

Highest TCAC, Tier 4 SAFMR



Priced at **\$1,695,000**

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

\$1,695,000

Price

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

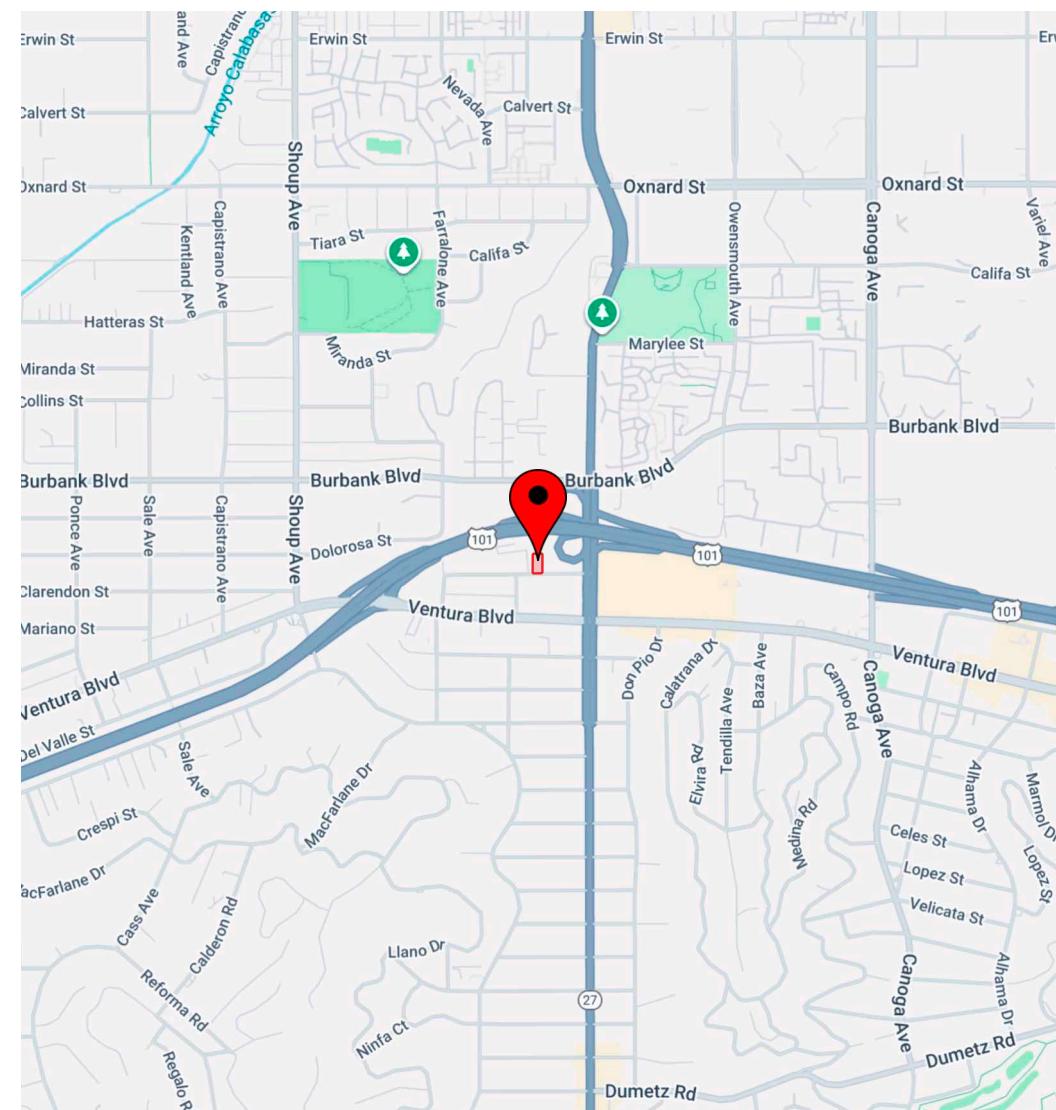
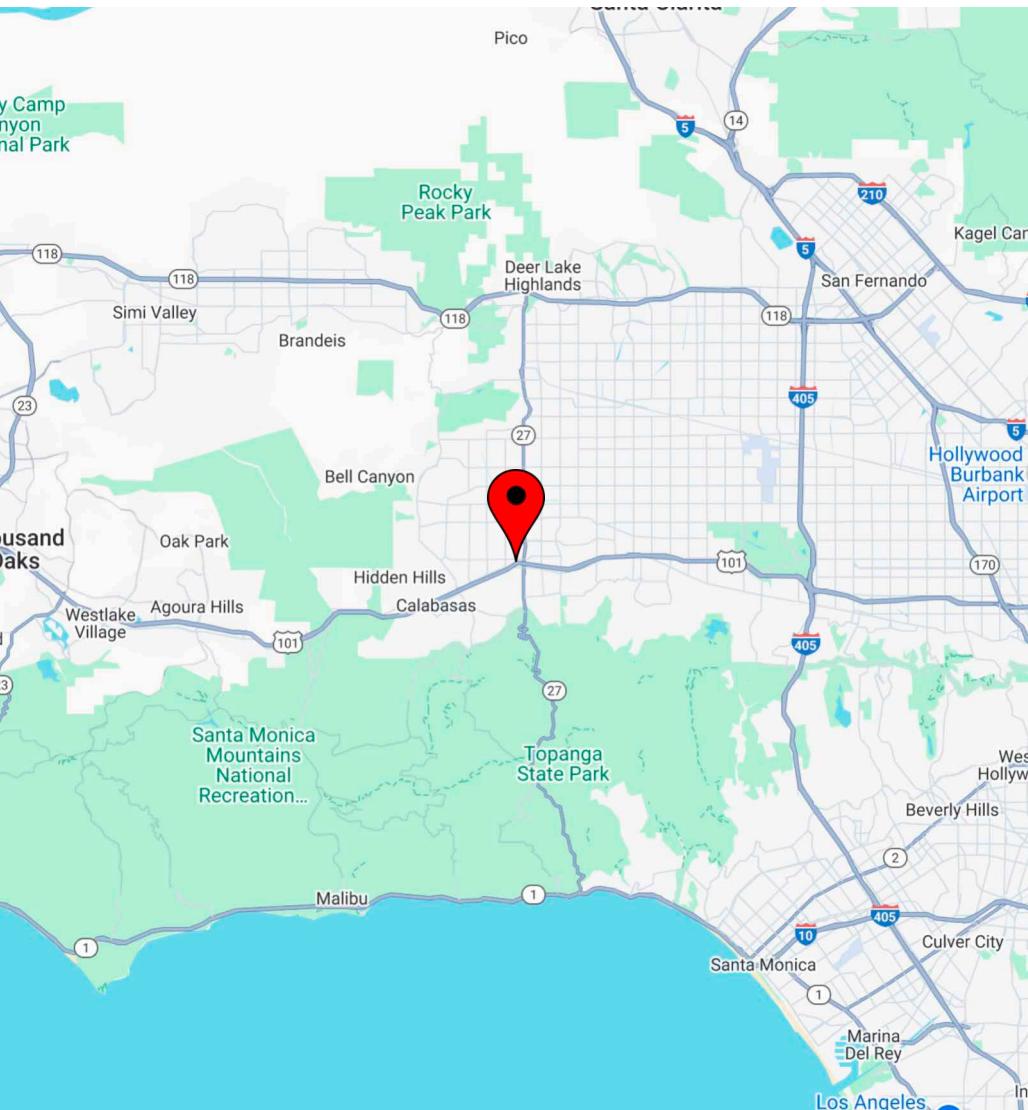
Highlights

- 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

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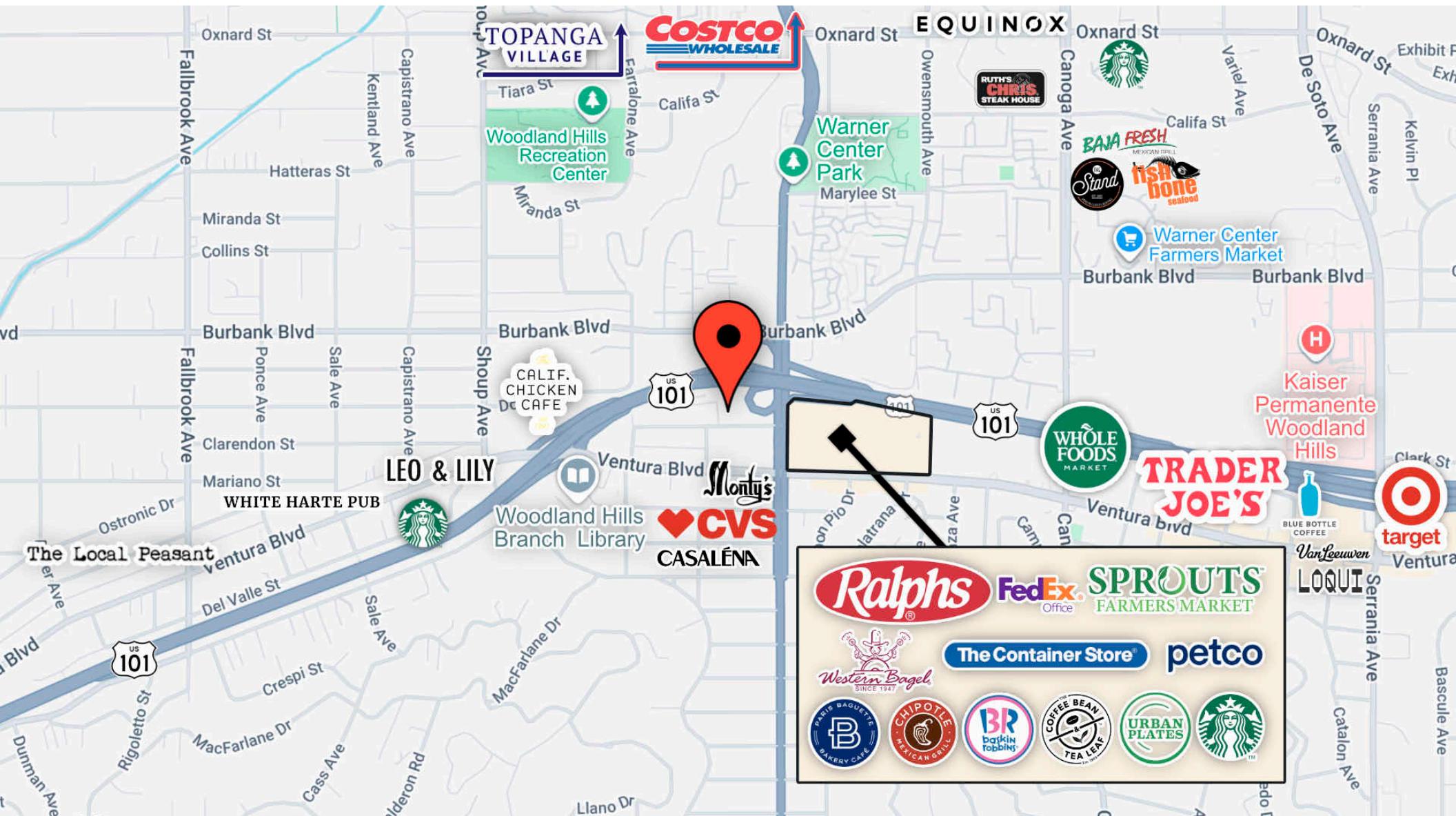
Maps



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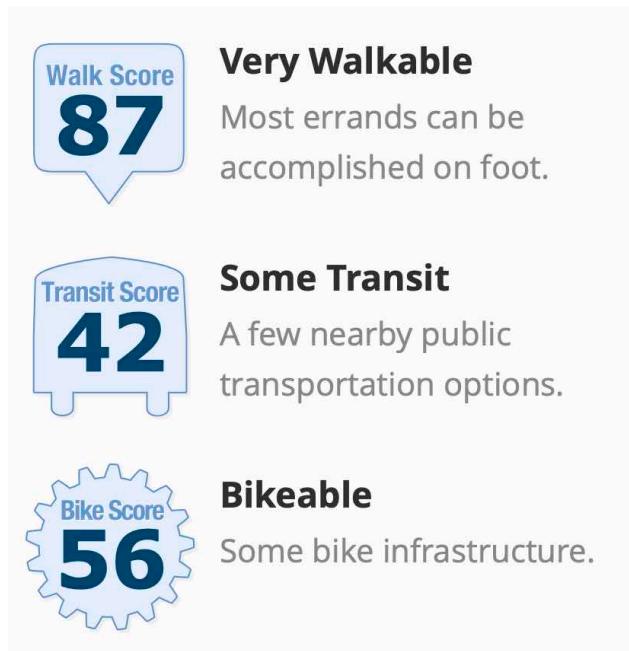
Area Map



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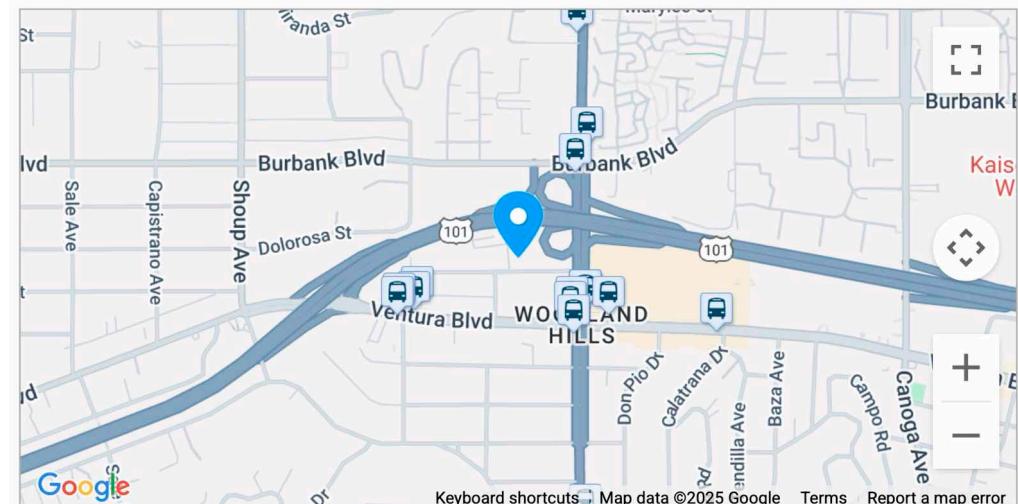
Walk Score



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.ocmonitor@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.ocmonitor@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 UICert@ufbabc.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 unauthorized 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>

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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-1986-309-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 Blumenfield

Census Tract # 1374.01000000

LA DBS 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

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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RBP: Restaurant Beverage Program Eligible	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
Zanja System 1 Mile Buffer	No

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ZIMAS

Number of Bathrooms	1	Business Improvement District	None
Building Square Footage	996.0 (sq ft)	Hubzone	None
Building 2	No data for building 2	Jobs and Economic Development Incentive Zone (JEDI)	None
Building 3	No data for building 3	Opportunity Zone	No
Building 4	No data for building 4	Promise Zone	None
Building 5	No data for building 5	State Enterprise Zone	None
Rent Stabilization Ordinance (RSO)	No [APN: 2169025085]	Housing	
Additional Information		Rent Stabilization Ordinance (RSO)	No [APN: 2169025085]
Airport Hazard	None	Ellis Act Property	No
Coastal Zone	None	Just Cause For Eviction Ordinance (JCO)	Yes
Coastal Bluff Potential	No	Assessor Parcel No. (APN)	2169025085
Canyon Bluff Potential	No	Address	22045 CLARENDON ST
Farmland	Urban and Built-up Land	Year Built	1953
Urban Agriculture Incentive Zone	YES	Use Code	0100 - Residential - Single Family Residence
Very High Fire Hazard Severity Zone	No	Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Fire District No. 1	No	Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Flood Zone	Outside Flood Zone	Housing Element Sites	
Watercourse	No	HE Replacement Required	Yes
Methane Hazard Site	None	SB 166 Units	Appendix 4.3.9
High Wind Velocity Areas	No	Housing Use within Prior 5 Years	Yes
Special Grading Area (BOE Basic Grid Map A-13372)	Yes	Public Safety	
Wells	None	Police Information	
Sea Level Rise Area	No	Bureau	Valley
Oil Well Adjacency	No	Division / Station	Topanga
Environmental		Reporting District	2185
Santa Monica Mountains Zone	No	Fire Information	
Biological Resource Potential	None	Bureau	Valley
Mountain Lion Potential	None	Battalion	17
Monarch Butterfly Potential	No	District / Fire Station	84
300-Foot Habitat Buffer	No	Red Flag Restricted Parking	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)	0.3000000		
Slip Geometry	Left Lateral - Reverse - Oblique		
Slip Type	Poorly Constrained		
Down Dip Width (km)	13.0000000		
Rupture Top	0.0000000		
Rupture Bottom	13.0000000		
Dip Angle (degrees)	75.0000000		
Maximum Magnitude	6.7000000		
Alquist-Priolo Fault Zone	No		
Landslide	No		
Liquefaction	Yes		
Preliminary Fault Rupture Study Area	None		
Tsunami Hazard Area	No		
Economic Development Areas			

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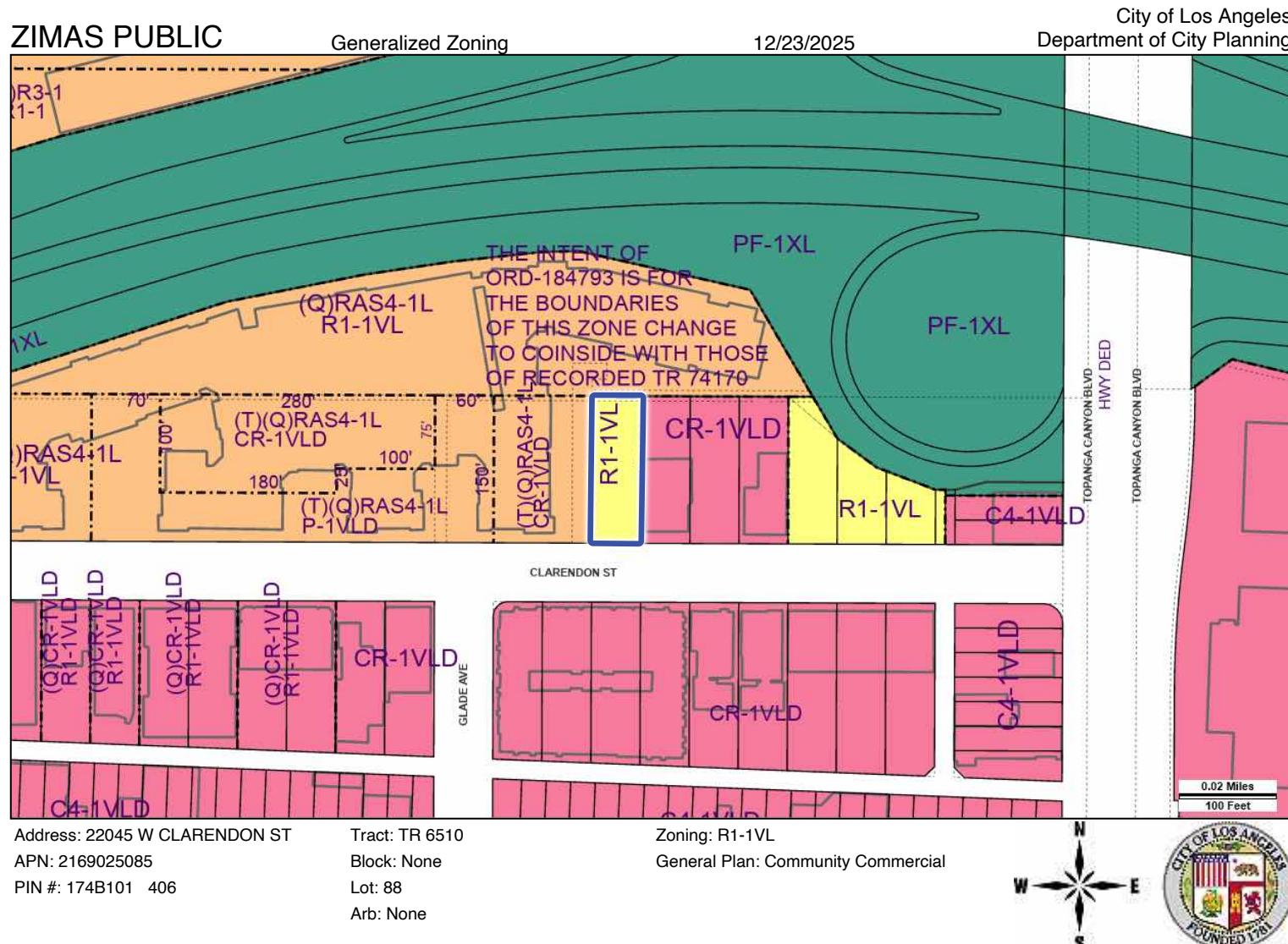
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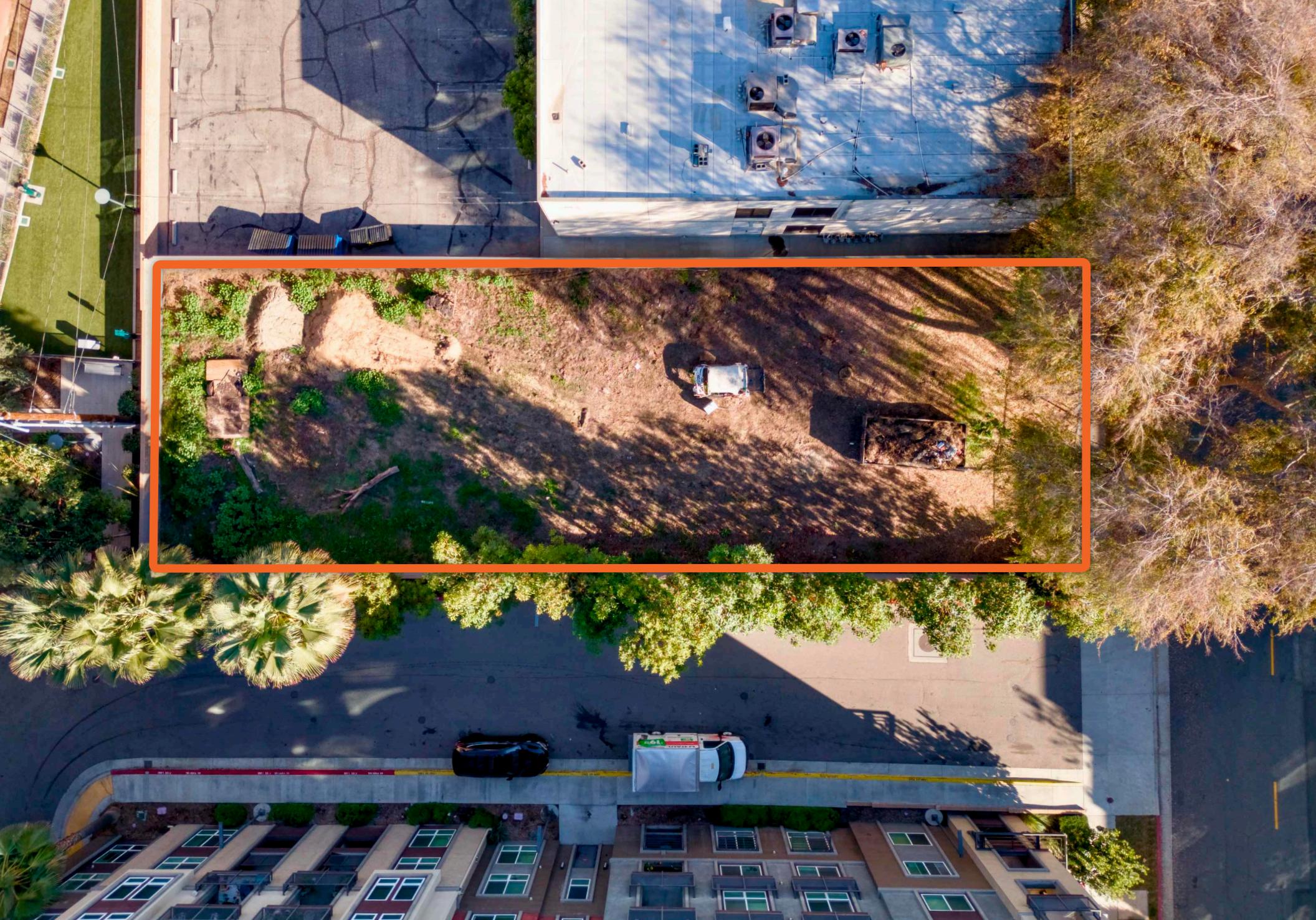












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PARTNERSCRE

For more information please contact
our exclusive sales agents:

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