



Location: Los Angeles, California
Size: 95,000 sf
Status: Completed 2014
Architect: Michael Maltzan Architecture
Cost: \$19.3 million
Client: Skid Row Housing Trust
Structural System: Cantilevered Frame
Type: Affordable Housing
Number of Units: 102 Apartments, Shops, Offices, Health Centre

STAR APARTMENT

- Historical Background
- History Context Timeline
- Site Context

HISTORICAL CONTEXT OF LA HOMELESS

- Skid Row is an area of approximately 50 square blocks located just east of downtown Los Angeles. Also known as Central City East, the area has a longstanding history as a residential neighborhood for those with the least.
- Homeless people are now seen in nearly all neighbourhoods and business districts throughout Los Angeles. This was not the case a decade ago, when most of the homeless population was contained in an area known as Skid Row.
- In 1976, city officials established Skid Row as an unofficial "containment zone", where homeless people, shelters and services would be tolerated. As a result, most visitors to the parts of Los Angeles that attracted visitors from around the world never saw a homeless person.



HISTORICAL TIMELINE COLLAGE OF SKID ROW



Skid Row Homeless Establishment

At the end of the 19th century, a number of residential hotels opened in the area as it became home to a transient population of seasonal laborers. By the 1930s, Skid Row was home to as many as 10,000 homeless people, alcoholics, and others on the margins of society.



Rehabilitation Program

The city of Los Angeles was in the midst of a program to "rehabilitate" Skid Row through the clearance of decaying buildings.



Anti-Camping Ordinance

In 2002, newly appointed LAPD Chief William Bratton announced a plan to clean up Skid Row by, among other things, aggressively enforcing an old anti-camping ordinance.



Homeless "Dumping"

In September 2005, hospitals and law enforcement agencies were discovered to be "dumping" homeless people on Skid Row.



Lawsuit against the city of Los Angeles

In April 2006, a lawsuit was filed against the city of Los Angeles, finding that the city was in violation of the 8th and 14th Amendments to the U.S. Constitution and sections of the California Constitution guaranteeing due process and equal protection and prohibiting cruel and unusual punishment. The court stated that "the LAPD cannot arrest people for sitting, lying, or sleeping on public sidewalks in Skid Row." The court said that the anti-camping ordinance is "one of the most restrictive municipal laws regulating public spaces in the United States."

1880s-1930s

1956

1976

1987

1989

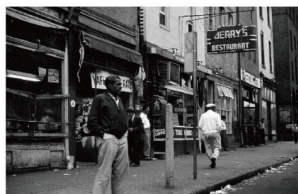
2002

2005

2006

2012

2019



1976

Containment Zone

Skid Row was established by city officials in 1976 as an unofficial "containment zone", where shelters and services for homeless people would be tolerated.



1987

1987 Crackdowns

In February 1987, LAPD chief Daryl Gates, backed by then-Mayor Tom Bradley, announced plans for another crackdown on the homeless on Skid Row. Police and firefighters conducted a number of sweeps through the area but the plan was abandoned due to opposition by advocates for the homeless.

1993

Supportive Housing Program is created.

1995

The Skid Row Housing Trust Property Management Company is created.

1996

Trust is awarded U.S. Department of Housing and Urban Development grant to create the Innovative Housing Program

2004

Awarded federal Chronic Homelessness Initiative grant to create the **Skid Row Collaborative** and provide integrated services in housing



2012

Skid Row Running Club

In 2012, the Skid Row Running Club was founded by Los Angeles Superior Court Judge Craig Mitchell, as an effort to improve the livelihood of those in the area.

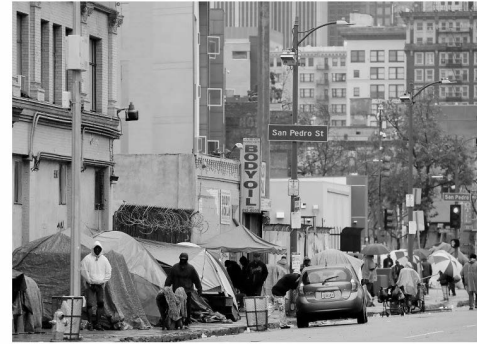
Limit Number of Street Positions

The city came to an agreement in May 2019 that removed the limit on the number of possessions kept on the street in the neighborhood. The agreement allows the city to still seize any items that threaten public safety and health, as well as large "bulky items."



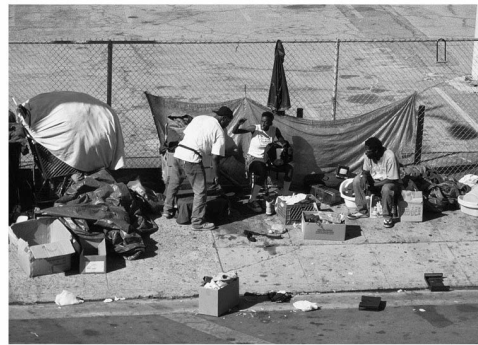
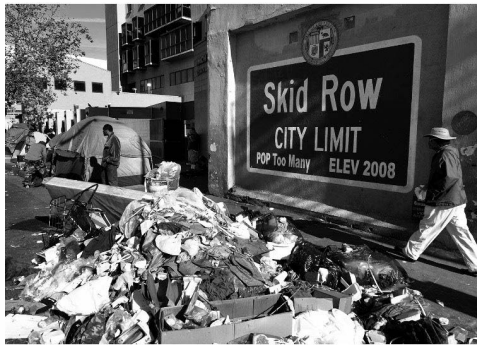
2019

HOMELSS IN SKID ROW



Demographics of Skid Row

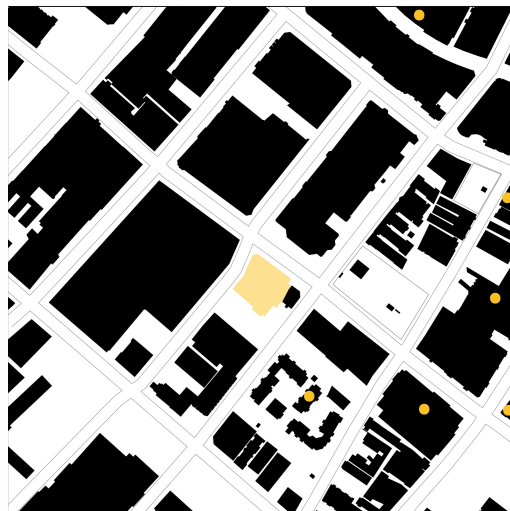
Skid Row has an estimated total population of 10,000 residents, with approximately 2,500 people occupying beds and missions and transitional facilities and over 1,000 sleeping on the streets. The median household income is just over \$11,000, a fraction of the \$46,000 average income of the City of Los Angeles.



The Evolution of Skid Row

Originally a transient neighborhood where migrant workers found cheap seasonal housing, Skid Row grew into a hub for illicit activity and violence. Today it is a highly stigmatized neighborhood, home to a diverse homeless population of over 4,100, many of whom are chronically homeless and live in absolute poverty. Located in the heart of Downtown LA, Skid Row's 50 square blocks represent the highest concentration of homelessness in the entire U.S.

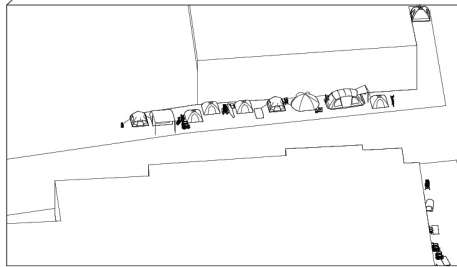
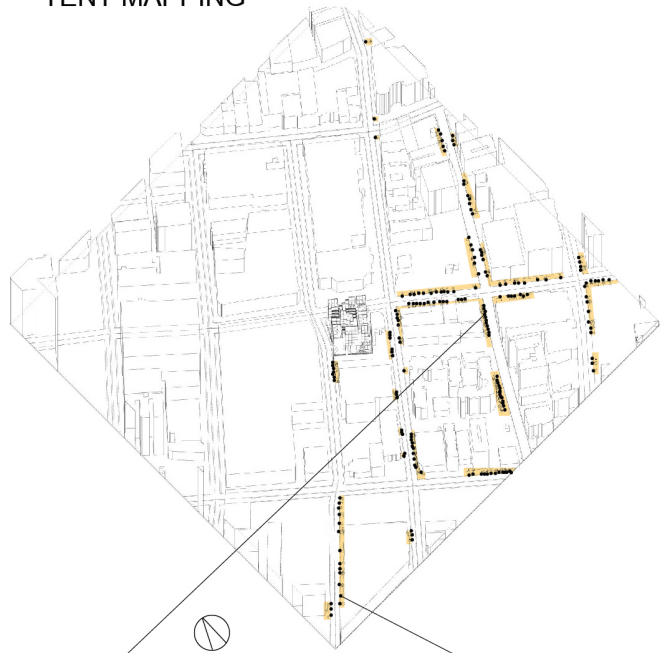
Map of Homeless shelters and service centers.



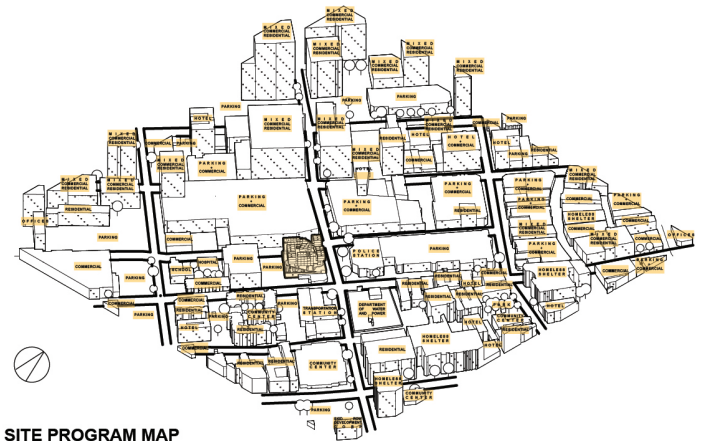
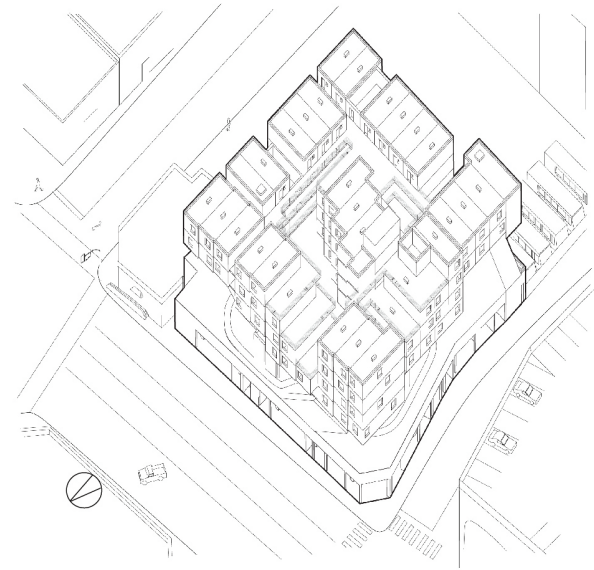
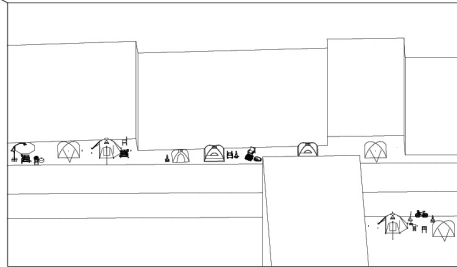
In Los Angeles, the relationship between housing and the city at large is still emerging. Los Angeles is for the most part a city that grew up after World War II. And like most postwar suburban settlements across the United States, it is primarily made up of single-family housing. The city's psychology is still very suburban, very much about the individual. But like a lot of contemporary cities, Los Angeles—which covers more area than most cities in the world—is now becoming more and more dense, and apartment buildings and condominiums, forms understood as collective housing, are becoming increasingly prevalent. While this is partially owing to a steady influx of new residents, it is also the case that sprawl has begun to hit its topographical and practical limits in terms of the city's sheer extension.



TENT MAPPING



SITE INVENTORY

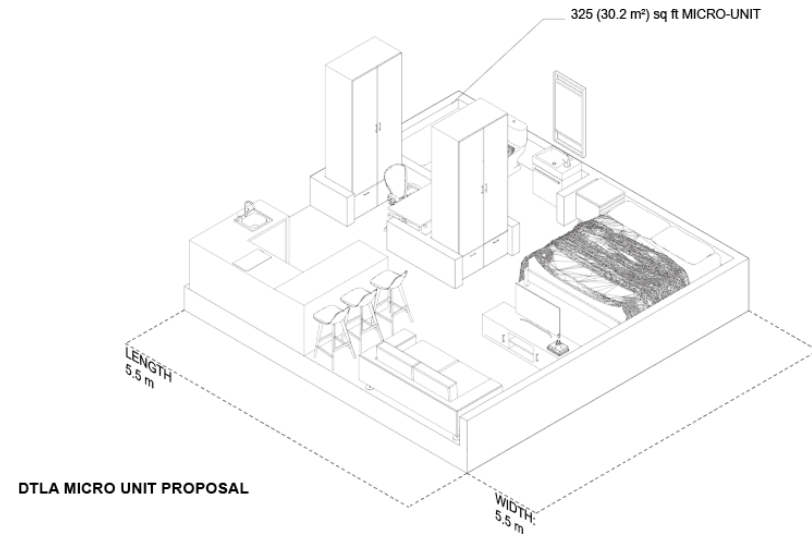
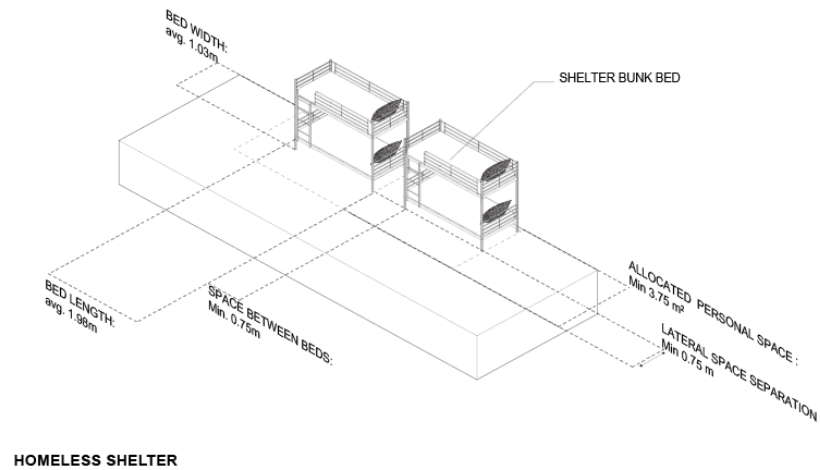
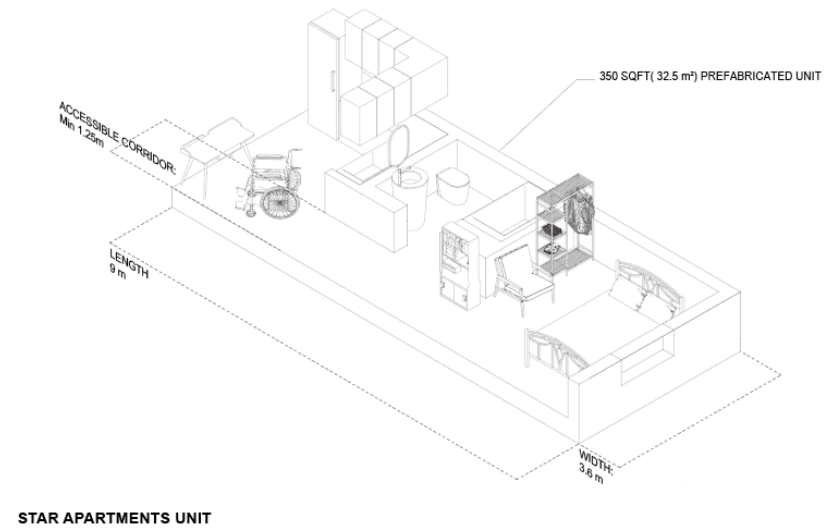
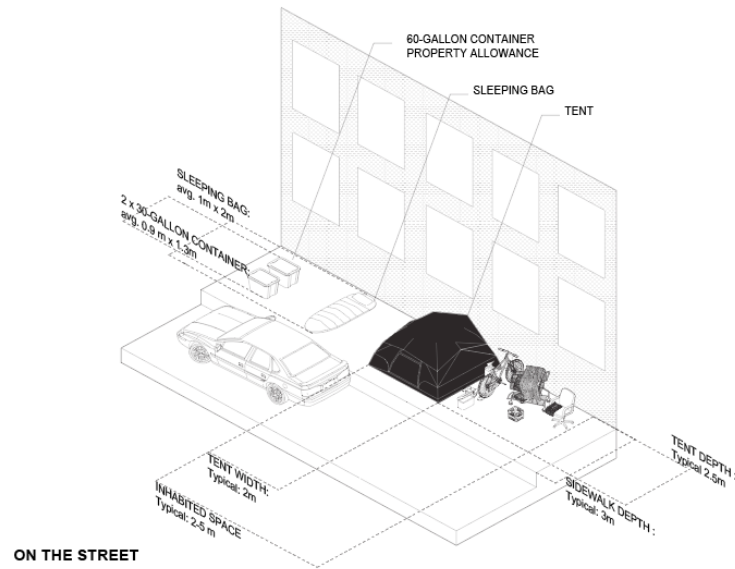


Star Apartments

Michael Maltzan | Los Angeles | (2014):

Tory Wang - Tala Alatassi

Tent mapping: Estimates of Skid Row's population range from 8,000 to 11,000 people. There are approximately 2,500 homeless individuals with actual numbers varying by season and time of month. Approximately 2,000 to 2,500 persons make use of shelters, mission beds and transitional housing rooms in certain of the hotels.



Star Apartments

Michael Maltzan | Los Angeles | (2014):

Tory Wang - Tala Alatassi

Skid Row is treated as an unofficial “containment zone”, where homeless people, shelters and services would be tolerated. As a result, tents line up entire city blocks. We wanted to compare the street conditions of the homeless on the street vs homeless shelters vs Maltzan’s star apartment units vs a newly proposed microunit that addresses Downtown LA’s density problem. In other areas of the city, authorities have set a limit on how much property that homeless people can store in the streets to what can fit in a 60-gallon container.



URBAN DESIGN & THEORY

- Background of Architect
- Urban Design Theory
- Background of Client
- Client Intent

BACKGROUND OF ARCHITECT



PROFILE
 Michael Maltzan Architecture (MMA) is an architecture and urban design practice committed to the creation of progressive, transformative experiences that chart new trajectories for architecture, urbanism, and the public realm.

DESIGN PHILOSOPHY
 "Rather than create a prototype and make it over and over, our collaboration with the Trust as our client is very much in the laboratory phase, still exploring what's possible."

EDUCATION
 Harvard University
 Rhode Island School of Design



Writing in the New York Times in 2010, Nicolai Ouroussoff says: "Like almost every other American architect who came to prominence in the recent gilded age, Michael Maltzan built his reputation with commissions for prestigious museums and luxury private houses [...]. Yet Mr. Maltzan may be the only architect of his stature with significant experience in a far less glamorous field: providing shelter and other accommodation for his city's poor".

While Maltzan has cautioned that architects have to be realistic about architecture's ability to create wholesale social change, he has also asserted that architecture can't stand back, and must assume an active role in the realization of sociological and psychological benefits that entities like the Housing Trust are trying to make possible

URBAN DESIGN AND THEORY

"Maltzan and his team took a difficult site and added a sense of urban grace to an area that desperately needs more love."



- 1 MAIN ENTRANCE
- 2 LOBBY
- 3 HEALTH CLINIC
- 4 HOUSING FOR HEALTH OFFICES
- 5 PARKING
- 6 PATIO
- 7 EXERCISE
- 8 DINING/KITCHEN
- 9 LIBRARY
- 10 ART
- 11 GARDEN
- 12 APARTMENT

FOURTH LEVEL

The building with its many programs and amenities becomes a mini urban project in itself.

there is a community kitchen, eating area, offices for caseworkers, an art classroom, a general education classroom, and a computer classroom. Outdoors there is a jogging and walking track, half-court basketball, and a gym and yoga deck. All of these larger community functions that we would normally not be able to fit into the building, or that would be outside of the building, are now increasingly being pulled into the building.

"Our projects with the Skid Row Housing Trust have all been quite small in physical scale. When people talk about transforming cities, the conversation often centers on very large projects like convention centers, entertainment complexes, glamorous cultural institutions, and superblock commercial developments—projects that almost change the center of gravity in a city. But I think it's also possible to take a more incremental, temporal attitude toward significant urban transformation, and I think our housing is part of that. If you could imagine connecting all of these different projects, then perhaps "the project" is all of them together, with the smaller increments beginning to add up to a kind of remapping of the city itself. This allows you to work more nimbly, I think. The question of scale, small and large, has been very much on our minds."



Permanent Housing Model
The project follows the permanent housing model with a swath of on-site amenities and services, everything from offices for counseling and case management to an upcoming primary care clinic run by the county Department of Health Services.

[https://nhchc.org/clinical-practice/homeless-services/permanent-supportive-housing/#:~:text=Permanent%20Supportive%20Housing%20\(PSH\)%20is,families%20lead%20more%20stable%20lives.&text=This%20page%20includes%20resources%20that,implement%20strategies%20related%20to%20PSH.](https://nhchc.org/clinical-practice/homeless-services/permanent-supportive-housing/#:~:text=Permanent%20Supportive%20Housing%20(PSH)%20is,families%20lead%20more%20stable%20lives.&text=This%20page%20includes%20resources%20that,implement%20strategies%20related%20to%20PSH.)
http://www.ladowntownnews.com/news/with-star-apartments-skid-row-gets-a-stunning-housing-complex/article_ec6922f8-a64e-11e3-95b5-0019b2963f4.html

SKID ROW HOUSING TRUST

BACKGROUND OF THE CLIENT



The **Olympia Hotel**, Sanborn Hotel are completed. Supportive Housing Program is created.

1993



The **Star Apartments** opens. The Star Apartments, with its innovative design and 15,000 square feet of open air space, as well as a Department of Health Services clinic on the ground floor, represents a new paradigm in how we address homelessness. Trust residents from the other buildings are welcome to use all of the community space and amenities at the Star.

2013



The **Crest** provides 64 homes to Los Angeles County's most vulnerable homeless individuals, with comprehensive onsite supportive services to help them build healthier and more stable lives. All of Crest Apartments' permanent supportive housing is reserved for homeless individuals who are frequent utilizers of Los Angeles County's Department of Health Services' emergency care,

2017

The Trust is founded.

Awarded federal Chronic Homelessness Initiative grant to create the **Skid Row Collaborative** and provide integrated services in housing

1989

1993

1995

2004

2008

2009

2013

2016

2017

2019

1995



Edward Hotel is completed. The Skid Row Housing Trust Property Management Company is created.



Completes the **Abbey Apartments** and awarded Los Angeles County Housing and Homelessness Prevention grant to create the Integrated Services in Housing program at the Abbey Apartments.

2008



The **New Carver** opens.

The New Carver has an innovative open courtyard on the interior, won the Trust's second American Institute of Architects design award.

2009



The **Six** opens. With 52 apartments and studios for formerly homeless individuals, it is the Trust's first development with permanent supportive housing specifically for veterans.

2016



Construction of **Six Four Nine Lofts** also began on Flor 401 Lofts at 7 & Wall and SP7 at 7th & San Julian. In total there are currently 254 homes in construction on 7th Street, and more in the pipeline for Los Angeles and beyond.

2019

CLIENT INTENT

SKID ROW HOUSING TRUST

THE MISSION

- Skid Row Housing Trust provides permanent supportive housing so that people who have experienced homelessness, prolonged extreme poverty, poor health, disabilities, mental illness and/or addiction can lead safe, stable lives in wellness.

THE VISION

- Preventing and ending homelessness in greater Los Angeles

THE PHILOSOPHY

- Homes, support, success.



FOUNDATION

- Skid Row Housing Trust was founded by business and civic leaders to respond to the loss of residential hotels by preserving and rehabilitating the remaining hotels. From its beginning in 1989, the Trust and its board were committed to insuring that their buildings were created with architectural beauty and design to replace slums with true homes. With its emphasis on award winning and nationally recognized architectural style and design, the Trust has proven that affordable housing does not need to be isolated from the rest of the city and can handsomely co-exist in revitalized areas.
- The Trust was also one of the national pioneers to combine permanent housing and on-site social services, known as "permanent supportive housing." By providing homeless men and women with a permanent home (as opposed to temporary shelter), and the treatment and services needed to stabilize disabilities and crises

VALUES

- Providing homes that are affordable coupled with the help needed to permanently break the cycle of homelessness.

"Our residents come to us often grappling with substance abuse, mental illness and complex co-occurring disorders and have experienced years and sometimes decades of homelessness. While Trust residents are united by their experience of overcoming homelessness, they come from every walk of life and background. We provide housing for people living with disabilities, artists, elders, counselors, veterans, chefs, gardeners, young adults, volunteers, and community leaders."

- Trust provides the structures, but it is the residents who make the buildings homes and communities.

STAR APARTMENTS: A NEW MODEL TO ADDRESS THE CORE FACTORS THAT CAUSE HOMELESSNESS



SAFE, STABLE AND AFFORDABLE HOUSING
A permanent home, regardless of state of health or income, is the first step to helping individuals who are homeless to rebuild their lives and become self-sufficient.



HEALTHCARE AND MEDICAL TREATMENT
On-site medical services, substance abuse treatment and clinical therapy to help address the physical and mental traumas often linked with homelessness.



COMMUNITY AND SOCIAL SUPPORT
Social services to build community amongst residents, provide job training, and help individuals re-integrate with society, breaking the cycle of homelessness.



"This is where you go when you lose everything and start over."





CONTEXT AND DESIGN

- ARCHITECT AGENDA
- BUILDING FORM
- MATERIALS & STRUCTURE
- FACADE MATERIAL



Star Apartment

Michael Maltzan Ariel | Los Angeles | 2014

Tory Wang _ Tala Alatassi

These exploded axonometric drawings show the Star Apartment project not just as a new way to provide shelter and social services to the homeless, but as a new model of housing. It is a mixed use and multi units affordable housing, that constructed with cantilevered frame and modular system. This project cost 19.3 million. The ground floor reuse the existing podium to public parking, health clinic and the Skid Row Housing health division. The second floor is a public space for residences which program with garden, running track, basketball court, artroom, library, exercise room, community room and community kitchen, the upper floors are residences units. There are only one unit layout but The Star Apartments complex consists of 51 modules. It reuses an existing building with added modular construction to provide a mixed-use housing complex with 102 apartments.

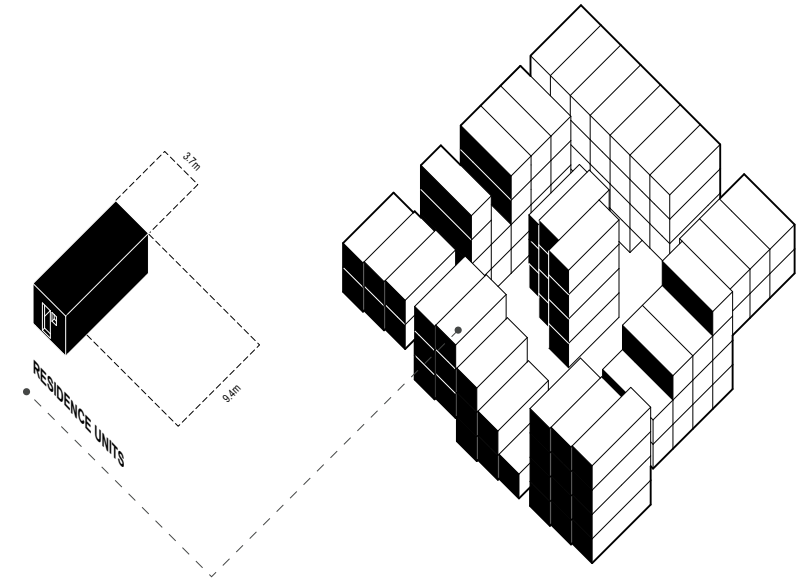
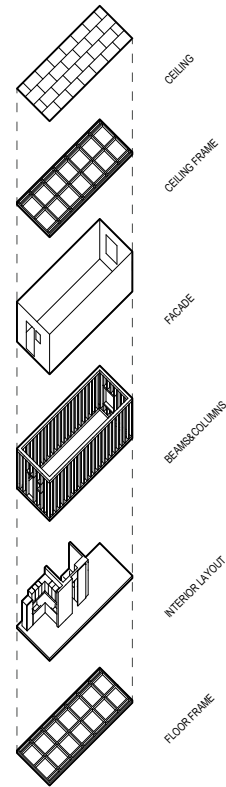
MATERIALS & STRUCTURE

MODULAR PROCESS:

- The Star Apartments complex consists of 51 modules, manufactured by Guerdon Enterprises, LLC in Boise, Idaho. It reuses an existing building with added modular construction to provide a mixed-use housing complex with 102 apartments.

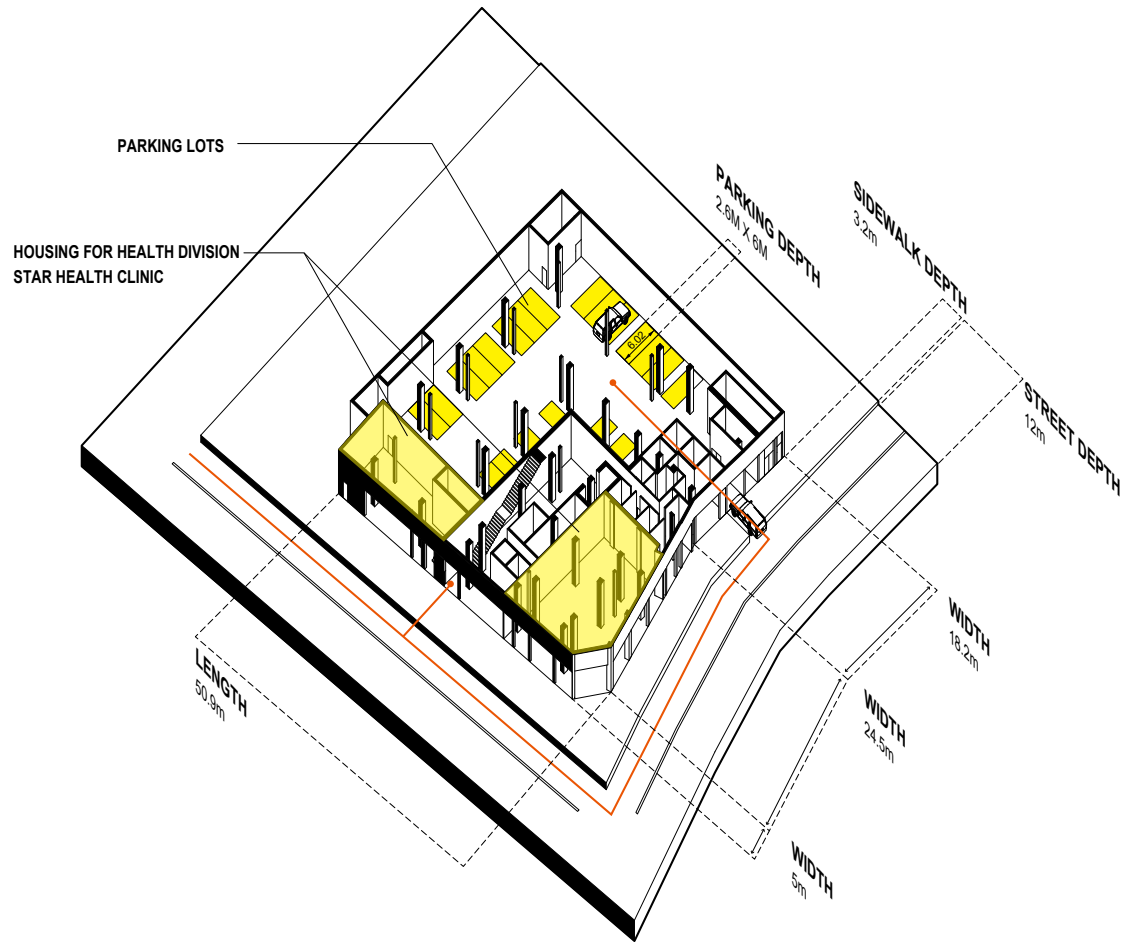
Place the modules → Stucco facades → Install the building's open-air, steel-framed corridors

- Each module will have a tubular steel chassis that will be fabricated outside the city and delivered to the factory assembled.
- Carpenters, plumbers, and electricians will perform almost all the fit-out work of the B2 chassis in the factory, building a floor and ceiling assembly for each module and adding partitions, finishes, and subassemblies, including bathrooms, cabinets, and m/e/p services.
- Only one hallway in each apartment will be left incomplete, to allow contractors to make riser connections between units in the field without disrupting already in-place finishes.
- The building's metal-and-glass cladding will also be installed at the factory.
- Each module's section of exterior skin will mate to the one next to it with self-sealing joints, much like those typically used on unitized facade systems.

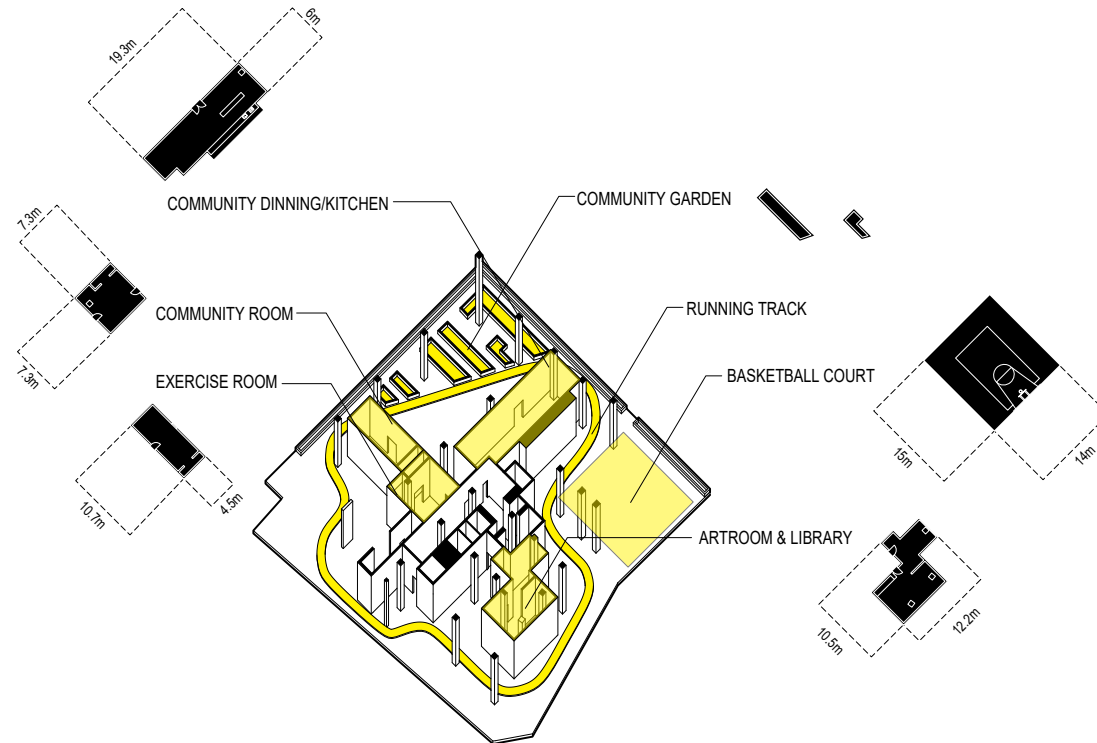


Each apartment is about 350 square feet

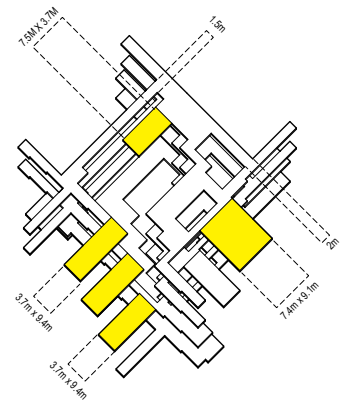
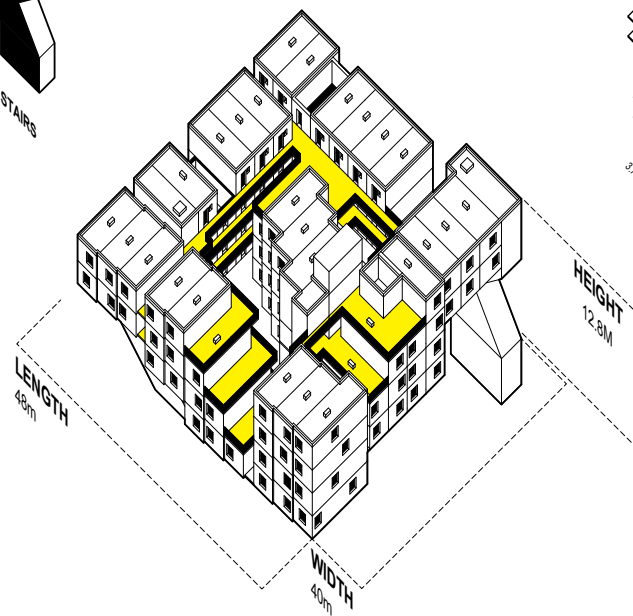
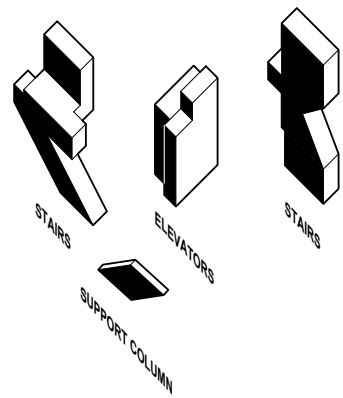
SINGLE RESIDENCE UNIT & MASSING



PUBLIC SPACE AT GROUND LEVEL



PUBLIC SPACE AT SECOND LEVEL



CORRIDOR & CIRCULATION

BUILDING FORM

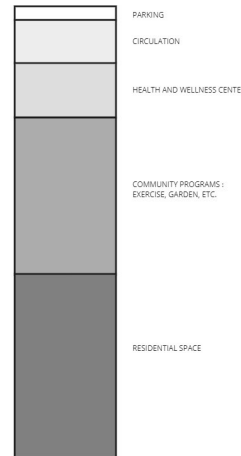
"It started to become clear that we could create a structural tray on which we could then build the rest of the housing. It could have looked like anything, but we were interested in using that gap between old and new structure to provide a horizontal community space that could become the equivalent of the more vertical courtyards we did in the previous two projects."



Faced with a limited budget and tight schedule, the design team determined that prefabricated modules lifted into place over the existing podium would ensure a higher quality of construction, meet tighter construction tolerances, and dramatically accelerate construction time, producing a parallel reduction in cost.

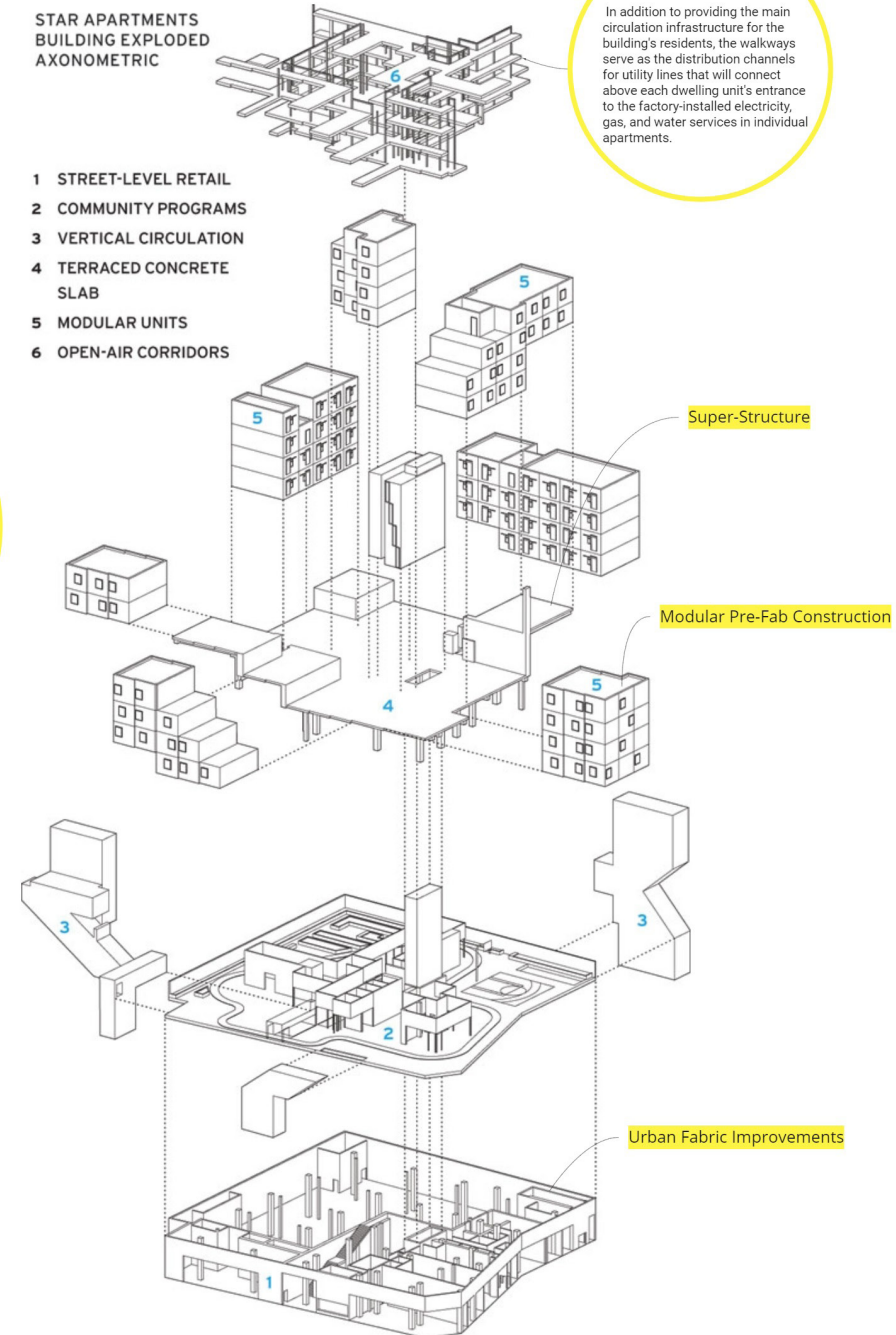
MIXED-USE, MULTI-UNIT RESIDENTIAL PROJECT:

- The 92,000 square foot complex was created with a community-minded open design, utilizing rooftop spaces for recreation and pedestrian traffic. It also includes recreation facilities (including a basketball court and track), and on-site social services.
- This project was completed in 425 days, which included extensive on-site work on the open, communal areas. Its green design includes capitalization on local public amenities, such as public transportation and bicycle storage in the building's garage, energy-efficient appliances, and low-VOC finishes to improve indoor air quality.
- Star Apartments was constructed atop an existing retail building, which was gutted and renovated to support the structure above. It achieved USGBC LEED Platinum Certification after completion.



STAR APARTMENTS BUILDING EXPLODED AXONOMETRIC

- 1 STREET-LEVEL RETAIL
- 2 COMMUNITY PROGRAMS
- 3 VERTICAL CIRCULATION
- 4 TERRACED CONCRETE SLAB
- 5 MODULAR UNITS
- 6 OPEN-AIR CORRIDORS



In addition to providing the main circulation infrastructure for the building's residents, the walkways serve as the distribution channels for utility lines that will connect above each dwelling unit's entrance to the factory-installed electricity, gas, and water services in individual apartments.

Super-Structure

Modular Pre-Fab Construction

Urban Fabric Improvements

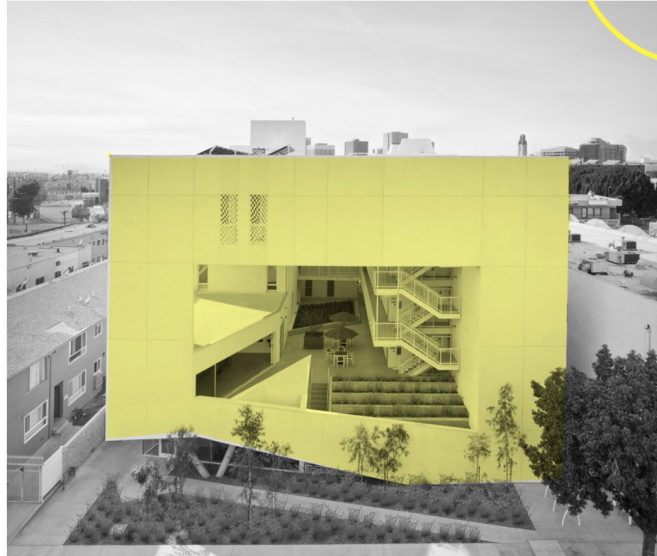


FINAL ASSESSMENT

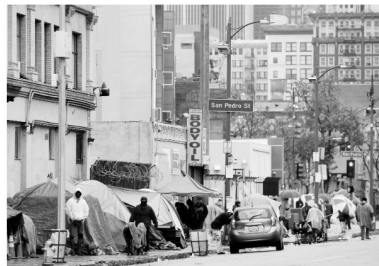
- RESIDENTS RESPONSE
- PLAN FOR THE FUTURE
- CONCLUSION
- REFERENCES

RESIDENTS RESPONSE

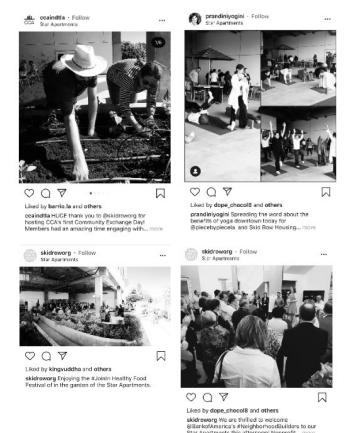
"Nearby residents are really excited to explore the space"



- The architects gave the project a public face, one that could bridge the separation between the residence and society at large, he says: The building “participates in the city in a more typical way.”
- The ground floor of the building is home to a medical clinic open to all neighborhood residents, the Trust’s leasing office, and the administrative offices of the Department of Health Services, helping to improve the physical and economic vitality of the neighborhood



- The reaction of housed Angelenos has been mixed. On the one hand, in 2016 and 2017, voters overwhelmingly approved new taxes to pay for more housing and services for unhoused people. But there have been few visible signs of progress since then, in part because of homeowners not wanting homeless housing or services anywhere in their communities



PLAN FOR THE FUTURE



Should all of Skid Row be rezoned strictly for affordable housing?

A new plan calls for restricting the core of Skid Row to affordable development. Groups working in the neighborhood say it's not enough

By Bianca Barragan | Jul 17, 2019, 4:00pm PDT



An aerial view of Skid Row. | Shutterstock



Downtown's low-income Barclay Hotel to become '4.5-star, luxury' boutique hotel

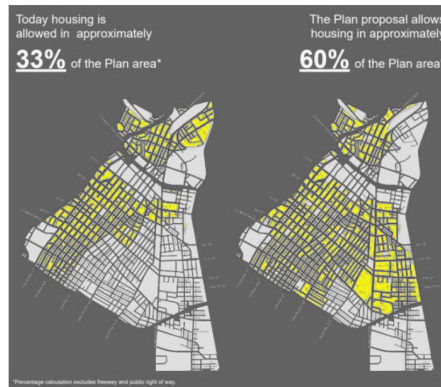
The hotel sits at the border of Skid Row and the Historic Core

By Bianca Barragan | Jul 30, 2019, 9:05am PDT



Hotel Barclay as seen from Main Street. | Liz Kuball

- Skid Row residents fear that a city plan to support growth in downtown L.A. will threaten thousands of people who call the area home.
- Los Angeles has been updating two community plans to devise and implement a growth strategy for the city's rapidly changing downtown, a project called DTLA 2040.
- A coalition of Skid Row groups said that the rezoning would "open the floodgates to high-end luxury housing," driving up rents and leading to the eviction of 4,800 people living in low-cost housing like single-room occupancies, and that the plans also "disregard the fate" of the 2,100 people who live on the neighborhood streets.



ANALYSIS

DONORS

Conrad N. Hilton Foundation, UniHealth Foundation, Harry and Jeanette Weinberg Foundation, Supervisor Mark RidleyThomas, County of Los Angeles, Second District Community Redevelopment Agency/LA, The Ahmanson Foundation, California Community Foundation, AEG, and the Farmers Field Fund, The Aileen Getty Foundation



IMPROVING THE BUILT-ENVIRONMENT

- For Maltzan, Star Apartments fits into a larger ambition for housing in Los Angeles. “People have criticized us as architects about these buildings and whether we’re building a too fancy version of housing for this community, which I find offensive. But it misses the bigger point, which is that we should be building all architecture in the city as if it is the most important building that we can make. Because it’s the accumulation of all of these pieces that Los Angeles will be known for. And I don’t see how you can discriminate from one type of project to another. They all need to be architecture at the highest level we can achieve.
- “We use public money to build our projects,” Hwang says. “Why not enhance the urban fabric while we’re at it?”



- Skid Row Housing Trust owns around two dozen buildings, including the New Genesis, also home to Peddler’s Creamery. An ice cream shop that sells \$9 icecream.

FINANCIAL SENSIBILITY

- Faced with a limited budget and tight schedule, the design team determined that prefabricated modules lifted into place over the existing podium would ensure a higher quality of construction, meet tighter construction tolerances, and dramatically accelerate construction time, producing a parallel reduction in cost.

- Skid Row Housing trust was aware of the architect’s precedent setting design approach and anticipated unforeseen extra expenses in the realization of this experimental project.
- Construction costs for non-profit affordable development can already be more costly than in the market sector, due to funding requirements relating to hiring and sustainability mandates and other factors. But Star Apartments was a highly experimental structure, incurring further costs.

ADVANCING HUMANITY

- housing needs to provide more than just shelter; stability, prevention and advancement are crucial. There has to be a baseline of support for the myriad reasons someone may be homeless, whether it’s economic hardship, mental illness, substance abuse, domestic violence or otherwise. A home, it seems, is not a simple cure for homelessness.
- Maltzan isn’t just designing beautiful affordable housing; by pushing for developments with street-facing public uses, he’s trying to integrate people who have been pushed to the edge of society back into the working gears of the city
- The project integrated findings from community input sessions with residents of other Trust projects that identified shortcomings of previous projects—from the location of laundry facilities to the size of closets.

- High scale project bringing the architect a lot of acclaim and publicity.



AUTHENTICITY

- Michael Maltzan’s more than 20-year quest to reshape the quality of life for L.A.’s least fortunate residents.

- The project is an experiment. He is trying to develop a new housing strategy.

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