

Highest TCAC, Tier 4 SAFMR



Large Reduction to
\$1,000,000

22045 Clarendon St.
Woodland Hills, CA 91367

PARTNERSCRE
SVIDLER

Development Opportunity Steps from Ventura & Topanga Boulevards
SB1123 or 100% Affordable Housing Potential



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22045 Clarendon St.

Property Overview

PartnersCRE is proud to present for sale a **redevelopment opportunity** in **Woodland Hills**, just off the 101, in an area that has experienced a **massive change recently**, and that is ready to accept your future tenants!

Just west of Topanga Canyon Blvd. and south of Ventura Blvd., the property sits in the **Highest TCAC Opportunity Area**, and boasts a **Tier 4 SAFMR**, the highest payment standard designation.

With a generous **7,500 SF of already-cleared land** with **50 feet of frontage**, the property is currently an outlier-zoned R1, while being designated as **Community Commercial Land Use** by the General Plan - with the next-door property zoned CR (an R4 equivalent). The property is in the Ventura / Cahuenga Boulevard Corridor Specific Plan Area.

Utilize SB1123 to build around 10 homes on the property or **focus on 100% Affordable Housing** and take advantage of the Tier 4 SAFMR. The 335 Unit Apartment Complex next door, built in 2020, was purchased by HACLA in 2025.

The property is in a **DDA** (Difficult Development Area), which can be a benefit to LIHTC Financing.

Just a **five minute walk** to the intersection of **Topanga and Ventura**, this **Very-Walkable** area is just a stone's throw to Ralphs and Sprouts **markets**, with fast, casual and fine **dining** (from Chipotle to Casaléna), **nightlife** and much more just down the road.

Woodland Hills Vacant Land Development Opportunity

\$1,000,000

\$1,695,000

R1-1VL

Zoning

Community Commercial

General Plan Land Use

7,500 SF

Lot Area

50 x 150

Lot Dimensions

Highest

TCAC Opportunity Area

Tier 4

SAFMR Area

2169-025-085

APN

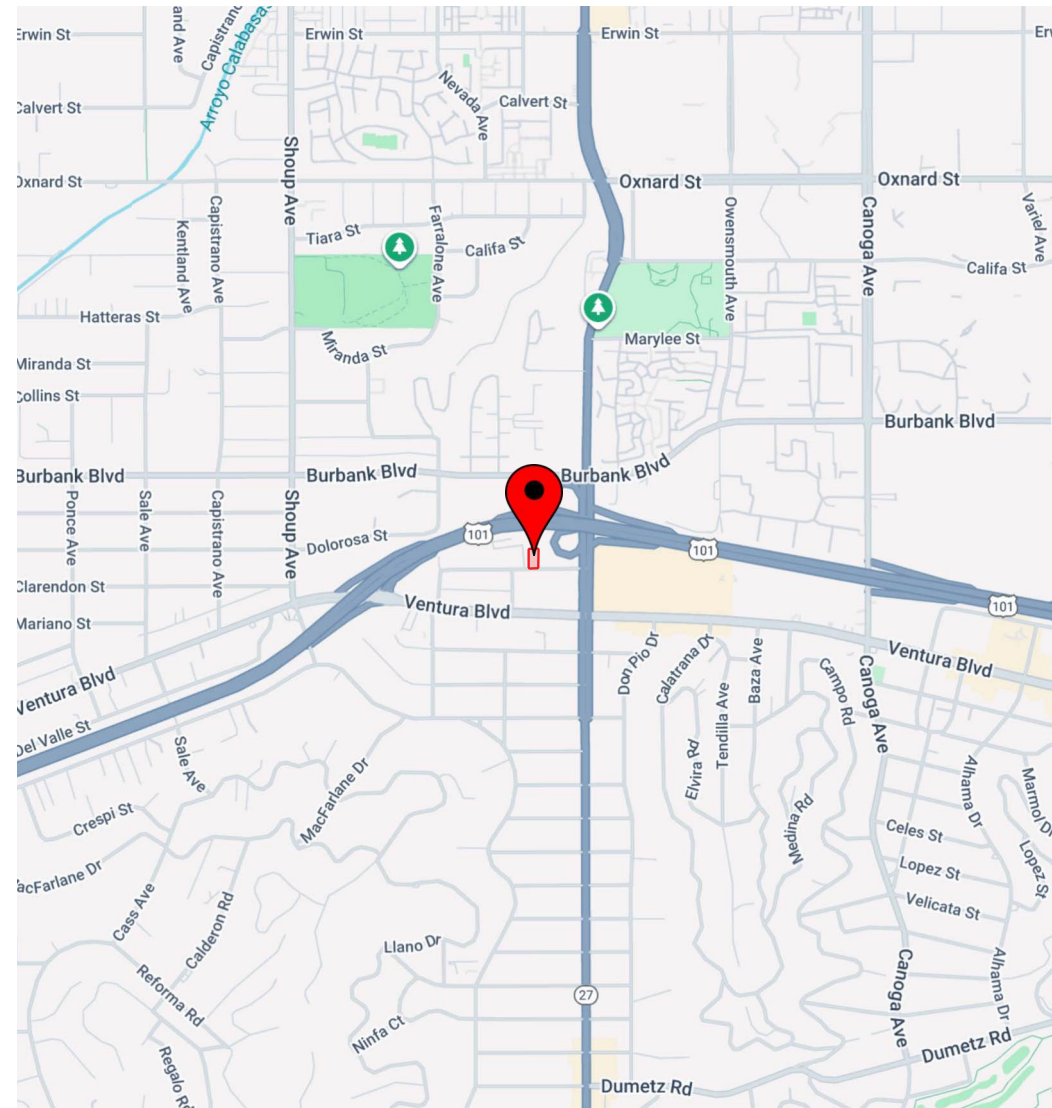
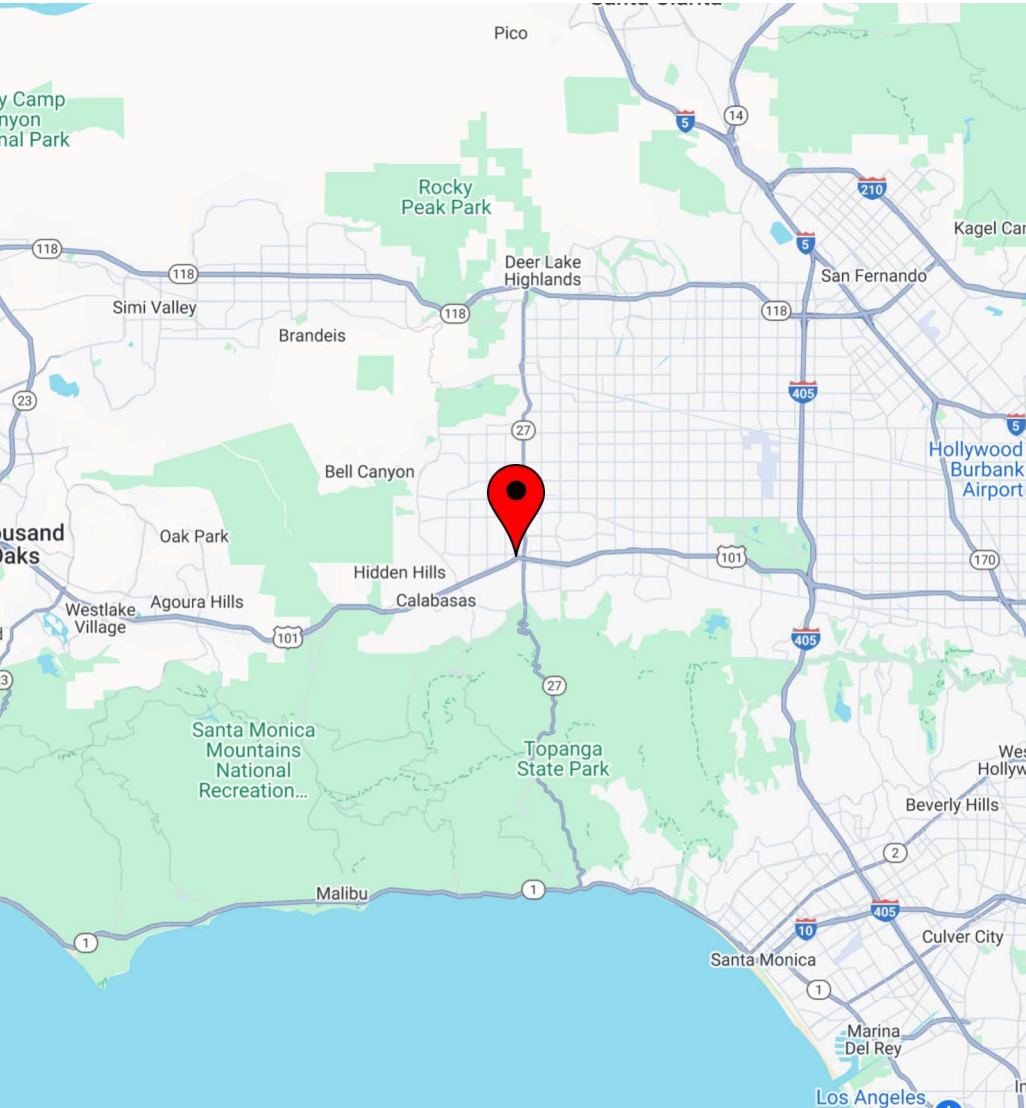
Highlights

- Up to 10 homes achievable via SB 1123
- Steps from Ventura Blvd. & Topanga Canyon Blvd.
- Next door to 335 Unit Apt. Complex from 2020
- Walk to Ralphs, Sprouts, CVS, Chipotle, Container Store, and much more

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

22045 Clarendon St.

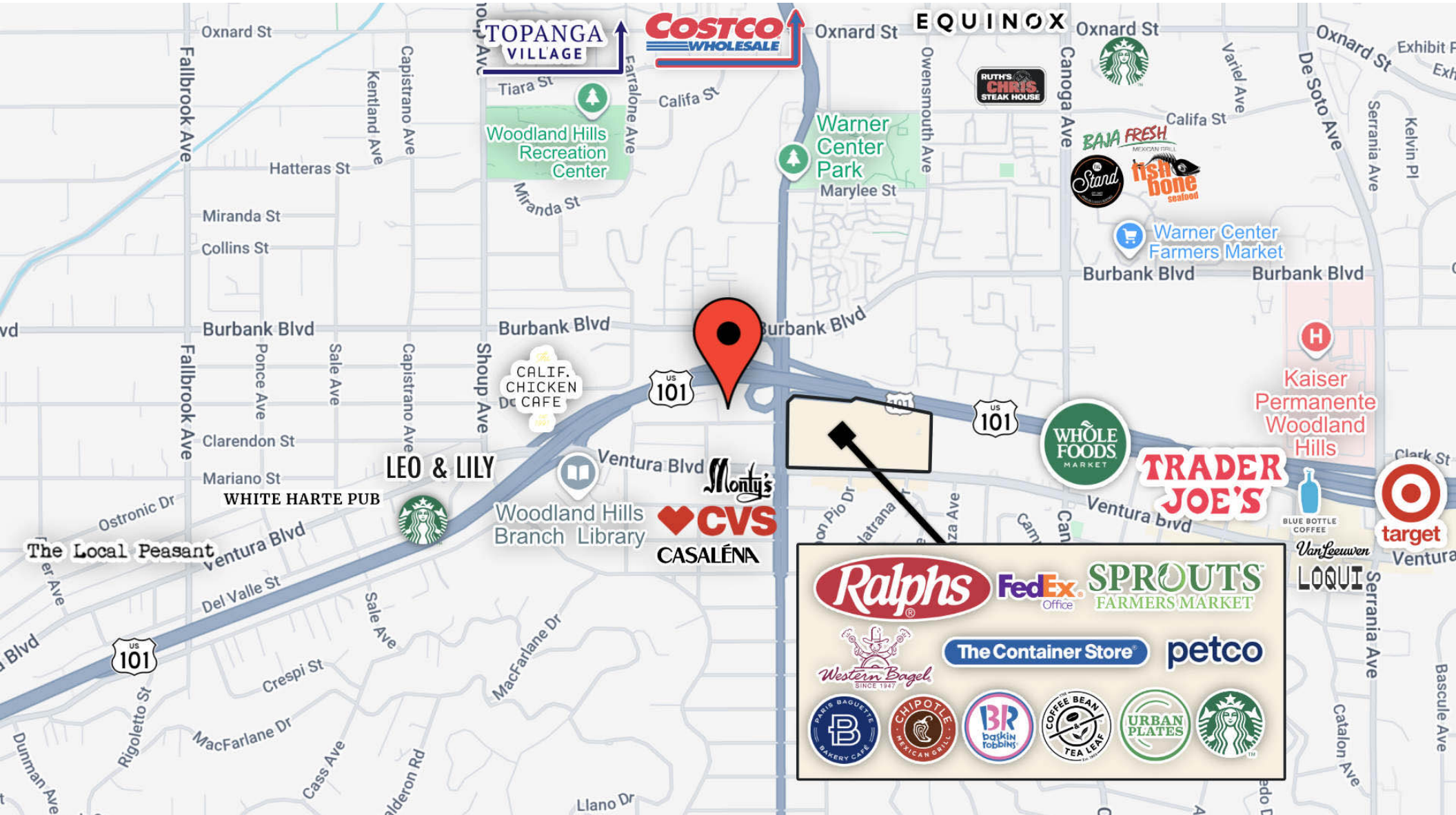
Maps



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Area Map



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Walk Score

Walk Score
87

Very Walkable

Most errands can be accomplished on foot.

Transit Score
42

Some Transit

A few nearby public transportation options.

Bike Score
56

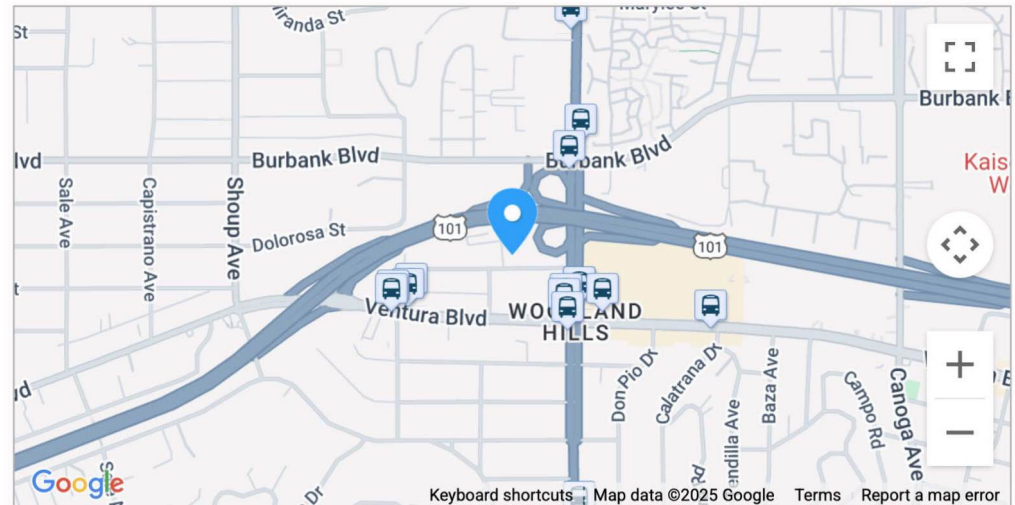
Bikeable

Some bike infrastructure.

About this Location

22045 Clarendon Street has a **Walk Score of 87 out of 100**. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include **Warner Ranch Park**, **Woodland Hills Recreation Center** and **Alizondo Drive Park**.



Bus lines:

161 Metro Local Line	0.1 mi	423 CE423	0.1 mi
422 CE422	0.1 mi	169 Metro Local Line	0.1 mi
150 Metro Local Line	0.2 mi		

Walk Score® 

<https://www.walkscore.com/score/22045-clarendon-st-los-angeles-ca-91367>

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Section 8 - SAFMR - Voucher Payment Standards



SAFMR payment standard schedule by ZIP code

Effective August 1, 2025 for New Contracts

In the Housing Choice Voucher (HCV) Program, payment standards are used in the calculation of Housing Assistance Payments (HAPs) that the Housing Authority pays to the owner on behalf of the family leasing the unit.

Payment standards are the maximum monthly assistance that the Housing Authority will pay on behalf of the family.

The payment standard for a family is the lower of:

- Payment standard for the family's unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

Tier	ZIP Code	Bedroom Size											
		SRO	Efficiency	1	2	3	4	5	6	7	8	9	10
4	90015, 90024, 90025, 90036, 90049, 90064, 90069, 90073, 90094, 90212, 90266, 90272, 90291, 90292, 90293, 90401, 90703, 90746, 91307, 91364, 91367, 91436	\$2,136	\$2,849	\$3,190	\$4,026	\$5,115	\$5,676	\$6,527	\$7,378	\$8,230	\$9,081	\$9,933	\$10,784

Regardless of its location, or whether the unit is providing a reasonable accommodation, the unit's rent can never be higher than the comparable rents determined by HACLA.

The landlord's asking rent for the unit must be supported by comparable rents within the area. Regardless of the location, the rent for the unit can never be higher than the comparable rent determined by the HACLA/ third party vendor regardless of the VPS.

There are no area exception rents at this time.

FAMILY SHARE REMINDER: At the starting date of the initial Housing Assistance Payments (HAP) contract for a unit (lease-in-place or otherwise) if the contract rent is higher than the appropriate VPS, the family share cannot be greater than 40% of the family's adjusted monthly income. This is a statutory and regulatory requirement. There are absolutely no exceptions and HUD headquarters (D.C.) cannot grant a waiver on this matter.

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LAHD OCCUPANCY MONITORING: NEXT STEPS

Congratulations! You've completed your covenant. What's next?

1. Read your covenant for specifics

Your covenant specifies the rent that you can charge, tenant household income limits, how many and which units are restricted, term and how to maintain compliance with the City.

2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy

The Owner must contact the City within 120 days of issuance of a Certificate of Occupancy or Certificate of Completion. Prior to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- Income Certification Application Package
- If needed, training to complete the Application Package. Trainings are provided by **appointment**
- Current income & rent limit schedules

CONTACT US

Email: lahd.occmonitor@lacity.org
Phone: (213) 808-8806

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email lahd.occmonitor@lacity.org.

4. Select prospective tenants

The Owner makes the selection of an Eligible Household by **submitting the required Application Package and required documents to LUcert@ufbahc.com**. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

5. Keep your records and report annually

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

Tenants with Housing Choice Voucher (Section 8) or other rental subsidies

Tenants with rental subsidies may reside in restricted units so long as the tenant's portion does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. *Ask how tenants with a rental subsidy may waive the Income Certification requirement.

Rev. 9/13/2021

<https://www.hacla.org/en/about-section-8/payment-standards>

22045 Clarendon St.

Parcel Map



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ZIMAS



City of Los Angeles Department of City Planning

1/7/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

22045 W CLARENDON ST

ZIP CODES

91367

RECENT ACTIVITY

None

CASE NUMBERS

APCSV-2018-3549-ZC-SPE-SPP

CPC-9708

CPC-2023-1637-SP

CPC-2019-1742-CPU

CPC-1999-1-SP

CPC-1986-609-GPC

CPC-1985-382-MOR

CPC-1985-381

ORD-185650

ORD-174052

ORD-171240

ORD-166560

ORD-165479-SA6160

ORD-165290

ORD-129279

DIR-2016-1896-DI

ENV-2023-1638-CE

ENV-2019-1743-EIR

ENV-2018-3550-EAF

ENV-2016-1897-CE

ENV-2005-8253-ND

Address/Legal Information

PIN Number 174B101 406
 Lot/Parcel Area (Calculated) 7,500.2 (sq ft)
 Thomas Brothers Grid PAGE 560 - GRID A2
 Assessor Parcel No. (APN) 2169025085
 Tract TR 6510
 Map Reference M B 74-81
 Block None
 Lot 88
 Arb (Lot Cut Reference) None
 Map Sheet 174B101

Jurisdictional Information

Community Plan Area Canoga Park - Winnetka - Woodland Hills - West Hills
 Area Planning Commission South Valley APC
 Neighborhood Council Woodland Hills-Warner Center
 Council District CD 3 - Bob Blumenfeld
 Census Tract # 1374.01000000
 LADBS District Office Van Nuys

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
 Zoning R1-1VL
 Zoning Information (ZI) ZI-1729 Specific Plan: Ventura/Cahuenga Boulevard Corridor
 ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
 ZI-2512 Housing Element Sites
 ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
 General Plan Land Use Community Commercial
 General Plan Note(s) Yes
 Minimum Density Requirement No
 Hillside Area (Zoning Code) No
 Specific Plan Area VENTURA / CAHUENGA BOULEVARD CORRIDOR
 Subarea None
 Special Land Use / Zoning None
 Historic Preservation Review No
 HistoricPlacesLA No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Mills Act Contract None
 CDO: Community Design Overlay None
 CPIO: Community Plan Imp. Overlay None
 Subarea None
 CPIO Historic Preservation Review No
 CUGU: Clean Up-Green Up None
 HCR: Hillside Construction Regulation No
 NSO: Neighborhood Stabilization Overlay No
 POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible Area None
 ASP: Alcohol Sales Program No
 RFA: Residential Floor Area District None
 RIO: River Implementation Overlay No
 SN: Sign District No
 AB 2334: Low Vehicle Travel Area Yes
 AB 2097: Within a half mile of a Major Transit Stop No
 Streetscape Woodland Hills
 Adaptive Reuse Incentive Area None
 Affordable Housing Linkage Fee
 Residential Market Area Medium
 Non-Residential Market Area Medium
 Inclusionary Housing No
 Local Affordable Housing Incentive No
 Targeted Planting No
 Special Lot Line No
 Transit Oriented Communities (TOC) Not Eligible
 Mixed Income Incentive Programs
 Transit Oriented Incentive Area (TOIA) Not Eligible
 Opportunity Corridors Incentive Area Not Eligible
 Corridor Transition Incentive Area Not Eligible
 TCAC Opportunity Area Highest
 High Quality Transit Corridor (within 1/2 mile) No
 ED 1 Eligibility Not Eligible
 RPA: Redevelopment Project Area None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone None
 500 Ft Park Zone None
 Zarjia System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 2169025085
 APN Area (Co. Public Works)* 0.172 (ac)
 Use Code 0100 - Residential - Single Family Residence
 Assessed Land Val. \$1,019,592
 Assessed Improvement Val. \$336,743
 Last Owner Change 12/17/2021
 Last Sale Amount \$1
 Tax Rate Area 37
 Deed Ref No. (City Clerk) 8-279
 4-947
 1321550
 1281822
 0636819
 0310752
 0310751
 0310750
 Building 1
 Year Built 1953
 Building Class D55A
 Number of Units 1
 Number of Bedrooms 2

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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ZIMAS

Number of Bathrooms	1
Building Square Footage	996.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2169025085]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	11.7661944
Nearest Fault (Name)	Malibu Coast Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.30000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	75.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 2169025085]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2169025085
Address	22045 CLARENDON ST
Year Built	1953
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.3 9
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2185
Fire Information	
Bureau	Valley
Battalion	17
District / Fire Station	84
Red Flag Restricted Parking	No

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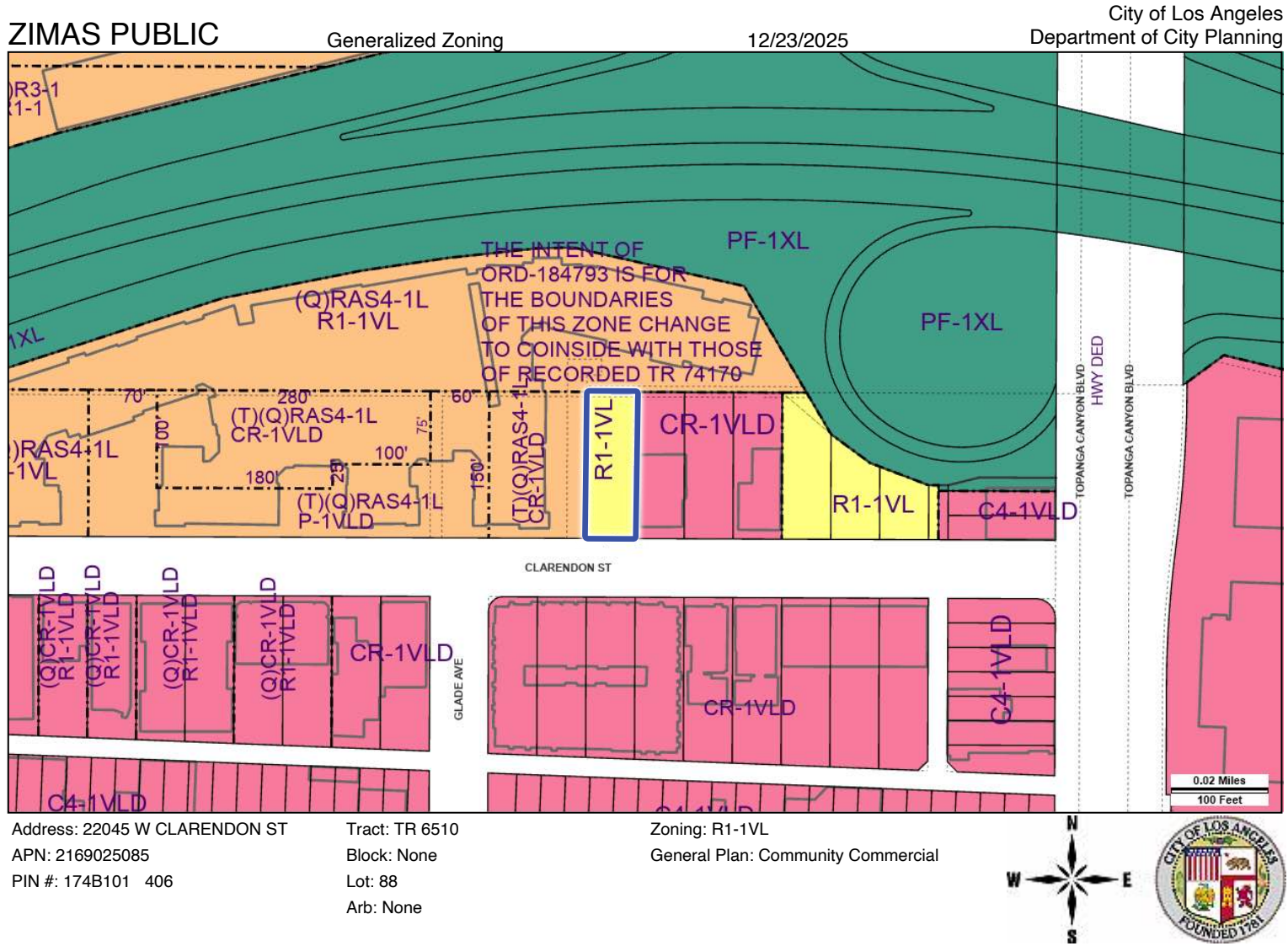
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♥ **CVS**

VENTURA BLVD

CLARENDON ST



SPROUTS
FARMERS MARKET

Ralphs

TOPANGA CANYON BLVD

VENTURA BLVD

CLARENDON ST









Ralphs

VENTURA BLVD

TOPANGA CANYON BLVD

CLARENDON ST

♥CVS

US 101





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PARTNERSCRE

For more information please contact
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DRE 01884474

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kw
BEVERLY HILLS