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Congress of the United States

House of Representatives

JIMMY GOMEZ
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SUBCOMMITTEE ON WORKER AND FAMILY
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COMMITTEE ON OVERSIGHT AND REFORM

VICE CHAIR
SUBCOMMITTEE ON ENVIRONMENT

ASSISTANT WHIP

January 4, 2022

The Honorable Rob Bonta
Attorney General
State of California
1300 I Street
Sacramento, CA 95814

Dear Attorney General Bonta,

I write to request that you open an investigation into potential improprieties stemming from the mismanagement of Cathay Manor Apartments (Cathay Manor), a 16-story, 270-unit residential building for low-income seniors in the Chinatown neighborhood of Downtown Los Angeles, by the Chinese Community on Aging (C.C.O.A.) Housing Corporation and its Chief Executive Officer and President, Don G. Toy.

The C.C.O.A. Housing Corp. is a California domestic nonprofit that has owned Cathay Manor and operated it as affordable housing since 1984. The property was developed with financing through the Department of Housing and Urban Development's (HUD) Section 202 Supportive Housing for the Elderly program and currently contracts with the agency to receive project-based Section 8 rental assistance.

This fall, my office was alerted to unconscionable living conditions at Cathay Manor, which I recently observed firsthand and can only mildly describe as the product of brazen neglect and a stunning lack of humanity by Mr. Toy and the C.C.O.A. Housing Corporation. The building's deficiencies include inoperable elevators that have left elderly and disabled tenants sequestered in their units, a shuttered laundry facility, pest infestations, and various health and safety hazards – each more egregious than the next. Mr. Toy has failed to maintain common spaces and units in habitable conditions, despite collecting \$3.5 million a year in rent, nearly \$2.6 million of which are from HUD subsidies.

My staff and I have been working closely with residents, community advocates, and local leaders to find accountability and quickly resolve these issues. Unfortunately, these efforts have been stymied in part by the lack of transparency with which Mr. Toy has operated the C.C.O.A. Housing Corp. I respectfully ask for an investigation into the finances of the C.C.O.A. Housing

Corp. and your assistance in uncovering any wrongdoing so elderly and disabled residents can access safe, comfortable housing and resume living with the dignity they deserve.

Sincerely,

A handwritten signature in blue ink that reads "Jimmy Gomez". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

Jimmy Gomez
Member of Congress