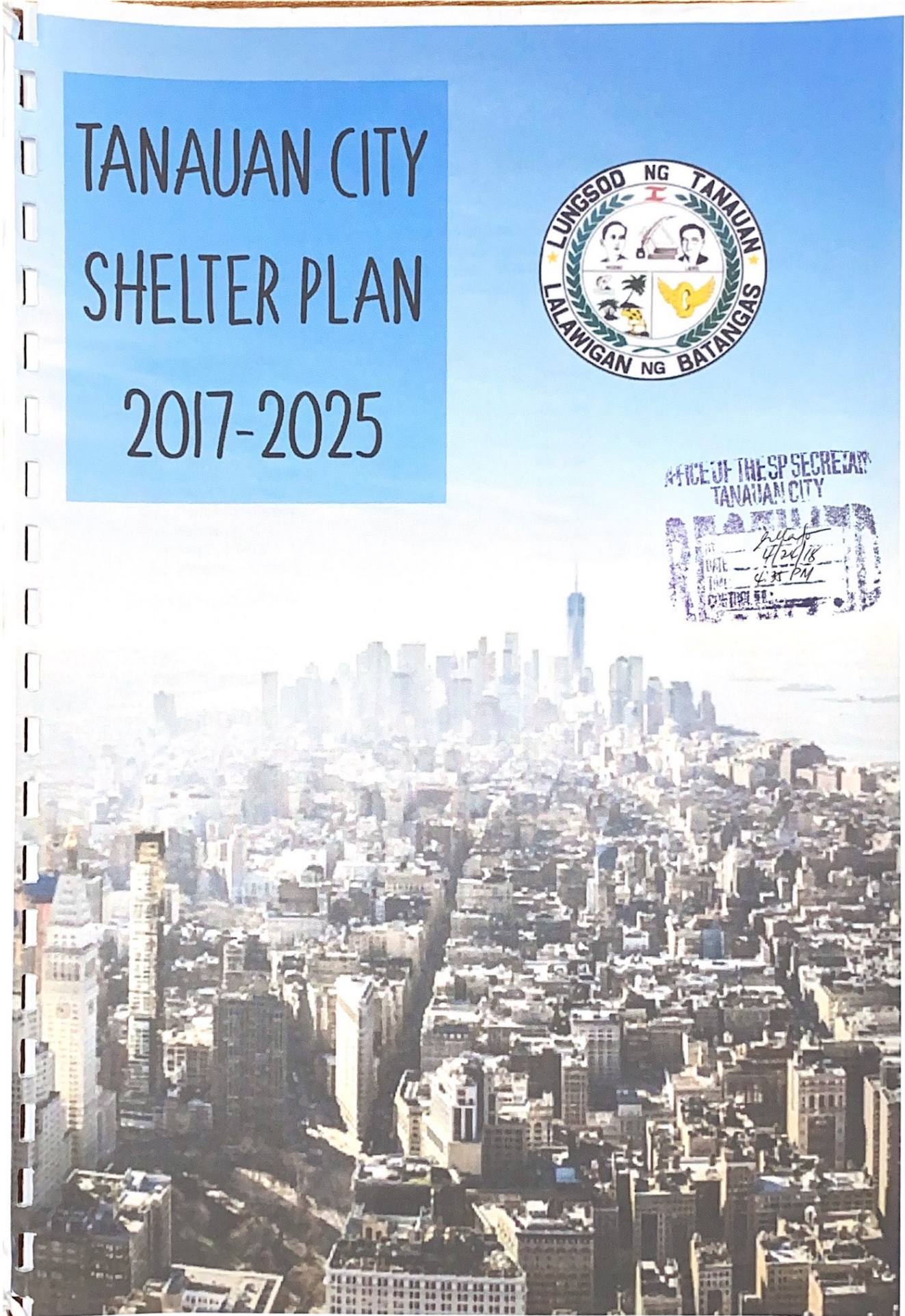
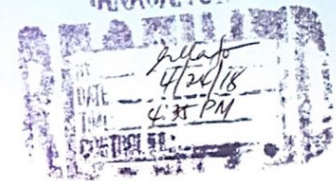


TANAUAN CITY SHELTER PLAN 2017-2025



OFFICE OF THE SP SECRETARY
TANAUAN CITY





Republic of the Philippines
Province of Batangas
CITY OF TANAUAN



Office of the Sangguniang Panlungsod

EXCERPTS FROM THE MINUTES OF THE 101st REGULAR SESSION OF THE
SANGGUNIANG PANLUNGSOD OF THE CITY OF TANAUAN, BATANGAS
HELD AT THE BULWAGANG EBRON SESSION HALL, NEW CITY HALL BUILDING,
BARANGAY NATATAS, CITY OF TANAUAN, BATANGAS ON JUNE 18, 2018

PRESENT:

Hon. ATTY. JHOANNA C. CORONA-VILLAMOR	City Vice Mayor and Presiding Officer
Hon. Benedicto C. Corona	Member,
Hon. Marcelo Eric O. Manglo,	Member,
Hon. Atty. Gilcen V. Canobas-Manaig,	Member,
Hon. Joseph M. Castillo,	Member,
Hon. Marcial V. Goguanco, Jr.,	Member,
Hon. Angel V. Atienza,	Member,
Hon. Herman G. Trinidad,	Member,
Hon. Simeon M. Platon,	Member, and
Hon. Lim P. Tabing,	Member, (ABC President).
Hon. Polmark L. Fajardo,	

ON OFFICIAL BUSINESS:

Hon. Rizaldrin Epimaco B. Magpantay,	Member.
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ABSENT:

None.

me
Res. No. 208-194. – APPROVING AND ADOPTING THE TANAUAN CITY SHELTER
PLAN FOR 2017-2025

WHEREAS, Endorsement dated April 24, 2018 of the Honorable City Mayor Antonio C. Halili was forwarded to this Sanggunian endorsing the Proposed Tanauan City Shelter Plan for 2017-2025;

WHEREAS, the matter was referred to the Committee on Laws, Rules and Privileges for study and proper disposition;

WHEREAS, the Committee submitted Committee Report as follows:

Jun
*Committee on Laws, Rules and Privileges
COMMITTEE REPORT
June 11, 2018

SUBJECT:

Request of the Local Chief Executive for a Resolution approving and adopting the proposed Tanauan City Shelter Plan for 2017 – 2025.



Office of the Sangguniang Panlungsod

FINDINGS:

A committee hearing was conducted on June 7, 2018. The hearing was attended by the following resource speakers:

- Engr. Jayson Manaig – CEO Representative
- Mr. Enrico Javier – CENRO Department Head
- Mr. Emeterio T. Awitan – CDRRMC Department Head
- Engr. Ryan C. Pariño – CDRRMC Representative
- Ms. Regina M. Antonio – City Accounting Office Representative
- Ms. Elizabeth M. De Leon – CPDO Representative
- Ms. Marian Contreras – City Assessor's Office Representative

The following facts were gathered:

1. The Primary objective of the Shelter Plan is to provide safe, healthy and affordable housing facilities to 1,949 informal settlers living in makeshift housing and danger zones in the City of Tanauan. The plan will also increase the accessibility for decent homes of the families in Tanauan City particularly those in lower income group as well as it will help eliminate illegal settlers in the city.
2. The immediate target beneficiaries of this housing project are the illegal settlers along San Juan River, Philippine National Railway and in other Barangays.
3. At present, there is an available 7,435 square meter of land owned by the City Government of Tanauan located at Barangay Pagaspas pre-identified to be resettlement site for the identified beneficiaries. however, the figure of identified beneficiary requires about 20 hectares of land taking into consideration the standard 100 units/hectares. Therefore, the standard design for the housing project is multi-level housing. It was also proposed by the Zoning Officer that the 20% allotment for economic housing of subdivision developer as per RA7279 be implemented in order to augment the need for housing facilities.
4. As per City Planning and Development Coordinator, the proposed housing project will not be on dole out system but instead in a form of rental on reasonable amount in order to prevent attracting more illegal settlers to come in the City of Tanauan.
5. Upon approval of the Shelter Plan, the Local Housing Board will be the primary in charge in executing the plan and will be held responsible in assessment and monitoring of housing supply and demand in the City of Tanauan.

RECOMMENDATION:

Considering the necessity of the request and the potential impact of the housing project in this city, this committee respectfully recommends that a Resolution be passed adopting the Tanauan City Shelter Plan 2017-2025.

(Sgd.) **ATTY. GILEEN CANOBAS-MANAIG**
Chairperson, Committee on Laws Rules and Privileges

(Sgd.) **RIZALDRIN EPIMACO B. MAGPANTAY**
Vice Chairperson

(Sgd.) **HERMAN G. TRINIDAD**
Member

(Sgd.) **GEN. BENEDICTO C. CORONA (RET.)**
Member

(Sgd.) **JOSEPH M. CASTILLO**
Member



Republic of the Philippines
Province of Batangas



Republic of the Philippines
Province of Batangas
CITY OF TANAUAN



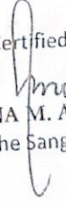
Office of the Sangguniang Panlungsod

NOW, THEREFORE, upon the recommendation of the Committee on Laws, Rules and Privileges, and on motion of Atty. Gileen V. Canobas-Manaig, seconded by Councilor Simeon M. Platon, Be It Unanimously Resolved, to adopt and approve, as hereby is adopted and approved, the Tanauan City Shelter Plan for 2017-2025.

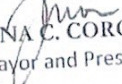
Copy of the said Plan is hereto appended forming part and parcel of this Resolution.

ADOPTED this 18th day of June 2018 at the City of Tanauan.

Certified Correct:


REGINA M. AALA-OCAMPO
Secretary to the Sangguniang Panlungsod

Attested:


ATTY. JHOANNA C. CORONA-VILLAMOR
City Vice Mayor and Presiding Officer



Republic of the Philippines
Province of Batangas
CITY OF TANAUAN

Office Of The City Mayor
TANAUAN City of Colors



Website: www.tanauacity.gov.ph email add: ocpdc_tanauacity@yahoo.com Telefax: (043) 728-9888

CERTIFICATION

Pursuant to the legal mandates of RA 7160 or the Local Government Code and RA 7279 or the Urban Development and Housing Act, the Local Government Unit drafted the Proposed Local Shelter Plan for the Planning Year 2015-2023.

With the aim to serve as a roadmap to address the shelter needs of both the formal and informal sectors, the undersigned hereby approve this Local Shelter Plan of the City of Tanauan, subject for endorsement and evaluation to the Sangguniang Panlungsod, for their appropriate action, based on existing rules, laws and regulations applicable thereto.

HON. ANTONIO C. HALILI
City Mayor

CHAPTER I

1.1 Rationale

Sixteen (16) years had passed since Tanauan became a city. Since then, rapid urbanization was observed. The increasing number of investors and developers is very noticeable. However, these developments have also resulted in traffic congestion, inadequate water supply and energy, increasing volume of solid and liquid wastes, frequent flooding and influx of informal settlers, among others. The city's progress likewise attracts more migrants. Thus, to address the problem of illegal dwellers, and to comply with the existing laws on housing such as R.A 7160 or the Local Government Code of 1991 and R.A 7279 or the Urban Development and Housing Act (UDHA), the City Government of Tanauan through the City Planning and Development Office crafted this plan.

1.2 Objectives

1.2.1 Primary Objective:

- To provide safe, healthy and affordable housing facilities to 1,949 informal settlers living in makeshift housing and danger zones along San Juan River, Philippine National Railways (PNR) and other barangays in the city.

1.2.2 Secondary Objectives:

- To institutionalize a Local Housing Board who will be in-charge with the assessment and monitoring of housing supply and demand in Tanauan City.

- To determine and monitor the magnitude of other housing - related problems in the City of Tanauan including the impact of migration.

- To increase the accessibility for decent homes of the families in

Tanauan City particularly those in the lower income group.

- To upgrade services provided by the housing related infrastructure such as water supply services, power supply services, increased road networks and improved communication facilities.

- To discourage professional squatters

1.3 Target Population:

The immediate target beneficiaries of this housing projects are the illegal settlers along San Juan River, PNR and other barangays composed of 1,949 households. This is attached as Annex B of this plan.

1.4. Shelter Planning Process

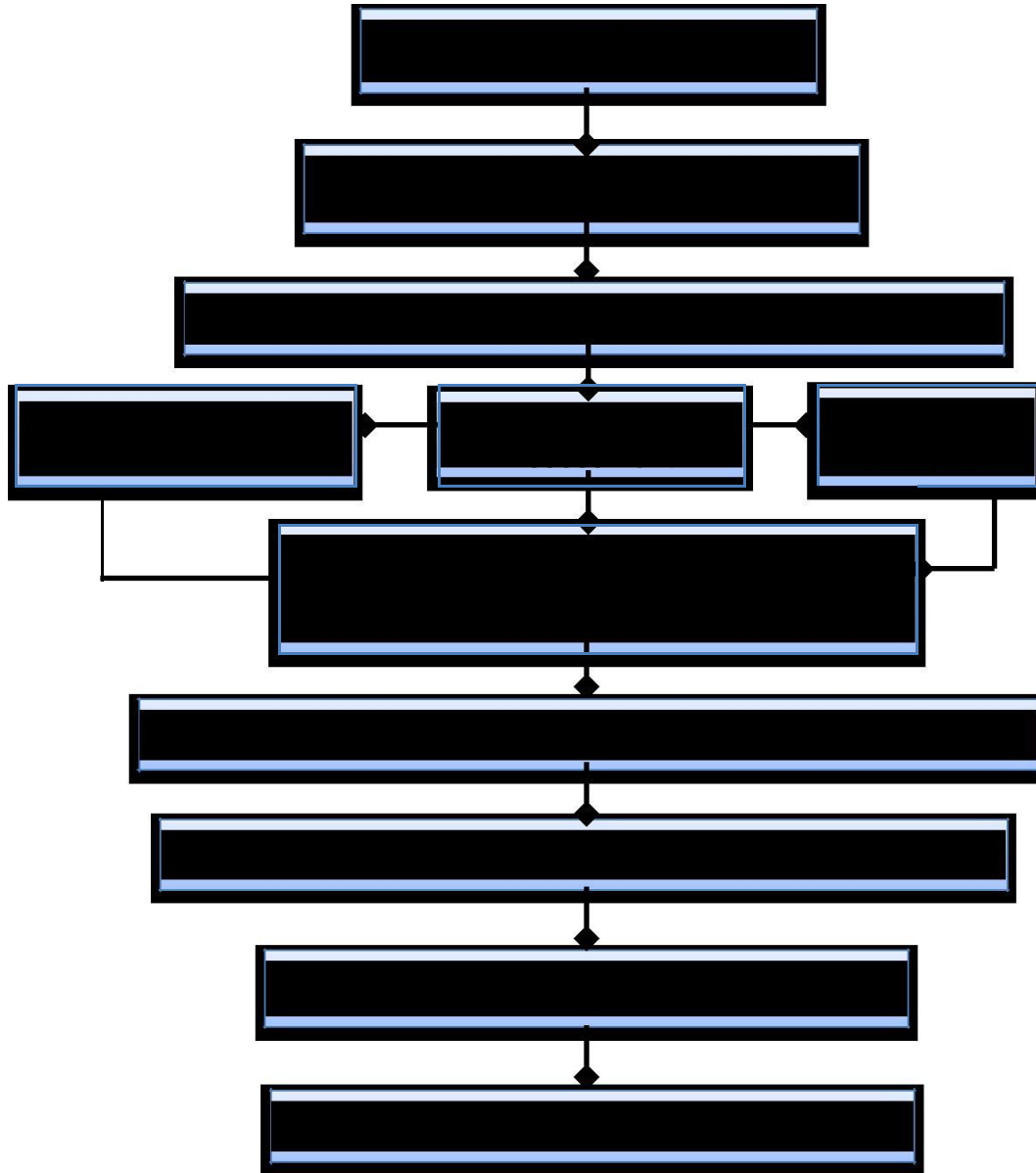
1.4.1 Key Players, Roles and Responsibilities

■ LGUs Role in the Delivery of Housing Services under Urban Development and Housing Act (UDHA)

- Update the Comprehensive Land Use Plan and Zoning Ordinance
- Identify and curtail illegal activities of professional squatters and squatting syndicates
- Identify socialized housing and resettlement areas
- Identify and register all qualified socialized housing beneficiaries
- Conduct meetings and IEC to the target beneficiaries
- Provide basic services and facilities

1.4.2 The Process

Figure 1.1 Formulation Process



The Shelter Plan Formulation process, as shown in Figure 1, basically involves six (6) main activities namely:

Data Gathering - involves retrieving documents and gathering information from different agencies which will be the basis for computation or input for analysis

Situational Analysis - a process of looking into the current housing situation, e.g.; housing need, housing related problems of the locality and the type of assistance the LGU can extend. In this phase, an assessment of affordability and resources are done. This is a critical activity as the information and outputs of this particular phase will be the basis for formulating the main strategies.

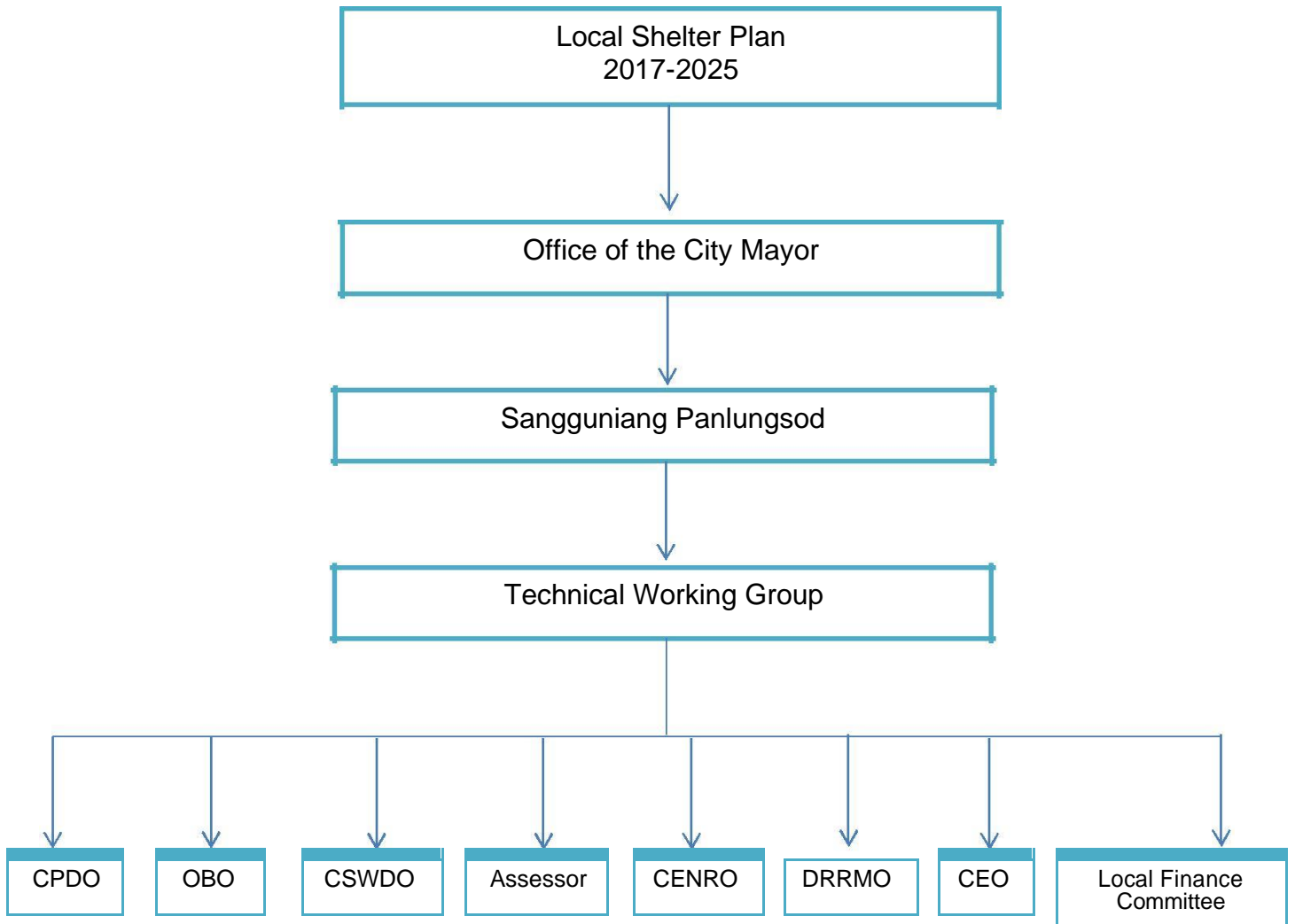
Goal Formulation - the vision and goals as well as objectives and targets of the local housing programs are set. This activity is an essential step in preparing local shelter plans because it provides the planners and evaluators of the housing program with a clear perspective of the desired change and the processes involved.

Generation of Shelter Strategies - this is undertaken after the planner has been informed of the shelter needs of the city and conclusions have been arrived at after an analysis of **affordability** and **resource requirements** have been done.

Preparation of an Implementation Plan - whereas in formulating strategies the planners answer the question "what to do?", the implementation plan answers "what done?" by outlining the details involved

Monitoring and Evaluation strategies - will provide the implementers immediate and relevant information to ensure effective and efficient delivery of shelter and shelter related services.

1.4.3 Structure and Timeframe of the Shelter Plan



Office of the City Mayor –lead agency in the formulation and implementation of Tanauan Shelter Plan.

Sangguniang Panlungsod –approving body of the city's s allocation of available funds for its implementation.

TWG on Housing –a group created by the local chief executive who is task to identify among the proposed housing sites for housing projects and the amenities to be provided.

City Planning and Development Office (CPDO) –lead agency in the gathering of statistical data needed in the preparation of the local shelter plan.

Office of the Building Official –ensures that the housing units have necessary permits before construction and the structures are in accordance with the National Building Code.

City Social Welfare and Development Office (CSWDO) - in-charge of the information dissemination of the proposed housing project to the proposed beneficiaries.

City Assessor's–in-charge**Office**ofidentifying land sites which is appropriate for housing project.

City Environment and Natural Resources Office (CENRO) –lead agency in the implementation of proper Solid Waste Management in the housing sites. Also in-charge for securing Environmental Compliance Certificate (ECC) from the DENR.

City Disaster Risk Reduction and Management Office (CDRRMO) –responsible for the transport of housing beneficiaries upon completion of the housing project.

City Engineer's Office –responsible for all the necessary estimates of the infrastructures needed in the housing project. Also in-charge of coordinating with various utility agencies.

Local Finance Committee –responsible for the assessment/evaluation of financial requirements and in funding the identified programs and projects in the City Shelter Plan.

CHAPTER II

TANAUAN CITY PROFILE

2.1 Geographic Location and Features

2.1.1 General Overview

Tanauan City is home to scenic nature's and opportunities, rich culture and historical heritage, superb adventure and vigorous industrialization. It is known as the "Crad the "Citys".of Color

The natural wealth of its land and the dynamism and resourcefulness of its people pave the way to competitiveness, bringing the city to the crest of progress and advancement.

In the midst of development, we envision to share the exquisite and enticing places being painstakingly preserved and nurtured in the city. We seek to share its rich history, cultural heritage, natural attractions and the values, trades and traditions of a warm and friendly citizenry.

Inspired by the industriousness of Tanaueños, we preserved in moving the city towards attainment of its vision in sustainable agricultural, industrial, commercial, and tourism development; people empowerment and well-being; and good governance.

2.2 Demography

Population being understood as the most important set of information for planning, is the basis for determining the level of needs for public services like schools, health center, recreational facilities, power, water, protective services among others. Population creates local demand for goods and services affecting the level of economic activities in sustaining their viable existence in an area. The present and projected size of the population is an equally important input in assessing housing and other basic needs adequacy as well as calculating future demand. It also serves as a guide for allocating land for various uses.

The figure below shows the total number of population of Tanauan, per barangay as extracted from the CBMS 2014.

Table 2.1. Population of Tanauan City by Barangay

Barangay	Households	Population		
		Total HH	Total	Male
Altura Bata	279	1363	640	723
Altura Matanda	124	597	304	293
Altura - South	160	713	357	356
Ambulong	1463	7278	3534	3744
Bagbag	626	2978	1426	1552
Bagumbayan	812	3537	1770	1767
Balele	1571	7401	3704	3697
Banadero	855	4183	2023	2160
Banjo East	715	3135	1516	1619
Banjo Laurel	607	2439	1250	1189
Bilog - bilog	991	4471	2178	2293
Boot	1174	5412	2686	2726
Cale	733	3480	1711	1769
Darasa	3176	13175	6295	6880
Gonzales	392	1832	926	906

Hidalgo	193	992	516	476
Janopol Occidental	537	2483	1197	1286
Janopol Oriental	576	2592	1280	1312
Laurel	310	1378	671	707
Luyos	300	1345	676	669
Mabini	471	2312	1173	1139
Malaking Pulo	760	3692	1834	1858
Maria Paz	510	2388	1201	1187
Maugat	354	2186	998	1188
Montaña (Ik-ik)	322	1769	836	933
Natatas	899	4200	2029	2171
Pagaspas	632	3022	1480	1542
Pantay Bata	689	2619	1347	1272
Pantay Matanda	879	4256	2170	2086
Poblacion Barangay 1	352	1842	937	905
Poblacion Barangay 2	280	1226	571	655
Poblacion Barangay 3	910	3783	1863	1920
Poblacion Barangay 4	711	3738	1958	1780
Poblacion Barangay 5	270	1199	557	642
Poblacion Barangay 6	734	2995	1465	1530
Poblacion Barangay 7	897	4224	2026	2198
Sala	439	1882	940	942
Sambat	743	3563	1743	1820
San Jose	240	1056	521	535
Santol	108	516	248	268
Santor	617	3160	1488	1672
Sulpoc	374	1901	918	983
Suplang	243	1190	597	593
Talaga	989	4650	2281	2369
Tinurik	1063	4897	2416	2481
Trapiche	1326	6277	3049	3228
Ulango	594	2192	1081	1111

Wawa	342	1462	716	746
TOTAL	32,342	148,981	73,103	75,878

Source: CBMS 2014

2.3 Topography, Slope and Elevation

Majority of the areas in Tanauan City belong to 0 to 15 percent slope that are undulating to rolling. Most of the areas with steep slope of more than 65 percent are located in Barangays Sulpoc, Montana, San Jose, Maugat, Ambulong, Bañadero, Talaga, Banjo West, portions of Darasa and Poblacion 3.

Steep hills and mountains with slope of 30 to 65 percent are located in Suplang, Sulpoc, Balele, Wawa, Boot and Maria Paz. Furthermore, Barangays which belong to 0 to 3 percent slope are portions of Laurel, MalakingPulo, AlturaMatanda, Altura Bata, Altura South, Montana, Luyos, Cale, Bilog-bilog, Pantay Bata, Pantay Matanda, Sala, Pagaspas, Trapiche, Poblacion Area, Natatas, Bagumbayan, Hidalgo, Sambat and Darasa. The slopes in these barangays are gently sloping to undulating. The rest of the barangays have 8 to 15 percent slope that are undulating to rolling. Mt. Makiling, with a spot elevation of 1090m, is approximately within four (4) to five (5) kilometers from the city (refer to Map 2.1 Elevation Map).

2.4 Climate

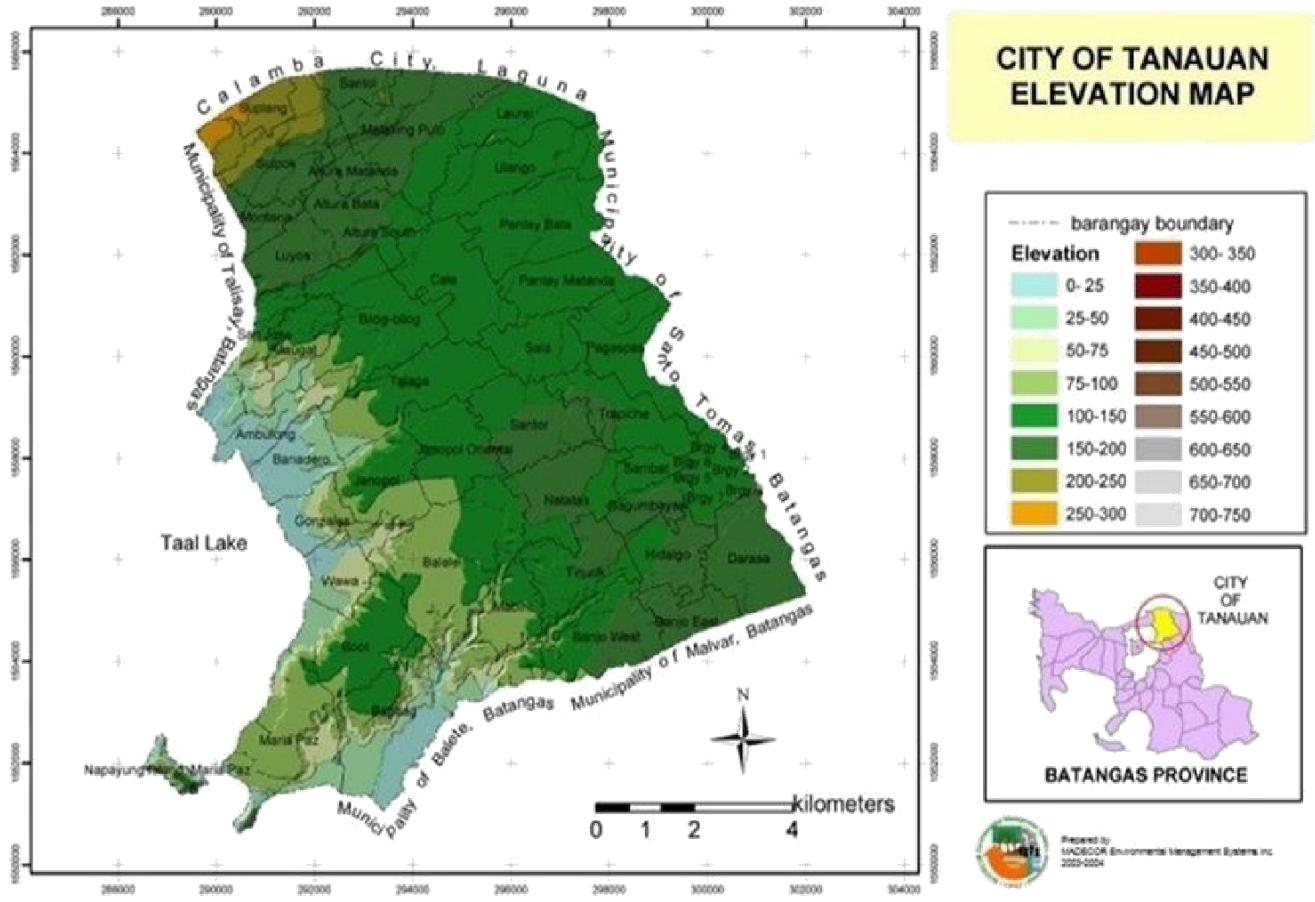
Tanauan City's climate falls on Type I classifi pronounced seasons, dry from November to April and wet during the rest of the year.

Maximum rain period is from June to September.

On average, temperatures are high except during the month of January and December when there is a nice average temperature. A lot of rain falls during the month of May to November. On the average the hottest month is May and the coldest month is December. August is the wettest month and February is the driest. (weather-and-climate.com)

The climate here is tropical. There is significant rainfall in most months of the year. The short dry season has little effect on the overall climate. According to Köppen and Geiger, this climate is classified as Am. The temperature here averages 26.4 °C. Precipitation here averages 1996 mm.

TANAUAN CITY SHELTER PLAN 2017-2025



Map 2.1 Elevation Map

2.5 Soil Type

There are four (4) soil types that can be found in Tanauan City. Majority of the soil are Taal Fine Sandy Loam followed by Lipa Loam (deep phase), Lipa Loam and Tagaytay Sandy Loam.

Lipa Loam comprises about 1,354.1 hectares or 12% of the total land area of the city. This type of soil can be found in the southeastern side of the city. All of the urban barangays have this type of soil and portions of rural barangays, namely: Banjo West, Banjo East, Hidalgo, Mabini, Tinurik, and Bagumbayan.

Lipa Loam (deep phase) is the type of soil covers about 2,541.4 has or 23% of the total land area of the city. It is usually found in the eastern portion of the city, along the San Juan River and some adjacent barangays. Lipa loam (deep phase) consists of 25 to 35 centimeters of surface soil and 57 to 100 centimeters of subsoil. The parent material is about 120 to 150 centimeters from the surface. These areas are located on the lowland of Santo Tomas and East of Lipa, near Halaraya Mountain.

Most of the barangays have Taal Fine Sandy Loam, as the type of soil. It comprised almost 6,216.00 hectares or 56% of the total land area of Tanauan City. Taal fine sandy loam consists of light-gray loose and structureless fine sandy loam surface soil. When wet, the color is dark brown to black. The depth ranges from 0 to 40 centimeters. Below this surface, soils are several thin layers of volcanic sand separated by thick horizons of fine sand. In general, the surface and subsoil are loose and seldom compact.

Tagaytay Sandy Loam covers only 951.2 hectares or 9% of the total land area of the city. It can be found in barangays northwest of the city, namely Suplang, Sulpoc, Montaña portion of Luyos, Altura Bata and Malaking Pulo.

2.6 Vulnerability to Geohazards

Geohazard is a geological state that may lead to widespread damage or risk. Geohazards are geological and environmental conditions and involve long-term or short-term geological processes (Wikipedia.org).

Tanauan is susceptible to different hazards. One of the most devastating hazards present is the volcanic eruption of the famous Taal Volcano. In the base surge scenario, where a volcano erupts on their sides, the PHIVOLCS has designated a 17km radius buffer zone from the center to be the safest place.

In the event that Taal volcano erupts, those low-lying lakeshore barangays are in high risk of ash fall. They are likely to receive greater than 10 centimeters of ash fall. The rest of the city is likely to receive 1-10 cm of ash fall. Barangay Darasa, Suplang, Santol and some parts of MalakingPulo and Laurel are likely to receive less than one (1) centimeter of ash fall. A detailed plan of action is needed because of the magnitude of coverage of volcanic eruption.

There is a possibility of an acid rain in all parts of Tanauan City and neighboring localities in case Taal Volcano erupts; due to volcanic gases that the volcano may discharge that could reach as high as three (3) thousand meters. Precautions should be made when such things occur.

In line with the aimed government's at reducing, if not totally preventing, effort the destructive effects and impacts of natural hazards on the populace, the Mines and Geosciences Bureau Region IV-A (CALABARZON) conducted a geohazard assessment of the 48 barangays of Tanauan City. The assessment was undertaken by technical personnel from the Geosciences Division.

The assessed areas were rated as having low, moderate, high and very high (critical) susceptibility to landslide and low, moderate and high susceptibility to flooding.

The barangay official/s was presented with a Landslide or Flooding Threat Advisory. This advisory informs them of their area flooding and contains the corresponding recommendations particular to the barangay.

The results of the MGB Field Assessment are as follows:

In terms of landslide susceptibility:

- Barangays Boot, Maria Paz and San Jose were rated High
- Barangays Maugat and Sulpoc were rated Moderate
- Barangays Bañadero, Trapiche and Bilogbilog were rated Low to Moderate
- The rest of the barangays (40) were rated Low for landslide

In terms of flooding susceptibility:

- Eleven (11) barangays, namely Altura_Bata, Altura_Matanda, Altura_South, Ambulong, Boot, Gonzales, Janopol_Occidental, Malaking_Pulo, Montana, Sambat and Wawa were rated High for flooding
- Rated Moderate to High in term of flood susceptibility are Barangays Banadero and Sulpoc.
- Barangays Bagbag, Bagumbayan, Balele, Hidalgo, Janopol_Oriental, Poblacion_VI and Tinurik were rated Low to Moderate for flooding
- The rest of the barangays (28) were rated Low for flooding

The tables below present the summary of the results of assessment:

2.6.1 Soil Erosion

The lakeshore and its adjoining hilly barangays are prone to soil erosion and degradation due to its topography and soil type. Farmers practice soil cultivation which/and also contribute soil erosion and degradation. These are barangays located near or along the Taal Lake. Barangays with deep creeks that serve as

natural water ways are also prone to erosion, as high intensity development continues, siltation of creeks and rivers that serve as natural drainage system will be flatten, thus, flooding in rural barangays will be aggravated. When heavy rains occur, topsoil is being washed away; leaving less fertile subsoil, which is not good for crop production. These areas need soil conservation and management approaches to prevent possible landslides and degradation. In the Poblacion area, an environment management system needs to be prioritized to keep the environmental condition from worsening, thus lessening the harmful effects of climate change.

The City Disaster Risk Reduction and Management Council had developed a contingency plan for the said incidents. They had prepared for the incidents from the evacuation process up to the rehabilitation of the affected areas. They had even invited that would be affected barangays and their disaster committees to integrate/incorporate their contingency plan to the city. The plans will be followed by series of drills and exercises for familiarization.

2.6.2 Flood

There are identified flood prone areas in Tanauan City, as shown in the table below. These flood prone areas need immediate attention to prevent greater damages when strong typhoons occur. Flooding could be due to inadequate drainage system and improper waste disposal, resulting to clogging of canals.

Upon the implementation of the flood control projects by the Department of Public Works and Highway, subsequent with the upgrading and widening of the national roads, flooding problem on road sections that were completed lessened or minimized. The City Government of Tanauan, through the City Engineering Office, completed the drainage system master plan in the Poblacion area, thus, it is expected that flooding in Poblacion will be reduced also.

However, low-lying rural Barangays such as Hidalgo, Bagumbayan, Trapiche, Sala and Pagaspas, Altura Bata, Altura Matanda, Altura South, Malaking Pulo, Sulpoc and Montaña continue to experience flooding problems. These problems were aggravated by the massive change in land use from agricultural to residential subdivision of the adjoining barangays with higher elevation and which does not tap their drainage to natural drainage systems.

2.6.3 Volcanic Hazards

The entire Taal Volcano Island is a permanent danger zone where an estimated 4,698 people live near the crater of Taal Volcano and remain at risk in case of its eruption. This population has not been permanently relocated but their temporary relocation including details of shelter assignments for the communities are described in the Taal Volcano Contingency Plan.

The plan embraces all conceivable counter disaster activities in making use of all available resources, both government and private sectors. Included in the plan are the Taal Volcano Early Warning System and Taal Volcano Eruption Evacuation System.

2.6.4 Base Surge

In case of volcanic eruption, only Napayong Island and Sitio Mahabang Buhangin are susceptible to base surge. Therefore, evacuation of all inhabitants in these areas is recommended when there is a threat of volcanic eruption.

In case of eruption and base surge occurrence, only small part of the city is in danger. Barangays in danger are all lakeshore barangays and lower portion of barangay Bagbag. Middle part of the city is most likely to experience ground subsidence and these barangays are Wawa, Gonzales, Bañadero, Ambulong, Maria Paz, Boot, Janopol, San Jose, Maugat, Montaña San Jose, Talaga, Luyos,

Santor, Bilog-bilog, Cale, Sala, Pagaspas, Altura Matanda, Altura Bata, Altura South, Pagaspas, Pantay Bata, Pantay Matanda, Ulango and Laurel.

2.7 Natural Resources

2.7.1 Forestry

The Comprehensive Land Use Plan and Zoning Ordinance indicated that portions of Barangay Maria Paz and Barangay Suplang are classified as Forest Zone. The steep slope in these areas is the basis for the zoning classification.

However, there is no available Land Classification map declaring the area as timber land. Furthermore, areas in Barangay Suplang has been converted into high end residential subdivision.

2.7.2 Water Resources

Taal Lake is located in the southwest portion of Tanauan City. The Lake has an area of 127 sq. kms. and 200 meters deep. San Juan River, another water source, is a 33.5 km river system that traverses the towns of Malvar. and Sto. Tomas and the City of Tanauan, Calamba, and Lipa. The depth of the river ranges from 0.04m to about 20m deep. The San Juan River is one of the 24 sub-watersheds of Laguna de Bay (SJRRP, 2000).

Other water bodies surrounding the city and serving as natural boundaries are Sangalo River (Malvar), Balete River (Balete), and Lipa Bay in the southern portion. Located in the West is the Angasin River, serving as a boundary between the municipalities of Talisay and Tanauan City.

Tanauan City is also blessed with springs. Many springs and seepages are known to exist along the slopes and flanks of Mt. Makiling. From such, only three (3) springs can be considered potential sources of municipal water supply. Each of

the springs is provided with a spring box and the discharges are conveyed to a common transmission pipe. Volumetric measurement conducted last July 17, 1990, showed an aggregate discharge of 8.8 liters per second. Its expected minimum flow is 5 liters per second.

Ground water is a very important resource and is about 0.6% of the hydrosphere. This very important resource is one of the sources of drinking water supply in Tanauan City. Ground water is a part of the subsurface water that fully saturates the pore spaces of bedrock zone and it is held in the unsaturated zone by capillary zone in tiny films adding to the mineral surfaces. The water level in Tanauan City is 38 meters below ground (relative to mean sea level). Based on the water level contour map of Batangas, Tanaua towards Taal Lake. Based on Potential Area Ground Water Development,

Tanauan City is considered a low yielding area. Its aquifer is considered under category expectable aquifer; meaning high yielding wells may not be expected because of their small number of recharges.

Based on the study conducted by TANWD, Tanauan and Sto. Tomas areas are rich in ground water resources and the amount of discharges during the conduct of the study is greater than aggregate of natural and artificial discharges in these areas.

2.8. Development Constraints and Opportunities

2.8.1 Development Constrains and List of Prioritized issues and Concerns

Tanauan City has been growing rapidly specially in terms of economic development. This fast-paced development is associated with the presence of Industrial Parks, accessibility via major road networks, and the city's proximity to significant growth centers, Metro Manila & Makati, to name a few.

Consequently, with inevitable growth come the challenges that need immediate planning and attention to avoid deterioration and blight of the city. Among these challenges are traffic congestion, solid waste management, peace & order and other issues related to social, economic, infrastructure, land use and environment.

2.8.2 Traffic congestion

Traffic Congestion compromises the city's productivity and efficiency. It slows down the movement of goods and delivery of services, increases vehicle operating costs, converts productive man-hours into travel time plus its negative impact on public health and environment.

Tanauan City is not exempted from this constraint. The expected influx of more industrial, commercial and residential development that could be initiated by private sectors both in the city and within its immediate boundaries, changes in the urban setting of the city is just at the threshold. Moreover, there are plans and proposals for tourism development, targeting in particular the areas along Taal Lake. The relocation of the New City Hall on the west of the Star Toll will also affect traffic situation in the area of Barangay Natatas. Therefore, it is crucial to adopt a full transport and traffic management plan to maximize the impact of benefits from these plans and developments.

Considering that non-vehicular traffic is being noted, the DPWH construct foot bridges on strategic location such as in commercial and institutional areas. In effect traffic flow improved and reduces dangers to all road users both vehicular and non-vehicular.

2.8.3 Flooding

Flooding in some of the streets within the Poblacion area and in some barangays is another concern. This needs comprehensive planning in order for the city to retain its attractiveness and appeal.

Flooding is considered to be one of the causes of traffic during rainy season. This is due to ineffective drainage system, improper waste disposal and further compounded by increasing number of residential subdivisions, schools, commercial establishments, locators at two industrial parks and other economic activities within the city. Areas prone to flooding should be clearly identified. Subsequently, a complete flood control plan must be created and constructed.

2.8.4 Solid Waste Management

Pursuant to R.A 9003 otherwise Waste Management known as “Ec Act of 2000, the City Government through the City Environment and Natural Resources Office, established its first Material Recovery Facility (MRF). The facility started its operation on November 2014. The first 1-ton of compost was harvested on January 2015 and turned -over to the City Agriculture. Despite this project, disposal of solid waste still remains a challenge for the city government as the implementation is still in the infant stage. It is unfortunate that improper waste disposal is still prominent in different areas within the city. The city government must strengthen the implementation of penalties to offenders of the ordinance in order to realize the impact of its benefits.

2.8.5 Informal settlements

Partly due to development and city's partly out of ignorance of the law, a number of whom are informal settlers, are found to have constructed their houses in places that ought not to be built over. These areas are that off limits to human settlements but are somehow being encroached upon include San Juan

Riverbanks, Philippine National Railways property and other environmentally constrained areas. Based on 2014 CBMS Survey, there are 1,314 households who are informal settlers and 635 households living in makeshift housing, giving a sum of 1,949 households in need for this housing project of the local government

Increase in number of migrants resulted to population increase making the city proper over populated and congested. Relative to the present situation, it is unfortunate that the city does not have available government owned socialized/low cost housing project yet. Increasing number around the city contributes to the social problems, garbage disposal and traffic concerns.

2.9 Vulnerability to Climate Change and Natural and Man-Made Disaster Risk

Global warming is being manifested by the trends of increasing number of hot days and warm nights and decreasing number of cold days and cool nights. Both maximum and minimum temperatures are getting warmer. Extreme weather/climate events like intense rain have been seen to be more frequent. The trend of increasing frequency of tropical cyclone crossing Southern Tagalog area make us prone to disaster, both life and property of the city constituents.

Added heat stress, shifting monsoons, drier soils and water shortages as a result of higher temperatures will affect the livestock industry and crop production pattern, thus, resulting to reduce food supplies and contribute to higher food prices. Extreme warming increases drought which lessen the supply of water, would also result to negative impact on health, it can directly cause loss of life. Taal Volcano is another treat that could affect Tanauan, in the event that it becomes active or eruption occur. There are barangays that is within 10 km radius, and some sitios or communities are not accessible by land such as Sitio Mahabang Buhangin in Barangay Maria Paz.

2.10 Development Opportunities and Challenges Geographical/Physical

2.10.1 Strategic Location

Tanauan City is strategically located at the southern part of Metro Manila and forms part of the emerging metropolitan area at the northeastern part of Batangas. It is considered as an immediate recipient of the spillover of industries and other commercial activities from the National Capital Region. Its distance from the Business Capital of the Philippines, Makati City, is only about 68 kilometers. It is halfway between the Ninoy Aquino International Airport and the Manila Harbor, and about 45 kilometers away from the Batangas Sea Port. Also, it is situated near five cities in the CALABARZON Region, Calamba City, Tagaytay City, San Pablo City, Sta. Rosa City and Lipa City. Tanauan City's proximity to major growth centers like Metro Manila and Batangas City made it a recipient of rapid urbanization.

2.10.2 Accessibility

The city can readily be accessed from Metro Manila, Batangas City and other Cities of CALABARZON using the Southern Tagalog Arterial Road (STAR). The average travel time from the National Capital Region and Makati City takes only 45 minutes. Manila –Batangas Highway is another access road to get into the city proper. The said highway traversed the poblacion and Barangay Darasa and being manage and maintain by The Department of Public Works and Highway. Tanauan- Talisay-Tagaytay is another major highway under the jurisdiction of DPWH. It originates from the Central Business District of the city and connect to different municipalities of Batangas and the City of Cavite. The Maharlika Highway did not traverse the City of Tanauan but it is connected to Manila-Batangas Highway by the diversion road in Sto. Tomas that establishes the connectivity of the city to different municipalities of Laguna, Quezon and the Bicol Region.

In preparation for the urbanization, the city government construct the remaining unpaved roads, maintains and improves all the existing City and Barangay roads. Aside from continues maintenance, the City Engineering Office widens and improves the existing roads coping with the national standard incorporating all the necessary details required for a safe road design.

The construction and completion of the remaining missing link of Taal Lake Circumferential Road will further boost the implement the construction of the Tanauan road section by 2017. Another national project that will enhance the accessibility of the city is the proposed rehabilitation of the Philippine National Railways. This will significantly affect the growth of trade, industry and commerce once the PNR operationalize.

2.10.3 Agricultural

Tanauan City, with an agricultural area of 8,700.87 hectares, is blessed with moderately rich fertile soil suitable for all kinds of crops for year around farming. It is not prone to natural calamities. Concrete roads, including farm to market roads, provide faster transport of various farm produce to the market. Likewise, the good road network connects the city to its neighboring towns and cities. Supporting the agricultural sector, there is a centrally located wholesale market that caters to local farmers as well as farmers from nearby cities and municipalities.

2.10.4 Commercial/Industrial

Considering that there are two major industrial parks located in the city, the First Philippine Industrial Park (FPIP) with an industrial area of 240 hectares and Phil. Town Industrial Estate with 66.06 hectares and with combined total of 306.06 hectares, the city is recognized as the Investment Hub of CALABARZON.

The FPIP has large scale manufacturing companies such as B/E Aerospace, Batangas Brothers, Inc., Canon, ELSOL, First Philec Solar Corporation, Hoya, Maxim Philippines Operating Corporation, Miyano Philippines, Inc., Murata,

Pilipinas Green Solitech, Inc., POSCO, Sunpower Philippine Manufacturing Ltd., PMFTC, Inc., Schenker Philippines, Inc., Union Autoparts Manufacturing Philippines, Inc. (UAM), and Nestle. The second Industrial park, the Phil. Town Industrial Estate which covers 16.93 hectares has existing three locators such as the Uni-President Land Corporation, Taiyo Nippon Sanso, and Mitsubishi.

2.10.5 Peace & Order

The peace and order situation in the city do not pose a threat to investors/locators. The BJMP reported a zero-escape record for the past eight (8) years. Crime incidence especially against person and property historically has been challenging, though. The local government has prioritized activities to restore and maintain peace & order. Initiatives were made deploying more police officers and increase their number to keep up with the standard requirement were taken. In the year 2014 the ratio of a police officer as to the population being served is 1:1330, only a little below standard which is 1:1000. This current ratio is improving for the past five years from 1:1900 in the year 2010. In addition, police visibility is increased in the barangay level as they conduct regular visit in the barangay areas through symposium and dialogues.

2.10.6 Other competitive features

The city is advantaged with the presence of telephone service providers, cell sites and internet services network, residents can readily avail of communication facilities. There is also the existence of tertiary health care facilities such as Daniel Mercado Medical Center and CP Reyes Hospital.

On the aspect of local administration, the city administration gained thirty-three (33) ISO-certified service processes, sound fiscal management, and 5S implementer and recipient of Philippine Quality Award.

2.11 Land Use

2.11.1 EXISTING LAND USE

The land use plan for the City of Tanauan is synchronized with the Provincial Development Physical Framework Plan (PDPFP development strategy within the Ten-year period 2015-2025 combines balanced

Industrial, Commercial, Tourism and Agri-industrial Development. It covers the four (4) policy areas such as settlement, infrastructure, production and protection. The spatial development strategy is the general approach in utilizing the major land and water uses of the city. It is designed to strengthen the desired function/role of the city in the province, region and country as a whole.

In addition, the land uses of the National Capital Region (NCR), the present situation and foreseen effects to the City of Tanauan, and the land uses of the adjoining cities and municipalities were considered in the said strategy. The carrying capacity of the NCR, as validated by the indicators of population capacity of a community is reaching beyond limit. The possibility of environmental collapse could happen, if no measure or corrective action will be taken by the national government. The land area of Metro Manila can no longer support the basic needs and services required by its inhabitants, thus, decongestion of the area needs to be prioritized.

On the other hand, the Municipality of Talisay and Laurel, the cities of Lipa and Tagaytay due to its geographical, physical and topographical conditions and limitations were restricted to allocate lands for industrial uses, thus, Tanauan City absorbs the said function role.

Likewise, the strategy shall be proposed in consonance with the objectives of the land and water use plan of efficiently utilizing the city resources and effectively promoting equitable distribution of socio-economic services and facilities.

2.12 Existing General Land Use

The table below is the existing land use of Tanauan as of 2015. The determination of the actual area was done by adopting the Barangay Boundaries as determined by CERTEZA Info Sys, Inc. Its survey was approved by the Land Management Services, DENR IV-A. It was overlaid on the Google Earth satellite image wherein the shots for Poblacion was taken on March 8, 2015, while Rural Areas shots were taken on November 3, 2014.

Considering the importance nowadays of being prepared from all forms of disasters, the proposed General Land Use Plan for Tanauan City already mainstream Disaster Risk Reduction and Management (DRRM) and Climate Change Adaptation (CCA).

Table 2.2 Detailed Existing Land Use

	BARANGAY	LAND USE	HECTARES(has)
1	ALTURA BATA	Residential	74,237.00
		Institutional	937.00
		Agricultural	1,545,820.35
		Park and Recreational	3,510.00
		Cemetery/Memorial Park	21,848.00
		TOTAL	1,646,352.35
2	ALTURA MATANDA	Residential	42,300.00
		Institutional	860.00
		Agricultural	966,439.40
		TOTAL	1,009,599.40
3	ALTURA SOUTH	Residential	66,885.00
		Institutional	1,287.00
		Agricultural	953,566.91
		TOTAL	1,021,738.91

4	AMBULONG	Residential	374,082.00
		Institutional	59,241.00
		Agricultural	1,745,286.70
		Commercial	5,143.00
		TOTAL	2,183,752.70
5	BAGBAG	Residential	594,490.00
		Commercial	8,141.00
		Institutional	6,641.00
		Agricultural	5,087,365.72
		TOTAL	5,696,637.72
6	BAGUMBAYAN	Residential	612,864.00
		Institutional	4,745.00
		Agricultural	1,743,951.72
		Agri-Industrial	2,277.00
		TOTAL	2,363,837.72
7	BALELE	Residential	832,491.00
		Park and Recreational	5,585.00
		Institutional	16,993.00
		Agricultural	5,346,900.77
		Agri-Industrial	2,255.00
		TOTAL	6,204,224.77
8	BAÑADERO	Residential	334,706.00
		Institutional	3,316.00
		Agricultural	1,553,081.72
		Commercial	1,634.00
		TOTAL	1,892,737.72
	BARANGAY	LAND USE	HECTARES(has)
9	BANJO EAST	Residential	182,108.00
		Agri-Industrial	57,656.00
		Institutional	6,503.00
		Agricultural	1,212,870.72

		TOTAL	1,459,137.72
10	BANJO WEST	Residential	183,574.00
		Institutional	11,309.00
		Agricultural	2,869,209.72
		Agri-Industrial	20,345.00
		TOTAL	3,084,437.72
11	BILOG BILOG	Residential	336,407.00
		Institutional	10,691.00
		Agricultural	3,685,982.08
		Agri-Industrial	31,278.00
		TOTAL	4,064,358.08
12	BOOT	Residential	673,699.00
		Institutional	8,610.00
		Agricultural	3,171,928.72
		TOTAL	3,854,237.72
13	CALE	Residential	244,161.00
		Institutional	1,576.00
		Agricultural	3,414,650.53
		TOTAL	3,660,387.53
14	DARASA	Commercial	166,954.00
		Residential	1,496,069.00
		Institutional	81,018.00
		Agricultural	1,058,006.72
		Agri-Industrial	13,269.00
		Park and Recreational	457,421.00
		TOTAL	3,272,737.72
15	GONZALES	Residential	193,194.00
		Institutional	3,443.00
		Commercial	14,469.00
		Agricultural	1,671,731.72
		TOTAL	1,882,837.72

16	HIDALGO	Institutional	2,450.00
		Residential	70,407.00
		Agricultural	900,173.36
		TOTAL	973,030.36
17	JANOPOL OCCIDENTAL	Agricultural	2,240,938.36
		Residential	206,199.00
		Institutional	3,817.00
		TOTAL	2,450,954.36
18	JANOPOL ORIENTAL	Agricultural	2,642,088.03
		Institutional	7,232.00
		Residential	229,101.00
		Agri-Industrial	20,604.00
		TOTAL	2,899,025.03
19	LAUREL	Agricultural	2,529,746.72
		Institutional	5,486.00
		Residential	156,605.00
		TOTAL	2,691,837.72
20	LUYOS	Residential	135,482.00
		Institutional	10,486.00
		Agricultural	1,683,738.72
		Agri-Industrial	2,531.00
		TOTAL	1,832,237.72
21	MABINI	Residential	239,126.00
		Institutional	11,245.00
		Agricultural	1,580,825.85
		TOTAL	1,831,196.85
22	MALAKING PULO	Residential	296,637.00
		Institutional	9,341.00
		Agricultural	5,107,160.72
		Cemetery/Memorial Park	22,799.00
		TOTAL	5,435,937.72

23	MARIA PAZ	Residential	174,018.00
		Institutional	4,142.00
		Agricultural	1,440,497.47
		Eco Tourism	585,585.25
		Forest Land	751,295.00
		TOTAL	2,955,537.72
24	MAUGAT	Residential	139,302.00
		Institutional	6,800.00
		Agricultural	2,030,790.51
		Agri-Industrial	49,985.00
		TOTAL	2,226,877.51
25	MONTAÑA	Residential	115,222.00
		Institutional	3,969.00
		Agricultural	821,946.72
		TOTAL	941,137.72
BARANGAY		LAND USE	HECTARES(has)
26	NATATAS	Agricultural	3,092,558.35
		Commercial	30,237.00
		Residential	545,652.00
		Industrial	22,504.00
		Cemetery/Memorial Park	45,879.00
		Institutional	11,030.00
		TOTAL	3,747,860.35
27	PAGASPAS	Agricultural	2,336,723.72
		Residential	91,359.00
		Commercial	23,164.00
		Institutional	5,154.00
		Industrial	660,637.00
		TOTAL	3,117,037.72
28	PANTAY BATA	Agricultural	1,775,461.72
		Industrial	1,168,535.00

		Residential	155,172.00
		Institutional	7,369.00
		TOTAL	3,106,537.72
29	PANTAY MATANDA	Agricultural	2,315,988.72
		Residential	247,569.00
		Institutional	11,980.00
		TOTAL	2,575,537.72
30	POBLACION 1	Vacant Lot	28,659.00
		Residential	110,558.00
		Commercial	11,475.00
		Park and Recreational	3,150.00
		Institutional	45,958.00
		TOTAL	199,800.00
31	POBLACION 2	Residential	88,131.00
		Park and Recreational	1,584.00
		Commercial	21,791.00
		Institutional	35,316.00
		Vacant Lot	23,578.00
		TOTAL	170,400.00
32	POBLACION 3	Vacant Lot	125,245.00
		Residential	216,863.00
		Commercial	44,456.00
		Institutional	27,236.00
		TOTAL	413,800.00
33	POBLACION 4	Vacant Lot	91,201.00
		Residential	126,000.00
		Commercial	93,003.00
		Institutional	18,496.00
		TOTAL	328,700.00
34	POBLACION 5	Commercial	15,602.00
		Residential	70,845.05

		Institutional	665.00
		TOTAL	87,112.05
35	POBLACION 6	Institutional	3,597.00
		Residential	177,471.00
		Commercial	22,532.00
		TOTAL	203,600.00
36	POBLACION 7	Commercial	79,856.00
		Residential	154,679.00
		Institutional	3,170.00
		Vacant Lot	127,616.94
		TOTAL	365,321.94
37	SALA	Residential	146,342.00
		Institutional	5,217.00
		Agricultural	2,009,415.87
		Commercial	7,858.00
		TOTAL	2,168,832.87
38	SAMBAT	Cemetery/Memorial Park	64,822.00
		Residential	254,531.00
		Commercial	34,237.00
		Agri-Industrial	31,828.00
		Agricultural	491,105.72
		Institutional	11,614.00
		TOTAL	888,137.72
39	SAN JOSE	Residential	77,879.00
		Institutional	3,858.00
		Agricultural	1,189,858.72
		Commercial	1,242.00
		TOTAL	1,272,837.72
40	SANTOL	Residential	48,153.00
		Institutional	2,712.00
		Agricultural	989,372.72

		TOTAL	1,040,237.72
	BARANGAY	LAND USE	HECTARES(has)
41	SANTOR	Cemetery/Memorial Park	16,370.00
		Residential	485,287.00
		Commercial	44,253.00
		Institutional	17,137.00
		Agricultural	2,560,191.41
		Industrial	65,185.00
		TOTAL	3,188,423.41
42	SULPOC	Residential	550,627.00
		Institutional	2,959.00
		Agricultural	3,447,774.72
		Agri-Industrial	377.00
		TOTAL	4,001,737.72
43	SUPLANG	Residential	821,333.00
		Institutional	4,377.00
		Agricultural	1,469,912.72
		Park and Recreational	1,617.00
		Commercial	898.00
		TOTAL	2,298,137.72
44	TALAGA	Residential	402,293.00
		Institutional	15,976.00
		Agricultural	3,945,958.76
		Commercial	14,903.00
		Park and Recreational	12,694.00
		Agri-Industrial	34,293.00
		TOTAL	4,426,117.76
45	TINURIK	Park and Recreational	8,246.00
		Residential	384,118.00
		Institutional	17,031.00
		Agricultural	1,862,781.86

		Agri-Industrial	26,007.00
		TOTAL	2,298,183.86
46	TRAPICHE	Residential	401,507.00
		Institutional	36,631.00
		Agricultural	1,887,272.55
		Park and Recreational	694.00
		Cemetery/Memorial Park	64,222.00
		Industrial	1,408.00
		Agri-Industrial	3,270.00
		Commercial	16,987.00
		TOTAL	2,411,991.55
47	ULANGO	Industrial	1,625,706.00
		Agricultural	1,135,419.72
		Residential	130,742.00
		Institutional	8,070.00
		TOTAL	2,899,937.72
48	WAWA	Residential	79,552.00
		Institutional	6,321.00
		Agricultural	1,043,364.72
		TOTAL	1,129,237.72

Source: CPDO

Table 2.3 Existing Land Use of Urban Area (Poblacion, Sambat and Darasa)

	LAND USE	HECTARES (has)	Percentage
1	AGRICULTURAL	154.91	26.13%
2	AGRI-INDUSTRIAL	4.51	0.76%
3	VACANT LOT	39.63	6.68%
4	CEMETERY/MEMORIAL PARK	6.48	1.09%
5	COMMERCIAL	48.99	8.26%
6	INSTITUTIONAL	22.71	3.83%

7	PARKS RECREATIONAL	AND	46.22	7.79%
8	RESIDENTIAL		269.51	45.45%
	TOTAL		592.96	100.00%

Source: CPDO

Table 2.4 Summary of Existing Land Use of Rural Area

	LAND USE	HECTARES(has)	Percentage	
1	AGRICULTURAL	8,700.87	83.71%	
2	AGRI-INDUSTRIAL	25.09	0.24%	
3	CEMETERY/MEMORIAL PARK	17.11	0.16%	
4	COMMERCIAL	16.89	0.16%	
5	INDUSTRIAL	354.40	3.41%	
6	INSTITUTIONAL	35.69	0.34%	
7	PARKS RECREATIONAL	AND	3.23	0.03%
8	RESIDENTIAL	1,107.49	10.65%	
9	ECO-TOURISM	58.56	0.56%	
10	FOREST LAND	75.13	0.72%	
	TOTAL	10,394.47	100.00%	

Source: CPDO

2.13 Designated Zones as per the City's Zoning

2.13.1 Urban Core Zones (Central Business Districts or CBD)

The Comprehensive Land Use Plan (2004-2014) designated three (3) Central Business Districts (CBD) such as Poblacion, Altura and Balele. Tanauan City proper or the Poblacion serves as nuclei of the City and act as the lead CBD. All CBDs shall function as administrative and coordinating centers, the major interactive nodes for commerce and trade.

The City proper that serves as the Urban Core Zone describes the boundaries of the General Residential, Commercial and Institutional Districts. Due to high urbanization level, Darasa and Sambat, the adjoining Barangays of Poblacion, are included in Poblacion Central Business District, comprising a total land area is 592.96 hectares. The dominant land utilization is residential with a total area of 261.51 hectares or 45.45 % share. The development or influx of planned residential subdivisions particularly in Barangay Darasa contributed to the conversion of the land use from agricultural into residential.

The Commercial area with a total of 48.99 hectares or 8.26 % share including Waltermart in Barangay Darasa was formerly utilized for agricultural purposes but was now converted into a mall. Medium scale retail stores and opening of different branches of banks and well known fast foods, transformed the residential areas along the national highway into commercial uses. In addition, parks and recreational areas utilize 46.22 hectares or 7.79%. It includes the operation of Metro Turf in Barangay Darasa containing an area of 27.52 hectares. Moreover, the institutional area utilizes 22.71 hectares equivalent to 3.83 % of the total area. The First Asia Institute of Technology & Humanities (FAITH) and National Teachers College (NTC) Branch in Barangay Sambat are the new addition to the institutional areas. However, cemeteries in the urban, the city proper remains the same with a total area of 6.48 hectares or 1.09 %.

The newly constructed Tanauan City Hall, located in Barangay Natatas likewise, will greatly change the administrative and coordinating centers of the city. It is located within the urban expansion zone, being along the Tanauan-Talisay-Tagaytay National Highway.

Another on-going project with a foreseen impact in the future land use of the city is the construction of the Triple "AAA" Slau Wholesale Market of agricultural products in the 3.7 hectares, newly acquired property of the City Government situated in Barangay Sambat, near the Southern

Tagalog Arterial Road (STAR). The Wholesale Market makes Tanauan as the major trading center of Batangas and adjacent municipalities, cities and provinces. In addition to fruits and vegetables and other farm produce that are being traded in bagsakan and the operation of the Triple “ become the major trading center of meat and meat-by products.

Balele Central Business District however responded too slowly. The sixteen (16) hectares’ residential subdivision that was a development in the area.

Land banking by well-known real estate developer was noted in Altura Central Business District. However, there is still no significant change in land use in that area except for an orphanage or home for the aged and a cemetery. No remarkable infrastructure development was realized on the area as a Central Business District (CBD) that should function as an administrative and coordinating center and an interactive node of trade and industry, after the 10-year land use planning period. Topographically the said area is the lowest elevation of Tanauan City and flooding is a major problem being experience in the area during rainy season.

2.13.2 Socialized Housing Zones (SHZ)

In terms of Socialized Housing Zones (SHZ), Housing Projects for the urban poor, informal settlers and migrants are the identified portions of Barangays Hidalgo, Pagaspas, Cale, Sala and Balele. About 1.2 hectares each from those Barangays where allocated for the said purpose. However, within the span of 10-year planning period, no socialized housing project initiated by neither the national nor the city government has been implemented.

In order to support the realization of inclusive development and decongestion of the National Capital Region, the national government will revive and rehabilitate the existing Philippine National Rail Way from the Province of Tarlac to the Province of Sorsogon. The proposed North South Rail Project will branch from

Calamba to Batangas City, thus, will traverse Tanauan rail road section, passing through the Barangays of Poblacion 4,5,7, and Darasa. The said project of the National Government will commence by 2017 and expect to be operational by 2021. At present, there are informal settlers living within the 30-meter wide Road Right of Way (ROW) of the PNR. This development requires the city government to identify the relocation site for socialized housing project intended for families who will be affected, prior to the project implementation.

As of the latest census there are 1,781 families that will be affected and needs to be relocated. With a density of 100 housing units per hectare, the land area requirement will be eighteen (18) hectares. An additional two (2) hectares shall be added as reserve for other requirement of the communities such as school and religious institutions, thus, the total land area required for socialized housing will be twenty (20) hectares.

2.13.3 Industrial Zones (IZ)

Barangays Laurel, Ulango, Pantay Bata, Pantay Matanda and Pagaspas are under Industrial Zones (IZ). The current/actual land area being utilized for industrial use is approximately 345.48 hectares.

2.13.4 Agricultural Zones (AGZ)

The Agricultural Zones contain productive and fertile lands and currently serve as croplands and sites for livestock and poultry production. These are areas classified under the Strategic Agricultural and Fisheries Development Zone (SAFDZ). The total land area of Tanauan intended for Agricultural Zone is 8,791.63 hectares.

2.13.5 Rural Built-up Zone (RBZ)

The designated Rural Built-up Zones (RBZ) are areas in the barangays located within 200 meters from the center of the road and 100meters from the center of sitio [farm to market road]. In the early day

Zoning Ordinance, road side areas are most preferred by Tanaueños to build their houses due to accessibility. This makes these residential areas complimentary in setting up their businesses. Permits and clearances issued indicate that in these areas the land use rapidly changed from agricultural to other uses.

The built-up areas of 1,693.6 hectares constitute the rural built-up areas distributed among the thirty-nine (39) Barangays outside Poblacion. These are clusters of at least ten (10) structures or any activity occupying a sizeable land area in every Barangay. The structure includes residential, institutional, commercial, cemeteries and recreational. The average rural built-up area per barangay is about 43.43 hectares. These areas are estimated to be within a radius of 500 meters from the barangay hall, chapel, school or basketball court. With a linear pattern of development, built-up areas extended about 100 meters on both sides of all existing roads whether national, provincial, municipal and barangay.

2.13.6 Urban Expansion Zone (UEZ)

Urban Expansion Zones (UEZ) are areas on both sides of the National Road extending about 500 meters from the center of the road. Areas on both sides of highways connecting Tanauan to Talisay and Tanauan to Malvar that fall within 500 meters from the center of these highways are classified as UEZ. Land area on both sides of the Southern Tagalog Arterial Road (STAR) covering Sto. Tomas to Malvar boundaries within 1 kilometer from the center of the road are likewise designated as UEZ.

Likewise, Jose P. Laurel Highway which is part of Manila –Batangas Road is the first major access road in the City linking Tanauan City to Manila, Lipa, Batangas City and to other center of commerce and trade. The geographic and topographic setting made the area along the J.P. Laurel highway the recipient of urban

development. In Barangay Darasa, with its proximity to the town proper and where J.P. Laurel Highway passes through, land that was formerly utilized for livestock and agricultural activities were transformed into residential subdivisions. Rapid development of the area is attributed primarily to its accessibility, characteristics and features suitable for housing development. It is also the safest barangay for residential based on sieve mapping.

2.13.7 Eco-Tourism Zone (ETZ)

The six coastal Barangays along Taal Lake: Ambulong, Banadero, Gonzalez, Wawa, Boot and Maria Paz are designated as Eco- Tourism Zone. These Barangays are part of Taal Volcano Protected Landscape (TVPL), proclaimed by President Fidel V. Ramos by virtue of Presidential Proclamation 923, as part of the National Integrated Protected Area System (NIPAS)

2.13.8 Residential Zone (RZ)

Residential zones are areas within the city principally for dwelling and housing purposes. Next to agricultural zone in terms of range, Residential Zone covers about 3,173.761 hectares. As evidenced by the increase in population, Tanauan City is considered one of the most livable places within the region and can even be compared with other highly urbanized cities in CALABARZON. This may be associated with the availability of basic utilities such as water, electricity, telecommunication services which add comfort to daily life and the ease of access to various commercial establishments. Added to this are the job opportunities in the city and nearby municipalities where multinational industries, locators and investor do business.

The table below is the recent inventory of residential subdivisions in different barangays.

Table 2.5 Inventory of Residential Subdivision

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NAME OF SUBDIVISION	TYPE	BARANGAY	AREA (Has.)
Roman Ville Subdivision	R-2	Darasa	5.58
Ramonita Country Homes	R-3	Darasa	6.20
St. Joseph Subdivision 1 & 2	R-2	Darasa	7.9 / 2.4
Colbella Homes	R-3	Darasa	15.30
San Bernardo Village	R-2	Darasa	4.00
San Sebastian Village	R-2	Poblacion III	5.30
Darasa Compound	R-3	Darasa	3.10
Soledad Park	R-2	Darasa	6.57
Spring Homes Subdivision	R-3	Darasa	
Pilar Ville Subdivision	R-3	Darasa	7.70
Primavera Homes	R-2	Darasa	6.70
Blue Isle Subdivision	R-3	Darasa	3.00
Cambridge Place	R-2	Darasa	30.80
Kriscel Subdivision	R-3	Poblacion III	1.40
Mt. View Subdivision	R-2	Poblacion III	24.60
Celeste Subdivision	R-3	Poblacion III	1.00
Yatco Subdivision	R-2	Poblacion VII	0.92
Tapia Subdivision	R-2	Poblacion VI	5.20
Oltap Subdivision	R-2	Poblacion VI	2.90
Gloria Compound Subdivision	R-2	Poblacion VI	4.90
Teresa Subdivision	R-2	Poblacion VI	3.00
Laros Subdivision	R-2	Poblacion VII	0.92
Maligaya Subdivision	R-2	Sambat	7.90
Reaville Subdivision	R-3	Poblacion VII	6.90
Kaisahan Village	R-3	Bagumbayan	8.00
Bagumbayan Subdivision	R-2	Bagumbayan	9.30
Maryville Subdivision	R-3	Bagumbayan	3.50
Munting Paraiso	R-3	Mabini	1.10
Josefa Subdivision	R-2	Sambat	6.60
Saratoga Hills	R-1	Suplang	149.90
Plantacion Hills	R-1	Suplang	
Gentle Green Subdivision	R-1	Trapiche	12.40
Plantacion del Sol	R-1	Pagaspas	23.30
Villa Corazon	R-3	Santor	2.00
Sandia Homes	R-3	Cale	8.7953
Dona Narcisa Subdivision	R-2	Hidalgo	3.90
Amare Homes	R-2	Darasa	1.1655
Ciudad Victoria	R-2	Darasa	3.1789
Citta Maria	R-2	Darasa	4.40
St. Matthews	R-2	Darasa	3.4752
Hillsboro Subdivision	R-1	Santor	4.8778

Primavera Subd. Phase II	R-2	Darasa	7.2971
Deca Homes Subdivision	R-3	Balele	15.8187
South Savana Courtyard	R-3	Janopol Oriental	3.1051
MCDC Ecoverde Homes	R-2	Banjo East	6.312
Bakers Home	R-3	Darasa	0.2027
Grand View Heights	R-2	Sambat	3.4195
Mabini Hills	R-3	Talaga	3.1051
TOTAL			

Source: CPDO

2.13.9 Forestry zone

The Comprehensive Land Use Plan and Zoning Ordinance indicated that portions of Barangays Maria Paz and Suplang are classified as Forest Zone. The steep slope in these areas is the basis for the zoning classification. However, there is no available Land Classification map declaring the area as timber land. Furthermore, areas in Barangay Suplang has been converted into high end residential subdivision.

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2.14 PROPOSED LAND
USE

Map 2.2 General Land
Use Map 2015-2025

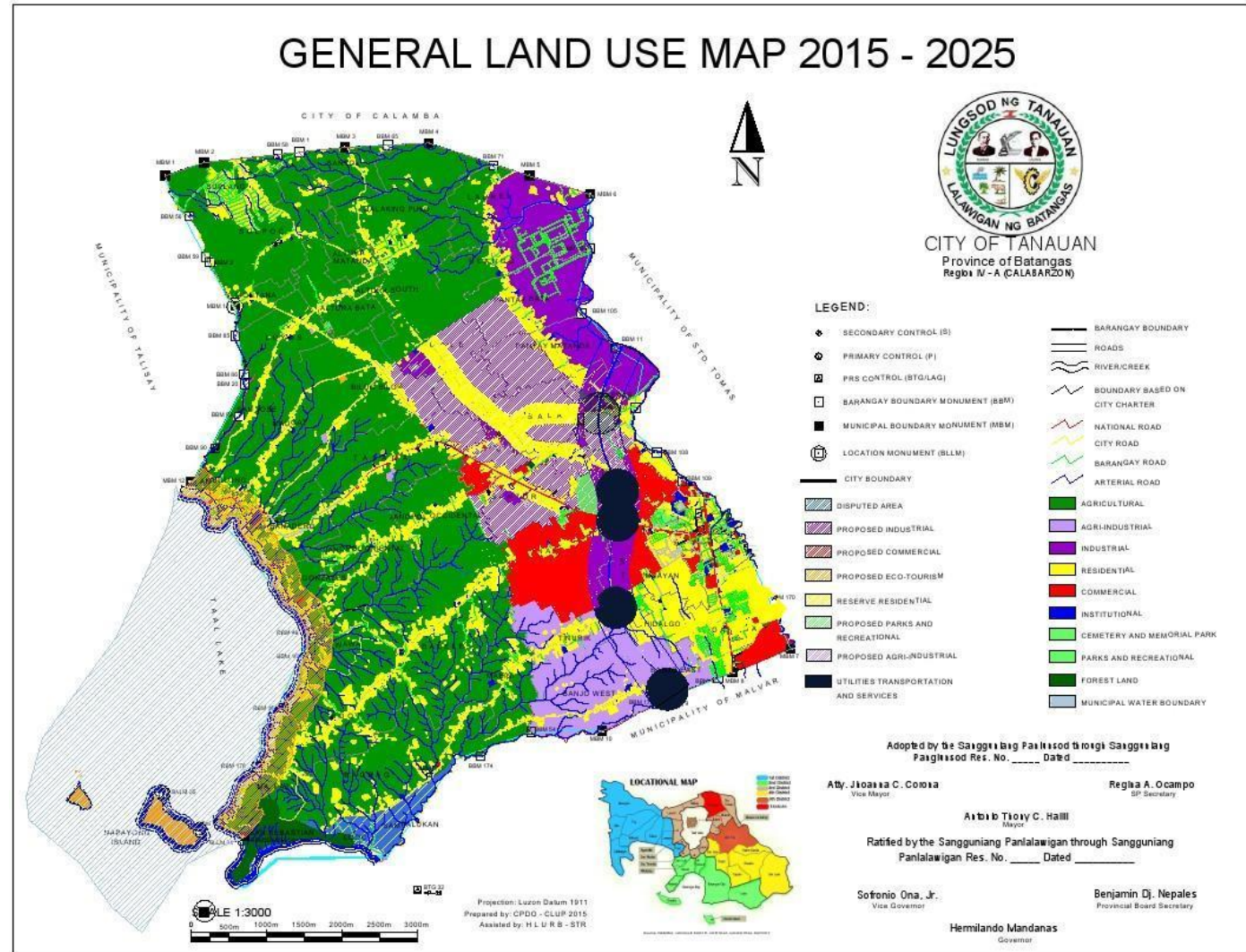


Table 2.6 Proposed Land Use Map 2015-2025

Land Classification	Square Meter (sqm)	Percentage
AGRICULTURAL	63,147,530.57	57.47%
AGRI-INDUSTRIAL	4,996,138.58	4.55%
CEMETERY/MEMORIAL PARK	235,940.00	0.21%
COMMERCIAL	4,750,731.01	4.32%
INDUSTRIAL	14,358,847.97	13.07%
INSTITUTIONAL	584,012.00	0.53%
PARKS AND RECREATIONAL	494,501.00	0.45%
RESIDENTIAL	16,800,832.85	15.29%
ECO-TOURISM	4,505,787.50	4.10%
TOTAL	109,874,321.48	100.00%
FOREST LAND	865,283.01	0.77%
DISPUTED AREA	1,337,759.26	1.19%
GRAND TOTAL	112,077,363.75	

Source: CPDO

Considering that the radial development is more realistic than nodal development, the two Central Business Districts (CBDs) of the previous Comprehensive Land Use Plan and Zoning Ordinance will be returned back to agricultural use.

2.15 INFRASTRUCTURES

2.15.1 Transportation

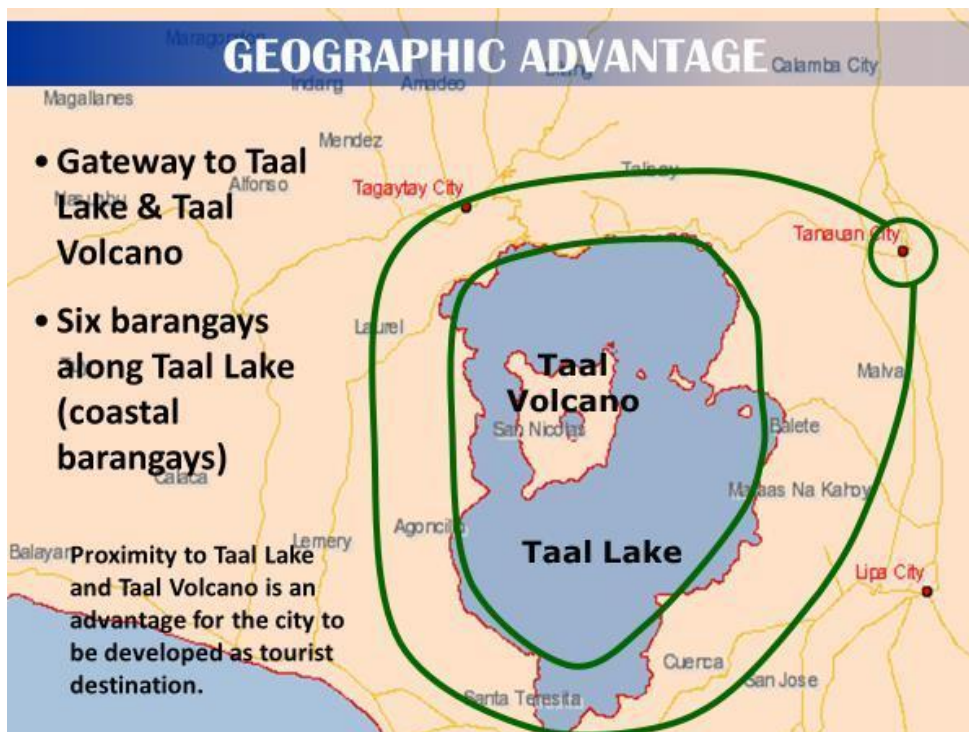
The City of Tanauan is a gateway to Batangas City and other southern towns, cities and provinces. As such, the quality and condition of roads, drainage system and other transportation facilities play a very important role. Moreover, those infrastructures are very good indicator of economic development and progress. In highly urbanized areas, skyways, flyovers and footbridges are built because of increase in vehicular and non-vehicular traffic, while in rural areas the demand for widened and paved roads also increases due mainly to

the same reason. Motorists always clamor for paved roads to shorten travel time and to increase safety and travel comfort.

Tanauan City can be reached through the Manila-Batangas Road and the Southern Tagalog Access Road (STAR). The STAR makes the city more accessible without going through the busy streets of the neighboring towns and cities.

Local residents use jeepneys and tricycles as the basic mode of transportation to reach the barangays of the city as well as the neighboring towns and cities. Busses are used to travel from the city to Manila and Batabgas City.

Traffic conditions are basically light throughout the city except in the busy hours of the day especially during the morning and afternoon before and after the office hours. There is a traffic light installed at the Crossing of J. P. Laurel Highway and A. Mabini Avenue making it easier to manage the traffic condition. There are also visible pedestrian lanes and pedestrian overpass for public safety.



2.15.2 Roads and Bridges

Table 2.6 Inventory of National Roads, 2014

Road	Length (m)	RRW	Classification	Condition
Manila-Batangas Road (J.P. Laurel Highway)	3,656	20 mtrs	National Road Secondary	Good
Tanauan-Talisay-Tagaytay Road (A. Mabini Highway)	12,578	15 mtrs Average	National Road Secondary	Good
TOTAL	16,234			

Source: DPWH 3rd DEO Batangas

Table 2.7 Inventory of City Roads, 2014

Name of Road/Street	Length (km)	Concrete (km)	Gravel/Earth (km)
Darasa-Banjo East-Banjo West-Bagbag Road	6.10	6.08	.02
Bagumbayan-Tinurik-Mabini-Bagbag Road	9.10	8.5	0.6
Bagumbayan-Hidalgo Road	1.50	1.50	
Natatas-Balele-Boot-Maria Paz Road	15.85	14	1.85
Balele-Wawa-Boot Road	2.10	2.10	
Santor-Janopol Orriental-Janopol Occidental Road- Banadero/Gonzales	5.25	4.60	0.65
Janopol Occidental-Gonzales Road	1.40	1.4	
Ambulong-Maugat-Bilog-Bilog Road	4.43	4.43	
Ambulong-San Jose-Luyos-Altura Bata Road	4.73	4.73	
Talaga-Bilog-Bilog-Luyos-Montaña Road	5.46	5.46	
Montaña-Sulpoc-Suplang Road	3.70	3.70	
Talaga-Sala-Pagaspas Road	6.00	6.0	
Santor-Trapiche Road	1.03	1.03	

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Sambat-Trapiche-Pagaspas Road		1.09	1.09	
Trapiche-Sala-Cale-Altura Malaking Pulo-Santol Road	South-	9.68	9.68	
Altura South-Altura Bata-Altura Matanda- Malaking Pulo Road		3.75	3.75	
Cale-Bilog-Bilog-Dayapan Road		5.39	2.99	2.40
Trapiche-Sala-Pagaspas Road		3.80	3.80	
Barangay IV-Pagaspas-Sala-Talaga Road		9.25	9.25	
Pagaspas-Pantay Matanda-Pantay Bata- Ulango-Laurel Road		6.10	6.10	
Malaking Pulo-Malipa-Santol-Bunggo Road		2.99	2.99	
TOTAL		108.7	103.18	5.52

Source: CPDO

Table 2.8 Inventory of Poblacion Roads, 2014

Road Name	Length (km)	Condition
C. Garcia St.	0.25	Good
P. Dimayuga St.	0.30	Good
P. Gonzales St.	0.35	Good
E. Rivera St.	0.09	Good
Sixto Castillo St.	1.10	Good
Fulgencio Platon St.	0.70	Good
P. Carandang St.	0.96	Good
Guevarra St.	0.36	Good
Gregorio Collantes St.	0.72	Good
F. Laurena St.	0.62	Good
F. Oñate St.	0.90	Good
Jose M. Corona St.	0.20	Good
S. Avelino St.	0.38	Good
Nicanor Garcia St.	0.22	Good
J. Panganiban St.	0.13	Good

V. Dimayuga St.	0.23	Good
J. Gonzales	0.62	Good
J.V. Pagaspas	0.75	Good
Rail Road Alley to Pagaspas St.	0.27	Good
'A. Burgos St.	0.27	Good
Kalaw St.	0.16	Good
Charing St.	0.18	Good
Nene St.	0.44	Good
Simo St.	0.15	Good
TOTAL	10.35	

Source: Office of the City Engineer

Table 2.9 Turned-Over Roads

Road Name	Length (km)	Condition
Mount view Subdivision		
Lauan St.	0.4	Good
Bagtican St.	0.17	Good
Tanguele St.	0.16	Good
Apitong St.	0.2	Good
Acacia St.	0.16	Good
Akle St.	0.20	Good
Tindalo St.	0.90	Good
TOTAL	2.19	
Reaville Subdivision		
Reaville subd. To J.P. Laurel Highway	0.39	Good
Reaville subdivision	0.73	Good
TOTAL	1.12	
Yatco Subdivision		
Yatco Village Roads	0.35	Good

Yatco Village to A. Burgos St	0.33	Good
TOTAL	0.68	
Other subdivisions		
Oltap Subdivisions Roads	0.92	Good
Bagumbayan Road to Maligaya Compound	0.35	Good
Gloria Compound Roads	1.1	Good
Teresa Compound Roads	0.94	Good
San Sebastian Village	1.46	Good
Kriscel Subdivision Roads	0.6	Good
TOTAL	5.37	

Source: Office of the City Engineer

2.15.2 Inventory of Bridges by Location, Type, Capacity and Condition

The central business district of Tanauan is located on the easternmost part of the city, and the Manila-Batangas national highway traversed also the eastern part of the city. The Southern Tagalog Arterial Road (STAR), a limited access highway was constructed parallel to the national highway. Because of this, five (5) flyovers were constructed. There are thirteen (13) existing bridges in the city, with an approximate total length of 471.8 linear meters and an average width of 10 meters. Some of which are located at the city boundary with the neighboring town of Sto. Tomas built to cross the San Juan River.

2.16 Land transportation Terminals, Public Parking and Pick-up Points

Terminals affect traffic flow and ease of circulation. Investors and consumers prepared a commercial area with sufficient and safe space where they can leave their vehicles. Terminals with limited capacity and improper design affect the condition of the traffic flows. Ideal terminals, under the present condition of the city and the projected development require separate public utility vehicle, private cars, and delivery vans.

There are nine (9) existing jeepney terminals in the city proper. The central terminal is located within the Philippine National Railways (PNR) property beside the Public Market. Jeepneys parking on the said terminal are plying the route of Tanauan to various locations such as Calamba, San Pablo, Sampaloc, Malaking Pulo, and Luyos. Another terminal is located in Barangay Sambat along STAR Tollway which caters the jeepneys plying route of Talisay and Laurel. Other terminal is located beside the public market and railroad alley.

The present condition of the terminal is not in harmony with the development plan of the commercial business district. There are no permanent lots and structures allotted for that purpose. The City government even uses the roads and property of the PNR. It is to be noted that all the terminals and parking area surround the public market, the present center of commercial activities of the city.

The Public Market Redevelopment project, under the Design Build-Transfer-Operate (DBTO) scheme comprising more than two (2) hectares of land, is now being implemented. The conceptual and detail design of which devoted the entire third floor of the building for parking space and terminal. When it becomes operational, traffic flow on the area will improve, thus, the commercial area will be more attractive and competitive.

The transfer of the New City Hall in Barangay Natatas, the incoming development plans like the Tanauan City Zentrum, and the expansion of residential, commercial, and industrial development in the area require a state-of-the-art terminal, should the plans become reality.

2.17 PARKING ZONES

There are parking zones situated in privately-owned lands. One of the pay parking zones is located near the Tanauan Shopper's Mart and a pay parking areas cannot accommodate the large number of vehicles in Tanauan City.

It is to be noted that locational clearance and building permit were issued in the past without considering parking requirement. Nowadays, in conformance with the provisions stipulated in the building code and zoning ordinance of the city, parking requirement is strictly imposed prior the issuance of locational clearance and building permit.

2.18 Power

2.18.1 Electricity Provider

Batangas Electric Cooperative (BATELEC)

Electric power supply in the City of Tanauan is generally being provided by Batangas Electric Cooperative II (BATELEC II) since 1980. They outsource their power supply from the National Grid Corporation of the Philippines (NGCP). The total number of households and commercial establishments being served by BATELEC II is 36,684 as of 2014 in the 48 barangays of Tanauan. It has four (4) substations located at Poblacion and Barangay Talaga in Tanauan City, one in Municipality of Malvar and another in Municipality of Laurel.

2.19 Water

The source of water supply of Tanauan City comes dominantly from underground water. Surface water such as rivers and falls has not been tapped as water supply source for distribution to the public. Storage of rain water that used to be the practice of rural folks when water distribution was not yet connected to the household lost its popularity and is now rarely seen in the rural areas.

Underground water requires less treatment processes, only chlorination is being conducted by the Water Utility Distributors before water is supplied to the public. Storage of rain water requires land and infrastructure facilities that suit its purpose. It also requires additional water treatment. However, over-drowning of underground water possess danger to the environment. As of now, there is no study conducted to measure underground water, and rate of recharge relative to the present development and situation. Hence, water utility

providers should plan alternative source of water, to compensate water shortage in the near future.

The water supply for domestic, commercial and small industries within the jurisdiction of Tanauan City are provided by different water service providers, the biggest of which is the Tanauan Water District (TWD) that serves Poblacion 1-7 area and different rural barangays of the city. There are 21 Waterworks as provided in table below which operates and supply potable water to the household in different barangays.

Tanauan Water District (TWD) is the major organized water utility company in the city of Tanauan, Batangas. TWD was created by virtue of Sangguniang Bayan Resolution No.52 of Tanauan in 1987 and in accordance with the provisions of Presidential Decree(PD) 198 or “The Provincial Water Utilities Act of 1973

Conformance (CCC) No.333 from the Local Water Utilities Administration (LWUA) on March 8,1988, TWD was established and started operations on May 1,1988.

As of December 31,2015, TWD has 15,650 active service connections, 79 motorized pumping stations and employs 78 regular and casual employees. Its management team, all of whom are career service professionals, is composed of the General Manager and four

(4) managers handling the Commercial, Engineering, Administrative and Finance divisions. TWD`s policy-making body, its Board of Directors (BOD), is composed of five (5) members, each of whom represents the Business, Civic, Professional, Education and Women`s sectors, and meets at least twice a month.

Tanauan Water District is the sole provider of sustainable potable water and waste water treatment services in the City of Tanauan.Tanauan Water District remains an active partner with the City of Tanauan in driving inclusive growth by realizing its vision through its dedicated board of directors, competent management team, and motivated and skilled workforce which adopts continuous improvement in sustaining operation that enjoins stakeholders.

2.20 Solid Waste Management

The LGU has a private garbage hauler which is NLC Garbage Services with business address at Barangay Poblacion 1, Tanauan City. since the start of year 2014. As mentioned in the previous section, the private hauler only

collects segregated waste. Non-biodegradable wastes are being brought directly to the Sanitary Landfill at Calamba City (Suri Waste Management and Disposal Services).

Biodegradable wastes are being brought to th

Barangay Bilog-bilog for shredding. The LGU-owned trucks haul the biodegradable wastes from the Public Market and subdivisions.

The contract of NLC Garbage Services only covers thirteen (13) barangays, namely, Poblacion 1-7, Sambat, Darasa, Trapiche, Pagaspas and Natatas.

2.21 Other Existing and Proposed Infrastructure

To boost the livability, competitiveness and economic vitality of the city, the following infrastructure projects were prioritized by the city:

2.21.1 New City Hall Building with Public Park

The City Government of Tanauan has identify

Barangay Natatas, with an estimated area of about four (4) hectares. The site of the New Administration Building is about 100 meters from the Tanauan Exit of the Southern Tagalog Arterial Road (STAR Tollway), three (3) kilometers from the present location of the City Hall and is very accessible to the-TalisayCity's-Tagaytay Roadconstitue.

The New Administration Building is a three (3)-storey structure with roof deck and an approximate floor area of 9,500 square meters. The building will accommodate the 30 different departments of the City or an office space for the current 1,484 city employees.

Complementing the New City Hall will be a Public Park that will be developed within the 4-hectare land. The park shall be designed to incorporate the natural topography of the area with minimal effects on the existing plants and wildlife. It will also feature an activity area, paved trails, sheds, sufficient lighting and other wellness facilities.

The New City Hall is envisioned to be a modern, people-friendly and high-tech building while the public parks will be a well-groomed aesthetically designed amusement area.

2.21.2 Tanauan City Public Market Redevelopment Project

The Tanauan City Public Market Redevelopment Project (TCPMRP) under a Public-Private-Partnership (PPP) modality is one of the priority projects of Tanauan City. The redevelopment and modernization of the Tanauan Public Market will address the inadequate structures and facilities offered by the existing public market.

The Project aims to modernize and improve the structures and facilities of the Tanauan City Public Market and its surrounding areas. It will envision to redevelop the Tanauan City Public Market into a state of the art commercial facility with a wet and dry market component, transport terminal through Design- Build-Transfer-Operate (DBTO) Scheme.

The TCPMRP will address the traffic congestion in the city because of the inclusion of a multi-level parking facility which will provide ample parking spaces for consumers and market vendors. The project also aims to provide amenities lacking in the existing Tanauan Market such as wastewater treatment plant, solid waste processing facilities, cold storage facilities, delivery area and others.

2.21.3 Triple “AAA” Slaughterhouse

The proposed location of the AAA Slaughterhouse is at Barangay Sambat, approximately 1.3 kilometers away from banking facilities which are mainly situated in the Poblacion Area or Urban Core of the city.

There is no existing Halal Slaughter House in Luzon and Visayas despite the high demand for Halal meat and meat products among our Muslim brothers and sisters. The Local Government Unit (LGU) is supportive of the establishment of a Halal Slaughter House to address this situation. To start with, the Office of the City Mayor created the Tanauan Muslim Consultative Council. This council is expected to monitor the project.

The objectives for the establishment of Halal Certified Slaughter House are the following:

- 1.) To realize the objectives of the standing MOU between the National Commission on Muslim Filipinos (NCMF) and the City Government of Tanauan on the establishment of such slaughterhouse,
- 2.) To posit Tanauan City as a major source of HALAL meat and meat products,
- 3.) To fill the gap in the demand for credible HALAL meat and meat products (especially from un-stunned animals,)
- 4.) To provide access to HALAL Slaughterhouse thereby discouraging the prevailing practice of backyard slaughtering,
- 5.) To generate additional revenues for the LGU,
- 6.) To generate employment for Muslim constituents in Tanauan City,

2.21.4 New Road Openings

Aside from providing a convenient, safe, fast and economical travel to all users, opening of new roads will likewise ease traffic congestion in major city roads in the Poblacion. The

proposed road openings include Santor-Balele Road, Malaking Pulo-Ulango Road, Pantay Bata-Cale Road. The completion of Sitio Balon Road in Barangay Natatas and Barangays in the South-Western portion (Bagbag, Mabini, Tinurik and Bagumbayan) makes the South-East portion (Maria Paz, Wawa, Boot, Balele and Natatas) more accessible without passing the city proper roads. The proposed opening of the Santor-Natatas-Balele Road will connect the said Barangays of the City, situated on the western portion of the South Luzon Expressway (SLEX), without passing thru the Poblacion roads, and to the Municipality of Talisay, Sto. Tomas and City of Calamba.

2.21.5 Construction of Service Road parallel to Southern Tagalog Arterial Road (STAR Tollway)

The Southern Tagalog Arterial Road also known as the Star Tollway or the CALABARZON Expressway is a 42- km. expressway. It starts at the intersection with Maharlika Highway and the South Luzon Expressway in Sto. Tomas and runs southward passing through Malvar, Tanauan City, Lipa City, Ibaan and Batangas City.

Since its opening in 2001, it has played a ma traffic condition particularly beneficial to the commuters coming from barangays in the northwestern part of the city, wherein they no longer have to pass through the city proper when going to the north (Calamba) or the east and south.

Thus, the opening/expansion of both sides of the Star Tollway is recommended for the following reasons:

- To offer an advanced measure to avoid traffic congestion particularly taking into consideration the construction of the central business district.
- To pose an alternative avenue in order to maintain if not surpass the existing efficiency of the traffic management scheme.
- To increase mobility of people, products and services in general aspects of daily life.
- To encourage investors and generate more employment opportunities

- To exercise dynamism in terms of capital investment
- To encourage tourism

2.21.6 The Proposed Comprehensive Transportation and Traffic Management Plan for Tanauan City

With the rapidly growing economic development due to presence of industrial parks and its proximity to Metro Manila and accessibility via Star Tollway, traffic congestion is among the challenges brought by urban growth which compr

The preparation of a Comprehensive Transportation and Traffic Management Plan for Tanauan City will address the following concerns:

1. Transporting people and goods/services within and outside the city and rationalize public transport services addressing the increasing demands versus supplies.
2. Mobility needs in the proposed new Central Business District (CBD).
3. Medium-term and Long-term infrastructure development programs of the city that will have significant effect or impact on traffic:
 - a) Relocation of New City Hall to the west of STAR Tollway (New Central Business District)
 - b) Modernization and Redevelopment of the Tanauan City Public Market
 - c) Construction of AAA Slaughterhouse at Barangay Sambat (near STAR Tollway Exit)
 - d) Proposed Central Parking Transport Terminal
 - e) Establishment of new trading post at barangay Sambat.
 - f) Sports Complex
 - g) Halal Compliant Slaughterhouse
 - h) Ambulong Proposed Road (Circumferential Road, 10 m.)
 - i) Service Road from Pantay Matanda to Tinurik
 - j) Sambat to Bagumbayan Road (10m)

k) Road Widening

Therefore, a need to formulate a comprehensive transportation and traffic management plan to alleviate the impacts of development, mitigate congestion in the city and rationalize the city's public transport system is a must.

Objectives are the following:

1. Assess the existing traffic conditions in the study area through compilation of primary and secondary data.
2. Design an efficient traffic circulation plan to ensure smooth, safe and environment-friendly vehicular and pedestrian flow.
3. Identify traffic management measures and alternatives appropriate for the city to alleviate traffic congestion.
4. Evaluate the traffic and transport impacts of the proposed relocation of City Hall in order to address issues pertaining to accessibility, traffic circulation and other concerns pertaining to the plan.
5. Develop a road network and transport development that will ensure the connectivity of the new Central Business District with the rest of the city
6. Recommend policy directions to sustain programs for the short, medium and long-term plans in consideration to the relevant plans of the nearby cities/regions.
7. Identify the needed institutional structures and mechanisms that will ensure effective traffic management and enforcement through a review of national best practices and customizing these to suit local needs.

8. Draft recommendations for revising the current traffic code incorporating the policies and measures identified.

- ***Construction of Tanauan City Senior High School with Sports Complex***

Apparently, the construction of this facility will decrease the need for additional classrooms for the Senior High School. Moreover, the proposed project is deemed to have a substantial economic impact. It is an advanced knowledge that the Sports Complex will inject spending in the local economy through fan support (tickets and other product revenue). It is also apparent that this will bring about generation of additional jobs and tax revenue.

Additionally, this will have a qualitative im sports develops sportsmanship and happiness in general.

- ***Establishment of Landfill***

This project will address the perennial waste problem in the City of Tanauan for the efficient and effective management and disposal of wastes.

- ***Construction of Evacuation Center***

The proposed Tanauan City Evacuation Center will be located at Sambat. This will be funded by the Department of Public Works and Highways (DPWH).

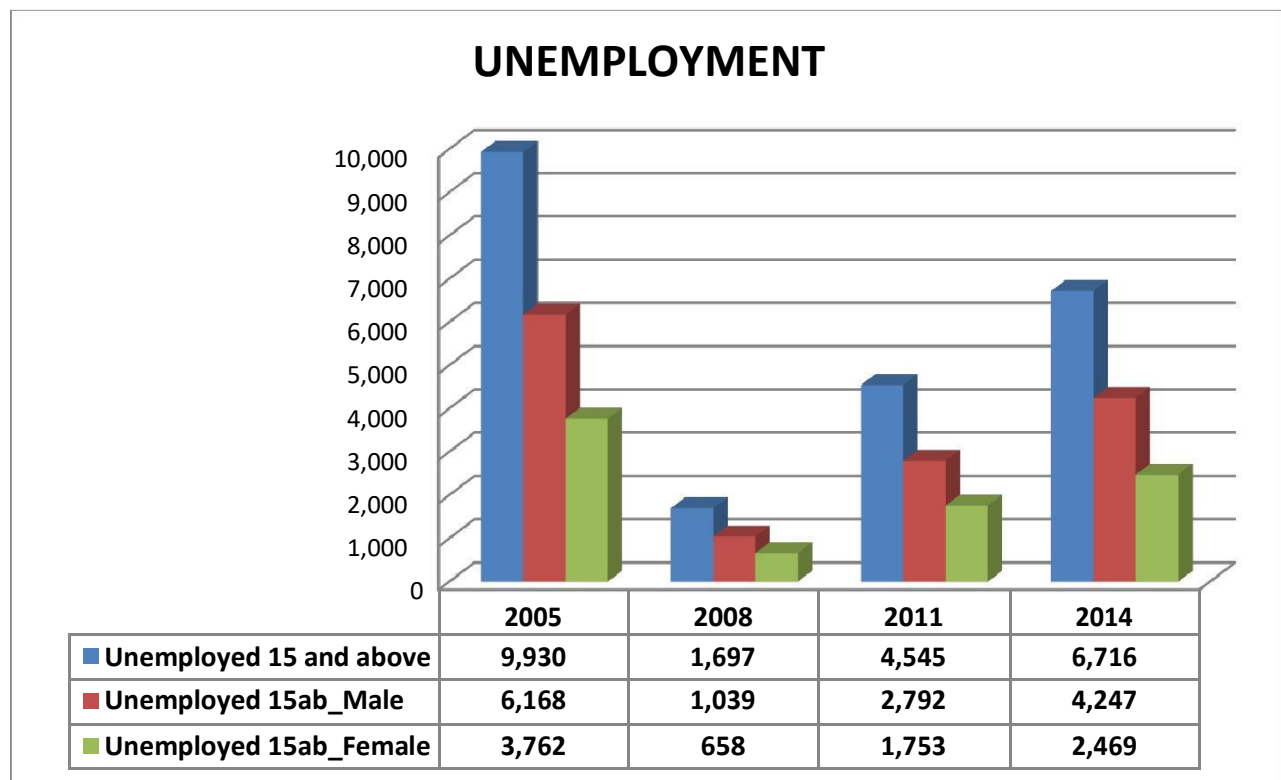
- ***Construction of Central Parking Terminal along Star Tollway***

Other proposed projects which are expected to create a positive impact on the lives of Tanaueños include Renovation of the old Legislative Building into Tanauan City Hospital,

Establishment of GAD Resource Center, Redevelopment of Public Cemetery and Resettlement of Informal Settlers.

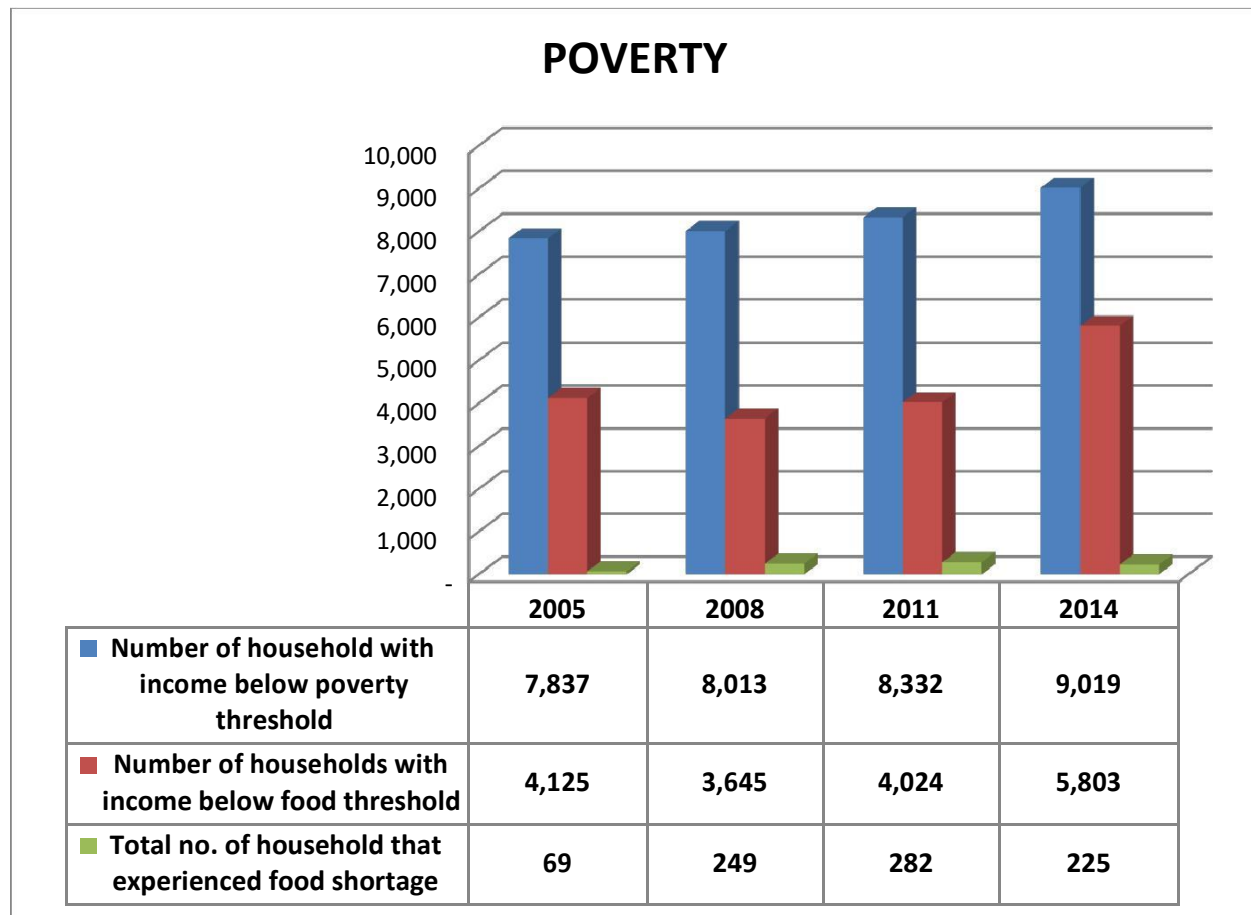
2.22 INCOME AND POVERTY INCIDENCE

Based on the Community Based Monitoring System (CBMS) 2014 results, Tanauan City has 9019 households with income below poverty threshold. This gives a proportion of 27.89% compared to the total household population which is 32,342. The same year survey shows a proportion of 11.8% unemployment versus the total labor force population. This is higher than the incidence of unemployment in the year 2008 and 2011



Graph 2.1 Population of unemployed, Year 2005,2008,2011 and 2014

Comparatively, there is an increasing percentage of households below poverty threshold from the year 2005 to 2014. Apart from the rise in unemployment rate, this could be associated with the influx of migrants in the city who are hired by planters to work in sugarcane plantations. These workers usually come together with their families and build makeshift housing without access to sanitary toilets. Thus, these families add to the number of households below poverty threshold.



Graph 2.2 Number of households below poverty threshold

2.23 Employment

The labor force comprises about 38.15% of the total population, as per survey, CBMS 2014. Out of the 56,848 populaces of the labor force, 88.18% are employed. This indicate that the city has available pool of professional and skilled manpower resources. In support is the highest number of employment in the private businesses/establishments as indicated in the table below.

As of 2014, there are two Industrial Parks located in the City of Tanauan, occupying a total of 286 hectares of land. Almost all these industrial lands are located at the First Philippine Industrial Park (FPIP) and Philtown Industrial Park. In these industrial sites are the various locators which provide employment for the professionals and skilled manpower resources of the city.

In addition, there is a precast plant “Data La Barangay Santor. Aside from the industrial establishments located at FPIP and PhilTown, there is also an agro-industrial establishment which is the B-MEG Feed Mill located at Barangay Darasa. Moreover, there are also industries categorized as garment industries namely Vine Dresser and S.J. Gem located at Barangay Natatas and Barangay Janopol Oriental respectively.

Table 2.10 Number of Employed Persons and Class of Worker

Municipality	Number of employed persons			Class of worker*					
	Total	Male	Female	Magnitude*			Proportion**		
				Total	Male	Female	Total	Male	Female
CITY OF TANAUAN	50132	28991	21141						
Working private household				8006	4756	3250	15.97	16.41	15.37

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Working for private business/establishment/farm				19087	11015	8072	38.07	37.99	38.18
Working for government/corporation				13887	7242	6645	27.7	24.98	31.43
Self-employed without any employee				7942	5526	2416	15.84	19.06	11.43
Employer in own family-operated or business				1433	871	562	2.86	3	2.66
Working with pay on family-operated or business				982	626	356	1.96	2.16	1.68
Working without pay on family-operated or business				767	481	286	1.53	1.66	1.35

**Workers by class*

***Number of employed by class over total number of employed persons*

Source: CBMS Census 2012 –2015

It is good to know that out of the total working population, 64% have permanent work status. Majority of them are female. Another 36.8% have short-term, seasonal or casual works.

Table 2.11 Nature of employment by Sex, by Municipality

Municipality	number of Employed members of the labor force			Nature of employment*					
				Magnitude*			Proportion**		
	Total	Male	Female	Total	Male	Female	Total	Male	Female
CITY OF TANAUAN	50132	28991	21141						
Permanent				32178	17899	14279	64.19	61.74	67.54
Short-term, seasonal or casual				18452	11531	6921	36.81	39.77	32.74

Worked on different jobs on day to day or week to week				1474	1087	387	2.94	3.75	1.83
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*Employed members of the labor force and their nature of employment.

**Number of employed by nature of employment over number employed members Source: CBMS Census 2012 - 2015

2.24 Fiscal Administration

Fiscal administration focuses on the monetary aspects of the operation. A brief discussion on some important aspects of the financial operations of the local government follows below:

Tanauan City Government's 2Income-2016) (Budget Year

Table 2.12 Tanauan City Government's 2Income-2016) (Budget

BUDGET YEAR	2012	2013	2014	2015	2016
INCOME					
Beginning Balance	165,364,446.19	232,205,621.70	118,752,455.34		
Collection from taxpayers	381,135,610.56	430,014,114.45	279,212,409.58		
Share from IRA	287,066,967.00	309,788,323.00	348,290,655.00		
Interest Income	3,977,749.01	3,009,635.89	2,076,545.86		
Misc. Operating and Service Income	42,681,947.58	31,139,128.12	36,804,542.49		
Grand Total	880,226,720.34	1,006,156,823.16	785,136,608.27		

Source: Budget Office

Table shows figures of the local government income for the Budget Year 2012-2016. Evidently, there is a continuous increase in the income of the city government from the year 2012-2013, the greater contributory item in the increase in most years is the collection from taxpayers. This is a good manifestation of effective tax collection system being adopted by the LGU. Moreover, this signifies the rise in the number of investors in the city. However, 2014 the realized income decreased by 28.15% equivalent to Php221,020,214.89 in amount. This could be explained by the decrease in collection from real property tax as an effect of the disaster (Typhoon Glenda) which distressed the constituents and their earnings on that year. Also, the City Treasury Office described the decrease in income as an effect on the rise in numbers of uncollected taxes which were paid in the year 2013.

CHAPTER III

ASSESSMENT OF SHELTER NEEDS

3.1 Current Housing Situation

3.1.1 The base year is 2014. We utilize the CBMS Population data in projecting the population throughout the 9-year planning period.

3.1.2 Average annual population growth rate between 2014 to 2018 is 2.7%. It was also noted that barangay Darasa has the biggest population of 13,175 and Barangay Santol, an urban barangay has the smallest population of 516.

3.1.3 Household size will remain the same at five (5) throughout the 9-year period.

3.1.4 Majority of informal settlers in Tanauan City can be found along the riverbanks of Poblacion Barangay 1, 2 and 3 and along the Philippine National Railroad (PNR).

3.2 Inventory of dwelling by type of construction materials

Table 3.1 Construction materials of wall, by Municipality

Municipality	number of households	Construction materials of wall*	
		<i>Magnitude*</i>	<i>Proportion**</i>
CITY OF TANAUAN	32342		

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Strong materials (tile,concrete, brick, stone, wood, plywood)		25921	80.15
Light materials (bamboo, sawali, cogon, nipa, anahaw)		2123	6.56
Salvaged/makeshift materials		361	1.12
Mixed but predominantly strong materials		4479	13.85
Mixed but predominantly light materials		1206	3.73
Mixed but predominantly salvaged materials		194	0.60
Not applicable		12	0.04

**Construction materials of wall of housing unit*

***Number of households by construction material of wall over total number of households Source: CBMS Census 2012 - 2015*

Table 3.2 Basic Data Assumption

Population in 2014	148,981	Households/Dwelling Unit	1.085
Annual Population Growth	2.7%	Displacement Units	1949
Household Size	5	Homeless	0

The basic data assumption on the table above shows the basic data needed for the following assessment of shelter needs. The base data shows the population as determined from CBMS 2014 which is 148, 981. Likewise, the annual population growth rate will be projected using the 2.7% annual population growth based on 2014 CBMS. The households dwelling unit is the average number of households per dwelling unit in the City of Tanauan. Due to absence of recent data about the number of housing units in the city, the planners opted to use the 1.085% as household/dwelling unit, based on the shelter plan of 2010. The households size remains at 5 and it is presumed that there are no homeless households in the city, as per CBMS 2014. The displacement units are those households determined as informal settlers and those living in makeshift housing, along the danger zones.

Table 3.3 Population Projection

	Base Year	I Planning Period		II Planning Period	III Planning Period
		2014	2017	2019	2022
Population 2014	148,981	161,377	170,209	184,372	199,713
Households	32,342	32,275	34,042	36,874	39,943
Average Household Size	5	5	5	5	5
Housing Stock	29,808	29,746	31,375	33,985	36,814

Table 3.4 New Housing Units Needed**a. New units needed due to population growth**

	Planning Period	Total	Annual
I	2017-2019	1767	589
II	2020-2022	1917	638
III	2023-2025	2073	691
Total		5,757	

The new units needed due to population growth is determined using the projected households at the end of the planning period minus the number of households at the beginning of the planning period. Example, the projected households by year 2019 is 34, 042 minus the number of households for the year 2017 which is 32, 275. This will give a difference of 1767. This figure will be divided by 3 to get the annual households needed every year in the first planning period. Same formula is applied for the 2nd and 3rd planning period. The units needed due to population growth by the end of the planning period is 5,753.

New Units Needed Due to Backlog.

b. New units needed due to backlog

	Total	Annual	Program Period
Doubled-up (8.5% of housing stock)	2534	422	2019-2025 (6 years)
Displaced	1949	217	2017-2025 (9 years)
Homeless	0	0	
Total	4483		

The above table shows the computation for the new units needed due to backlog. It is determined by multiplying the doubled-up households with the number of households per

dwelling unit. The new units needed due to backlog at annual rate is the total number of doubled-up divided the number of years in the planning period, beginning from the 2nd planning period.

The displaced unit is the number of beneficiaries identified for this shelter plan. This is divided by the number of years in the planning period to get the number of units for displacement per annum.

Table 3.5 Summary of new units due to backlog and population growth were computed as follows:

Year	Doubled-up	Displaced	Homeless	Population Increase	Annual Total	Total for the Planning Period
2017		217		589	806	2,418
2018		217		589	806	
2019		217		589	806	
2020	422	217		639	1,278	3,834
2021	422	217		639	1,278	
2022	422	217		639	1,278	
2023	422	217		691	1,330	3,990
2024	422	217		691	1,330	
2025	422	217		691	1,330	
Total	2,532	1,953		5,757	10, 242	10,242

Summary of new units needed due to backlog and population growth

		Total
I.	Planning Period 2017-2019	2,418
II.	Planning Period 2020-2022	3,831
III.	Planning Period 2023-2025	3,990
	TOTAL	10,239

Present Upgrading Needs

About thirty-three percent (33%) of housing in the city is considered to have inadequate security of tenure on the land they occupy. These households may be relocated or not depending on the land use of the area or possibly giving financial assistance to own the lot.

As regards to the infrastructure needs, like electricity, water supply, sanitation, drainage system, access road and garbage collection, upgrading is necessary to eliminate or gradually lessen the percentage of inadequacy.

Improvement of housing structure is also needed to the 1.96% of housing stock in the city. Various housing agencies and non-government organizations can be tapped in this endeavor.

CHAPTER IV

ASSESSMENT OF AFFORDABILITY

4.1 Affordability of Households for Housing

In determining the affordability of housing of the target beneficiaries, the planners categorized them into five (5) income groups. The following assumptions are drawn in assigning the income groupings:

The 1st income group are the group composed mainly of Class 1 with a monthly household income of about Php3,000 and below.

- The 2nd income group are those Class II with a monthly household of Php 3,001 to Php5,999.00.
- The 3rd income group are the Class III with monthly income ranging from Php6,000.00 to 9,999.
- The 4th income group are mainly composed to Class IV with monthly household income ranging from Php10,000 to Php14,999
- The 5th income group are the Class V with a monthly household income over Php15,000 and above.

The table above shows that 9,267 new housing units due to backlog and displacement are needed for the 9-year planning period. Majority of 45% of the household belongs to the first income group. The second income group needs 5%, the third needs 16%, the fourth needs 29% and the fifth income group needs 5% of the total number of housing units.

The table below also shows the possible affordable percentage of income of each household that can be used in paying their housing amortization.

Table 4.1 Income Group of Each Family

Income Group	1 st	2 nd	3 rd	4 th	5 th
Income (Minimum, Maximum)	3,000 and below	3,001 to 5,999	6,000 to 9,999	10,000 to 14,999	15,000
% of New Units	45%	5%	16%	29%	5%
Number of Units (9,267)	4,170	463	1,483	2,688	463
Typical Monthly Income	1,500	4,500	8,000	12,500	7,500
Potential % of income for Upgrading/New Housing	12%	15%	15%	20%	20%
Potential Annually for Capital Cost of Housing	2,160	8,100	14,400	30,000	18,000
Loan Terms					
▪ Interest Rate	6%	6%	6%	6%	7%
▪ Repayment Period Years	30	30	30	30	30
Affordable Housing Loan	29,732	111,496	198,216	412,950	223,362

CHAPTER V
ASSESSMENT OF RESOURCES FOR SHELTER PROVISIONS

Worksheet on Land Inventory

OWNER	AREA (Has)	LOCATION	STATUS
Tanauan City Government	.7435	Brgy. Pagaspas	Titled
Total	.7435		

Land Availability. At present there is an available .7435 hectares of land owned by the city government situated in Barangay Pagaspas, Tanauan City. The local government unit pre-determined this area as the resettlement site for the displaced housing in effect of the North-South-Railway Project, those living in the danger zones along San Juan River and identified informal settlers in various barangays. However, the figure of the identified beneficiaries requires about 20 hectares of land, considering the standard of 100 units per 1 hectare of land. Accordingly, the considerable design would be multi-level housing.

Moreover, the City Government of Tanauan thru the Zoning Division proposes that the 20% allotment for economic housing of subdivision developers, in accordance to RA7279, be implemented to augment the need for housing facilities for the identified beneficiaries. The Program shall include a system to be specified in the Framework Plan whereby developers of proposed subdivision projects shall be required to develop an area for socialized housing equivalent to at least 20% of the total subdivision area or total subdivision project cost, at the option of the developer, within the same city or municipality, whenever feasible, and in accordance with standards set by the Housing and Land Use Regulatory Board and other existing laws. Likewise, the balanced housing as required may also be complied with by the developers thru (a) development of new settlements (b) slum upgrading or renewal of areas for priority development either thru zonal improvement programs or slum improvement and resettlement programs (c) joint venture projects with either the local government units or any of the housing agencies or

(d) participation in the community mortgage program

Compare land required vs. Land available

Total Land Available (Has.)	Total Land Needed (Has.)	Remarks
.7435	19.5 hectares	Inadequate Supply of Land 19.5 hectares required land for housing

Land Requirements as to Availability. To cope with the housing need for the planning period, the city needs to acquire 19.5 hectares of land for housing as shown in the above table.

Provision of Basic Services

Infrastructure Provisions. With the presence of service provider like BATELEC II and the Batangas City Water District, two of the basic services which are water supply and electricity can be easily provided. Each unit will be provided by an individual septic tank. As regards to garbage collection, the city will consider the proposed housing areas in its scheduled collection of solid waste. The roads and drainage requirements for the housing project shall be considered in the early stage of development.

CHAPTER VI

WORK AND FINANCIAL PLAN

OBJECTIVES	STRATEGY	PROGRAM/PROJECT/ ACTIVITY	RESPONSIBILITY	SCHEDULE	RESOURCES
To provide safe, healthy and affordable housing facilities to 1,949 informal settlers living in makeshift housing and danger zones along San Juan River and the Philippine National Railway	Draft of the Proposed Tanauan City Shelter Plan	Data Gathering/ Consultation with concerned agencies/ Benchmarking Activities	CPDO	1 st & 2 nd quarter 2017	
		Draft of the Local Shelter Plan	CPDO	3 rd Quarter 2017	
		Endorsement to the LCE and SP for approval	CPDO	4 th Quarter 2017	
		Creation of the Local Housing Board which will assist on all aspects of planning, monitoring and implementation of the Local Shelter Plan	CPDO	1Q of 2018	
		Identification of the proposed beneficiaries	Conduct survey on the current situation of the identified beneficiaries	CPDO	First month after approval of the shelter plan

		Determination of the priority beneficiaries	LHB	After survey	
		Crafting of proposed Community Mortgage Program (CMP)	LHB	After survey	
		Coordinate with the priority beneficiaries the final recommendations and seek concurrence	CSWD & LHB	Upon approval of the recommendations for the beneficiaries	
	Plan and develop available sites for housing projects	Construction of various infrastructure facilities	CEO	1 ST quarter of 2019	Local and National Fund and other financing institutions
	Acquisition of lots to accommodate backlog in housing needs	Identify sites	CPDO / Zoning	Upon settlement of the priority batch in the housing projects provided	

ANNEX A

1. Decent Home	A home which meets the current statutory minimum standard for housing. Presently, this necessitates housing to be in a reasonable state with reasonably efficient facilities and services which provide reasonable degree of comfort
2. Household	One person or group of people who have the accommodation at their only or main residence and either share at least one meal a day or share the living accommodation that is a living room or a sitting room
3.. Homeless	An individual who lacks a fixed, regular and adequate living accommodation
4. Housing Agencies	Are independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis.
5. Community	between people from different backgrounds and circumstances in the workplace, school and neighborhood, promoting a common vision and sense of belonging amongst all communities.
6 Local Shelter Plan	Refers to a general framework that effectively provides a step by step procedure by which cities and municipalities could formulate solutions to their housing problems. It shall include measures to enable cities and municipalities to plan and implement their specific mandates and to facilitate a linkage with comprehensive land use plans.
	Formulate
7. Comprehensive Land Use Plan	Refers to the primary and dominant bases for land use, applying a national approach for allocating available land

	resources.
8. Economic Housing	Refers to a type of housing project provided to low-income families with lower interest rates and longer amortization periods
9. Under-privileged Rural or Urban Poor Dwellers	Refers to individuals or families residing in rural or urban areas whose income or combined household income falls within the poverty threshold and who do not own housing facilities.

ANNEX B

Informal Settlers in Tanauan City

Barangay	Number of households	Households who are informal settlers*	
		Magnitude*	Proportion**
CITY OF TANAUAN	32342	1314	4.06
Altura Bata	279	0	0
Altura Matanda	124	0	0
Altura-South	160	1	0.63
Ambulong	1463	15	1.03
Banadero	855	40	4.68
Bagbag	626	12	1.92
Bagumbayan	812	3	0.37
Balele	1571	7	0.45
Banjo East	715	1	0.14
Banjo Laurel (Banjo West)	607	6	0.99
Bilog-bilog	991	0	0
Boot	1174	19	1.62
Cale	733	3	0.41
Darasa	3176	61	1.92
Pagaspas	632	35	5.54
Gonzales	392	1	0.26
Hidalgo	193	17	8.81
Janopol	537	13	2.42
Janopol Oriental	576	5	0.87
Laurel	310	1	0.32
Luyos	300	2	0.67
Mabini	471	1	0.21
Malaking Pulo	760	7	0.92
Maria Paz	510	4	0.78
Maugat	354	1	0.28
Montaña (Ik-ik)	322	6	1.86
Natatas	899	4	0.44
Pantay Matanda	879	4	0.46
Pantay Bata	689	4	0.58
Poblacion Barangay 1	352	78	22.16

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Poblacion Barangay 2	280	1	0.36
Poblacion Barangay 3	910	106	11.65
Poblacion Barangay 4	711	544	76.51
Poblacion Barangay 5	270	0	0
Poblacion Barangay 6	734	2	0.27
Poblacion Barangay 7	897	257	28.65
Sala	439	4	0.91
Sambat	743	5	0.67
San Jose	240	0	0
Santol (Doña Jacoba Garcia)	108	2	1.85
Santor	617	7	1.13
Sulpoc	374	1	0.27
Suplang	243	4	1.65
Talaga	989	8	0.81
Tinurik	1063	11	1.03
Trapiche	1326	2	0.15
Ulango	594	5	0.84
Wawa	342	4	1.17

**Households living in public places; with rented/owned house or lot, or rent-free house or lot without consent of the owner over total number of households*

***Number of households living in public places; with rented/owned house or lot, or rent-free house or lot without consent of the owner over total number of households*

Source: CBMS Census 2012 - 2015