

The Importance Of Establishment An Affordable Housing Finance For The Low Income People

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Recently, Indonesia government develops housing finance scheme to give people access to home ownership. However, in the implementation, the scheme has largely excluded poor people from the system. To analyze the importance of housing finance system for low income people, the city of Semarang in Indonesia was selected as a case study area. The local government implemented the One Million Housing Policy by giving a subsidy, providing rental housing either with single unit, attached house or multi storey construction, and a very simple housing construction (RSS). These interventions are made accessible for the poor, and the rental fee is calculated to reflect the affordability pattern of Semarang citizens. This was done by grouping people based on income level, and giving assistance on a case per case basis.

The results of the schemes has been successful, in that more people are now able to access home and live in better housing through the various program offered. This is because the financing policy focuses on socializing multi storey building as Rusunawa and other rental mechanism. Via rental mechanism, it has been proved that the government incorporated the characteristics of poor people, which is not a fixed income mainstream basis; the subsidy program has also been successful and had a changed objective, from giving continuous subsidy to one off targeted subsidy. Therefore, the money can be transferred to infrastructure provision and in some ways reduced the operation and maintenance cost that had to be borne by the low income people.

Keyword : housing finance system, low income people

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