addressed immediately. Therefore, a more innovative strategy is needed in increasing the budget, integrating data systems, and strengthening the role of the community in RTLH rehabilitation so that this program can run more effectively and sustainably in the long term.

Implications of National Policy on RTLH Rehabilitation in Malang City

In recent years, national policies in the housing sector have undergone significant developments, especially in efforts to increase access to decent housing for low-income communities (MBR). The government has strengthened various programs, including home renovation subsidies, expansion of Self-Help Housing Stimulus Assistance (BSPS), and strengthening partnerships with the private sector through the Public-Private Partnership (PPP) scheme.

In the context of RTLH rehabilitation, increasing budget allocation and simplifying licensing regulations are key factors that can accelerate the reduction in the number of uninhabitable houses. This program is also increasingly directed at integration with urban area development and better spatial planning, so that home improvements are not only carried out individually, but also accompanied by improving the quality of the surrounding environment.

In the context of Malang City, this national policy has great potential in supporting the acceleration of RTLH rehabilitation, especially in terms of increasing the budget and collaborative schemes with the private sector. One of the main challenges found in this study is the limited rehabilitation funds from the APBD, which are only able to handle 100 RTLH units per year. If the national policy in housing continues to be directed at strengthening alternative funding schemes and strategic partnerships, then the rehabilitation capacity at the regional level can be increased more significantly. However, the effectiveness of this policy is highly dependent on the implementation mechanism at the regional level. Although the national budget allocation for housing programs has increased, the success of this policy still requires the readiness of local governments to absorb the budget, manage the program effectively, and ensure the distribution of aid that is right on target. If there is no strong coordination between the central and regional governments, the potential of this policy in supporting RTLH rehabilitation may not be optimal.

In the perspective of Sustainable Livelihoods Theory (Chambers & Conway, 1992), more inclusive and sustainable housing programs can provide long-term benefits for the urban poor. With the existence of house renovation subsidies and expanded BSPS, not only the number of RTLH can be reduced, but also community welfare can be increased through better access to basic infrastructure and a healthier environment.

In addition, national policies that encourage the use of state land for the development of low-cost housing can also be a solution for people in Malang City who still live in dense and

slum areas. If this policy is combined with the RTLH rehabilitation program, a more comprehensive approach will be created in dealing with housing problems, where not only houses are repaired but also the surrounding environment is more organized. However, the effectiveness of this policy also depends on a strong monitoring and evaluation system. If this program focuses more on building new houses but is not accompanied by supervision of beneficiaries and transparency in the distribution of assistance, then there is a risk of inequality in access to decent housing. This is in line with the findings of Nugroho et al. (2020) which show that inaccurate targeting in the RTLH rehabilitation program is still a major challenge due to differences between administrative data and real conditions in the field.

Recommendations for Increasing the Effectiveness of the RTLH Program in the Context of National Policy

Based on the results of research and the latest national policies, there are several strategic steps that can be implemented to increase the effectiveness of the RTLH rehabilitation program in Malang City:

1. **Accelerating the Integration of the APBN and APBD Budgets for RTLH Rehabilitation**
With the increasing budget allocation for the national housing program, local governments must be able to optimally absorb the funds. This can be done by accelerating the planning of RTLH rehabilitation projects, increasing the capacity of the bureaucracy in budget management, and ensuring that the allocated funds are truly channeled to repair the homes that need them most.
2. **Enhancing Partnership with the Private Sector through Fiscal Incentives**
The increasing involvement of the private sector in housing programs provides an opportunity for local governments to optimize partnerships in RTLH rehabilitation. Malang City can adopt a fiscal incentive scheme for companies that contribute to the RTLH rehabilitation program, such as tax reductions or ease of licensing for companies that invest in social housing programs.
3. **Developing a More Accurate and Integrated RTLH Data System**
The results of the study show that one of the main obstacles in the RTLH rehabilitation program is the mismatch between administrative data and field conditions. Therefore, it is necessary to strengthen the data system that is more accurate, based on digital technology, and can be accessed by all stakeholders to ensure that the rehabilitation program truly targets households that need it most.
4. **Optimizing Community-Based Self-Help Assistance Schemes**
Community-based approaches have proven to be more sustainable than top-down approaches that rely solely on government assistance. Malang City can implement a community self-help model, where the government provides building materials and technical supervision, but the rehabilitation process is carried out by the local community with a mutual cooperation system. Prasetyo's study (2023) shows that this model can accelerate RTLH rehabilitation and increase people's sense of ownership of their housing..

4. Conclusion

This study has evaluated the policy and strategy for the rehabilitation of Uninhabitable Houses (RTLH) in Malang City using a quantitative descriptive analysis approach based on document data. The results of the study show that the number of RTLH has decreased from 1,471 units in 2022 to 1,013 units in 2024. This trend indicates that the RTLH rehabilitation policy implemented by the Malang City Government has had a positive impact, although there are still several challenges in implementing the program.

Although the number of RTLH has decreased, the rate of decline has slowed down, especially in 2024 when the number of rehabilitated houses decreased drastically compared to the previous year. This shows that the rehabilitation capacity is not enough to meet the needs of people living in inadequate housing. The main challenges found in this study include budget constraints, lack of coordination between stakeholders, and mismatches between administrative data and real conditions in the field. In addition, the social and economic impacts of the RTLH rehabilitation program also need to be considered. Although repaired houses can improve the quality of life of the community physically, this study found that there

are still challenges in maintaining the condition of the house after rehabilitation is carried out. This suggests that the RTLH program must be combined with economic empowerment strategies so that the impact is more sustainable.

On a national scale, housing policy and RTLH rehabilitation have become government priorities, especially in the 2025-2029 National Medium-Term Development Plan (RPJMN), which targets increasing access to decent housing for low-income communities (MBR). In line with this policy, several key strategies emphasized by the central government include:

1. Increase the budget for subsidies for home renovation and RTLH rehabilitation, through the Self-Help Housing Stimulus Assistance (BSPS) scheme and partnership-based financing mechanisms with the private sector.
2. Simplification of regulations in licensing for housing construction and renovation, so that the RTLH rehabilitation process can run faster and more efficiently.
3. Strengthening the role of the private sector through the Public-Private Partnership (PPP) scheme in the construction of habitable houses and RTLH renovation.
4. Utilization of state land for the development of new housing areas, in order to reduce the pressure on slums and increase public access to decent housing.

This national policy has significant implications for the RTLH rehabilitation program in Malang City. If the policy of increasing the budget from the APBN can be optimized at the regional level, then the capacity for RTLH rehabilitation in Malang City can increase significantly. However, the success of implementing this policy depends on the readiness of the regional government to absorb the budget, manage the program effectively, and ensure the distribution of aid that is right on target. In addition, the partnership scheme with the private sector in RTLH rehabilitation has not been optimized in Malang City, although national policies have encouraged the role of the private sector in social housing. If the PPP mechanism can be applied more widely, the RTLH rehabilitation program can be carried out with a larger scope and with more diverse funding sources.

Based on the results of this study, there are several policy recommendations that can be implemented to improve the effectiveness of the RTLH rehabilitation program in Malang City. One strategic step that needs to be taken is to improve synchronization between regional policies and national policies in RTLH rehabilitation. The Malang City Government must be more active in accessing and utilizing budget allocations from the APBN, as well as strengthening administrative capacity in managing social housing funds. With an increased budget and more efficient management, the scope of RTLH rehabilitation can be expanded and the number of houses repaired each year can increase significantly. In addition, it is necessary to optimize partnerships with the private sector to accelerate the rehabilitation of RTLH through the Public-Private Partnership (PPP) scheme. The government can provide tax incentives or regulatory facilities for companies involved in social housing programs, so that the private sector is more encouraged to contribute to the RTLH rehabilitation program. This approach has proven effective in various other cities in Indonesia, where private sector involvement has been able to increase the number of houses repaired without completely burdening the local government budget. In addition, strengthening the RTLH data system based on digital technology is very necessary so that aid distribution is more targeted. The application of Geographic Information System (GIS) can help the government in mapping the condition of RTLH in real-time and updating beneficiary data more accurately. With a more modern monitoring system, errors in determining houses that are eligible for rehabilitation can be minimized, so that this program is more effective in reaching people who really need it.

Finally, the integration of the RTLH program with community economic empowerment is an equally important step. Rehabilitation programs must not only focus on physical repairs to houses, but must also ensure that communities can maintain and improve the condition of their homes after rehabilitation is carried out. Community-based approaches, such as mutual cooperation and community self-help programs, can be a solution to accelerate RTLH rehabilitation at a more efficient cost. The government also needs to provide skills training and economic support for beneficiaries, so that they have a more stable source of income and are able to maintain their homes in the long term.

Overall, the effectiveness of RTLH rehabilitation in Malang City can be improved through budget increases, optimization of partnerships with the private sector, strengthening

technology-based data systems, and integration with community economic empowerment programs. With a more sustainable and inclusive strategy, this program will not only reduce the number of RTLH, but also improve the welfare of the community as a whole.

Policy Recommendations

To enhance the effectiveness of RTLH rehabilitation in Malang City, several concrete policy recommendations can be implemented:

1. **Increasing Budget Allocation and Utilization**
The Malang City Government should be more proactive in accessing and utilizing APBN budget allocations to expand RTLH rehabilitation coverage. Implementing a more structured and transparent budget management system to prevent fund misappropriation.
2. **Optimizing Public-Private Partnerships (PPP)**
Providing tax incentives and regulatory simplifications for private companies involved in social housing projects. Developing joint funding mechanisms between the government, private sector, and non-governmental organizations (NGOs) to ensure sustainable rehabilitation program financing.
3. **Strengthening Digital-Based RTLH Data Systems**
Implementing a Geographic Information System (GIS) to enable real-time mapping and updates on RTLH conditions. Developing an integrated online platform to track rehabilitation progress and monitor post-rehabilitation housing conditions.
4. **Integration with Economic Empowerment Programs**
Providing vocational training and access to capital for RTLH beneficiaries to improve household economic resilience. Establishing community-based house maintenance programs to ensure the long-term sustainability of rehabilitated homes.
5. **Improving Regulations and Administration**
Simplifying RTLH rehabilitation regulations at the regional level to align with national policies. Enhancing inter-agency coordination to ensure more effective implementation and oversight of the RTLH program.

Suggestions for Future Research

1. **Longitudinal Study on the Sustainability of RTLH Rehabilitation**
Future research should assess the long-term impact of RTLH rehabilitation on community welfare and housing sustainability.
2. **Comparative Analysis of RTLH Rehabilitation Models**
A comparative study across different cities in Indonesia can help identify best practices and effective strategies for RTLH rehabilitation.
3. **Economic Impact of RTLH Rehabilitation on Beneficiary Households**
Further research should analyze how RTLH rehabilitation affects household income, employment opportunities, and overall economic stability.
4. **Evaluation of Private Sector Participation in RTLH Rehabilitation**
Additional studies can explore the effectiveness of various PPP models in enhancing RTLH rehabilitation efforts.

By implementing these policy recommendations and conducting further research, the RTLH rehabilitation program in Malang City can achieve greater sustainability and effectiveness, thereby not only reducing the number of RTLH but also improving overall community welfare.

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