

# Congress of the United States

Washington, DC 20515

October 3, 2022

Dear Secretary Fudge,

We write to share our strong concerns regarding the safety and health of residents at the Cathay Manor Apartments (“Cathay Manor”), a 16-story, 270-unit residential apartment building for low-income seniors in the Chinatown neighborhood of Los Angeles, California. We urge you to work diligently to address the substandard housing conditions at the building and prioritize culturally competent buyers that will provide long-term stability for the elderly residents of Cathay Manor.

Cathay Manor was the first federally subsidized senior housing project in Chinatown, using financing from the Department of Housing and Urban Development’s (HUD) Section 202 Supportive Housing for the Elderly program. Today, the building stands in extreme disrepair and neglect, with numerous Los Angeles City Building and Safety and HUD code violations, leaving residents feeling unsafe and deeply troubled. Mismanagement culminated in the building’s only two elevators becoming inoperable for months, essentially trapping vulnerable senior citizens in the high rise, unable to leave to receive medical care or to go grocery shopping.

As a result of the numerous building code violations, the owner and operator of Cathay Manor, Chinese Committee on Aging (C.C.O.A.) Housing Corporation and CEO and President Gong (Donald) Toy, are facing 16 criminal charges for their failure to properly maintain and repair the building and equipment inside the building. We also recently learned that during these proceedings, they are in the process of transferring ownership of the Cathay Manor to Lutheran Gardens Corp, a non-profit public benefit corporation with a close working relationship with the current property manager, Barker Management Inc.

As the responsible lender and regulator, we ask that as HUD reviews the proposed sale package, you facilitate an open, transparent process of property transfer and respect state and local laws to notify qualified potential buyers. We also ask that your staff include our staff in future conversations to ensure residents’ voices are heard in an appropriate forum. We thank you for your urgent attention to this matter.

Sincerely,



Jimmy Gomez  
Member of Congress



Dianne Feinstein  
United States Senator



Alex Padilla  
United States Senator