What is Community Benefit?

Community benefit consists of programs and services designed to improve health in communities and increase access to healthcare. These programs and services are integral to the mission of nonprofit healthcare organizations and are the basis of tax exemption, with specific objectives to:

- Improve access to health services
- Enhance the health and wellness of the community
- Advance medical or health knowledge
- Relieve or reduce burden on government or other community efforts
Thank You!

At PIH Health our role is to care for the health and well-being of the communities we serve. This past year as we battled the coronavirus (COVID-19) pandemic, our team responded with tremendous dedication. Our physicians, clinicians, staff and volunteers showed up to fight COVID-19 with commitment and courage, and their efforts were bolstered by the overwhelming generosity and encouragement received from our communities. For that, we say “Thank you!”

We know that good health begins where we live, learn, work and play. That is why we focus on understanding the most pressing health needs of our communities, and nothing was more pressing than our response to the pandemic. We provided our communities with excellent care, and we also supported government agencies and our numerous nonprofit partners by giving assistance where and when it was needed. Whether it was working with Los Angeles County and local health officials to manage and provide our expert medical staff at drive-through testing sites on our properties and within the community; funding the startup of a telehealth mental health program; providing internet hotspots for distance learning students; or funding emergency food distribution efforts, we were fully engaged and worked together to keep people safe throughout the pandemic.

This year also included some great milestones for our organization, such as the addition of PIH Health Good Samaritan Hospital, the centennial anniversary of PIH Health Downey Hospital, and the second consecutive year of being certified as a Great Place to Work®. Despite continuing public health challenges, we anticipate the significant promise the future holds as we continue to work hand-in-hand with our partner agencies.

In gratitude and partnership—we are in this together.
About PIH Health

PIH Health is a nonprofit, regional healthcare network that serves approximately 3.7 million residents in the Los Angeles County, Orange County and San Gabriel Valley regions. The fully integrated network is comprised of PIH Health Downey Hospital, PIH Health Good Samaritan Hospital, PIH Health Whittier Hospital, 28 outpatient medical office buildings, a multispecialty medical (physician) group, home healthcare services and hospice care, as well as heart, cancer, digestive health, orthopedics, women’s health, urgent care and emergency services. The organization is recognized by Watson Health as one of the nation’s top hospitals, and College of Healthcare Information Management Executives (CHIME) as one of the country’s top hospital systems for best practices, cutting-edge advancements, quality of care and healthcare technology. PIH Health is also certified as a Great Place to Work®.

For more information, visit PIHHealth.org or follow us on Facebook, Twitter or Instagram.
Our Community Benefit Investment

PIH Health Total Investment

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charity Care (Financial Assistance)</td>
<td>$12,675,115</td>
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<tr>
<td>Unreimbursed Costs of Public Health Insurance Programs</td>
<td>$99,244,077</td>
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<tr>
<td>Medi-Cal</td>
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<tr>
<td>Total Community Benefit Investment</td>
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9.1% of Enterprise Expenses

PIH Health Downey Hospital

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
<th>Persons Served</th>
</tr>
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<tbody>
<tr>
<td>Charity Care (Financial Assistance)</td>
<td>$922,108</td>
<td>467</td>
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<tr>
<td>Unreimbursed Costs of Public Health Insurance Programs (Medi-Cal)</td>
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<tr>
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<td>$21,847,832</td>
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12.3% of Organization Expenses
### PIH Health Good Samaritan Hospital

<table>
<thead>
<tr>
<th>Service</th>
<th>$</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Charity Care (Financial Assistance)</td>
<td>$8,804,291</td>
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<tr>
<td>Unreimbursed Costs of Public Health Insurance Programs (Medi-Cal)</td>
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<tr>
<td>Subsidized Health Services</td>
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**Total Community Benefit Investment** | **$58,987,722** | **56,481**

13.8% of Organization Expenses

*Due to the acquisition of PIH Health Good Samaritan Hospital during PIH Health’s Fiscal Year 2020, these numbers represent the months of September 1, 2019 - August 31, 2020. See Appendix B for the Stub Period report of September 2020.

### PIH Health Whittier Hospital

<table>
<thead>
<tr>
<th>Service</th>
<th>$</th>
<th>Persons Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charity Care (Financial Assistance)</td>
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<tr>
<td>Medi-Cal</td>
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<tr>
<td>Other</td>
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<tr>
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<tr>
<td>Research</td>
<td>$213,278</td>
<td>1,352</td>
</tr>
<tr>
<td>Subsidized Health Services</td>
<td>$6,143,075</td>
<td>14,098</td>
</tr>
</tbody>
</table>

**Total Community Benefit Investment** | **$49,052,122** | **65,270**

7.9% of Organization Expenses

### Other PIH Health Entities $4.8 Million

**PIH Health Physicians** - $4,756,796
- Charity Care (Financial Assistance) - $76,988 and 196 Persons Served
- Unpaid Costs of Public Health Insurance Programs (Medi-Cal) - $2,393,259 and 9,053 Persons Served
- Other Community Benefit Services - $2,286,549 and 50,176 Persons Served

**PIH Health Foundation** - $5,850

**PIH Health, Inc.** - $12,875
Every three years, PIH Health assesses the health status of our communities. Separate reports are produced for the PIH Health Downey Hospital, PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital primary service areas. The 2019 Community Health Needs Assessment reports identify health needs in our primary service area, provide information to select priorities for action and target geographic areas. This information serves as the basis for community benefit initiatives.

The 2019 reports identified the following significant health needs:

- Access to healthcare
- Birth indicators
- Chronic diseases (asthma incidence, cancer incidence, diabetes incidence/mortality, heart disease and stroke incidence/mortality, kidney disease mortality, liver disease mortality)
- Dental care
- Economic insecurity
- Education
- Food insecurity
- Housing and homelessness
- Mental health
- Overweight and obesity
- Pneumonia and influenza mortality
- Preventative practices (vaccines and screenings)
- Sexually transmitted infections
- Substance use and misuse
- Violence and injury

After a prioritization process that included an assessment of PIH Health’s ability to effectively address each of the needs over the next three years, PIH Health’s leadership and Community Benefit Oversight Committee determined areas of focus for PIH Health (as noted on the image on page 8). Initiatives designed to improve community health that serve as the framework for this plan, include:

- Investing financial resources in organizations to improve community conditions; emphasizing funding where there are gaps in resources
- Leveraging clinical-community partnerships
- Fostering of cross-sectoral collaboration
- Promoting public awareness

For the health needs not prioritized as areas of focus—access to healthcare, asthma incidence, birth indicators, economic insecurity, education, kidney disease mortality, sexually transmitted infections, liver disease mortality and violence and injury—it was determined that PIH Health has neither the expertise nor the infrastructure to lead efforts in these areas. As these health needs are still very important to PIH Health and the community it serves, emphasis will be placed on referral relationships with community based agencies already working in these areas.

See Appendix A for the 2020 – 2022 Community Health Improvement Plan Year One Progress.
Areas of Focus

SOCIAL DETERMINANTS OF HEALTH
Access to Care
- Dental Care
- Mental Health
Food Insecurity
Housing / Homelessness

PREVENTATIVE PRACTICES
Emphasis on:
- Flu and Pneumonia Vaccines
- Cancer Screenings

CHRONIC DISEASES/ DISORDERS
- Cancer Incidence (Emphasis on Colon and Breast Cancer)
- Diabetes Incidence/Mortality
- Heart Disease/Stroke Incidence/ Mortality
- Overweight and Obesity
- Substance Use and Misuse

The 2019 Community Health Needs Assessment reports can be found at PIHHealth.org/CHNA.
Our Community Benefit Programs and Services

Investments are organized according to Internal Revenue Service recognized community benefit categories.

### Financial Assistance (Charity Care)

<table>
<thead>
<tr>
<th>Hospital</th>
<th>Amount</th>
<th>Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIH Health Downey Hospital</td>
<td>$922,108</td>
<td>467</td>
</tr>
<tr>
<td>PIH Health Good Samaritan Hospital</td>
<td>$8,804,291</td>
<td>7,828</td>
</tr>
<tr>
<td>PIH Health Whittier Hospital</td>
<td>$2,871,728</td>
<td>899</td>
</tr>
<tr>
<td>PIH Health Physicians</td>
<td>$76,988</td>
<td>196</td>
</tr>
</tbody>
</table>

Defined as free/discounted health services for individuals who cannot afford to pay and who meet financial assistance eligibility criteria. PIH Health offers a generous program, providing charity care to those with family income(s) at or below 400%* of federal poverty level** guidelines.

*350% for PIH Health Good Samaritan Hospital  
**For 2020, the federal poverty level threshold was $12,060 for one person and $24,600 for a family of four.

### Unreimbursed Costs of Public Health Insurance Programs

<table>
<thead>
<tr>
<th>Hospital</th>
<th>Amount</th>
<th>Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIH Health Downey Hospital</td>
<td>$16,165,477</td>
<td>28,320</td>
</tr>
<tr>
<td>PIH Health Good Samaritan Hospital</td>
<td>$46,161,547</td>
<td>25,930</td>
</tr>
<tr>
<td>PIH Health Whittier Hospital</td>
<td>$34,523,794</td>
<td>34,175</td>
</tr>
<tr>
<td>PIH Health Physicians</td>
<td>$2,393,259</td>
<td>9,053</td>
</tr>
</tbody>
</table>

Defined as the shortfall (or unpaid cost) that is created when insurance payments are less than the cost of care, specifically for individuals with healthcare coverage through means-tested public programs (such as Medi-Cal).
## Cash & In-Kind Contributions

$2,235,844 | 5,115 served

### SUPPORT OF COMMUNITY ORGANIZATIONS

PIH Health Downey Hospital, PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital

PIH Health provides in-kind donations and financial contributions to local nonprofit organizations that are responsive to health needs. During the COVID-19 pandemic, PIH Health donated excess supply of personal protective equipment back to many community organizations. Dedicated space at PIH Health is provided to the American Cancer Society and the area’s Sexual Assault Response Team. During Fiscal Year 2020, $124,933 in cash donations were provided to 20 organizations; 93% supporting PIH Health’s Community Health Improvement Plan.

### PURCHASED SERVICES (AT-RISK PATIENTS)

PIH Health Downey Hospital, PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital

Based upon needs, uninsured and underinsured patients may be provided with therapy services, skilled nursing, mental healthcare services and medical equipment. Upon hospital discharge, 638 at-risk patients were connected with vital services and resources to help them manage their health.

### SERVICE ON COMMUNITY HEALTH BOARDS

PIH Health Downey Hospital and PIH Health Whittier Hospital

Designated staff dedicate time to serving on community health-related boards or committees.

---

## Community Benefit Operations

$429,512 | 35 served

### COMMUNITY BENEFIT OPERATIONS

PIH Health Downey Hospital, PIH Health Good Samaritan Hospital, PIH Health Whittier Hospital and PIH Health Physicians

The Community Benefit department ensures successful fulfillment of community benefit mandates required of nonprofit hospitals, meaningful linkages with community partners and participation in regional efforts to address identified community health needs. In addition, multiple departments throughout the organization report on their community benefit efforts annually.
COMMUNITY COLLABORATIVES, EDUCATION, SCREENINGS AND SUPPORT GROUPS
PIH Health Downey Hospital, PIH Health Good Samaritan Hospital, PIH Health Whittier Hospital and PIH Health Physicians

PIH Health is proud to partner with and support organizations that share our vision for improving community health. For more information, visit PIHHealth.org/Wellness.

Nearly 7,000 community members benefitted from health education or free/low-cost community-based clinical services.

ENROLLMENT ASSISTANCE
PIH Health Downey Hospital, PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital

Agencies specializing in health insurance enrollment, including Medi-Cal, are contracted to ensure that those eligible are assisted with obtaining coverage. Some 2,856 community members secured health insurance coverage via PIH Health contracted agencies.

HEALTH & WELLNESS CENTER AT WHITTIER FIRST DAY
PIH Health Whittier Hospital and PIH Health Physicians

A collaboration with Whittier First Day, an emergency transitional shelter, meets the healthcare needs of First Day residents and those who are chronically homeless or at-risk.

SOCIAL AND ENVIRONMENTAL IMPROVEMENT ACTIVITIES
PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital

Support of public health efforts to address the COVID-19 pandemic, including health and safety messaging campaigns.

TRANSPORTATION RESOURCES
PIH Health Downey Hospital, PIH Health Good Samaritan Hospital, PIH Health Whittier Hospital and PIH Health Physicians

Provided to patients with no alternative means of transportation to important doctor visits.

COALITION BUILDING
PIH Health Downey Hospital, PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital

PIH Health works with a variety of community stakeholders to enhance the collective capacity to address identified community health needs with an emphasis on social determinants of health.

Community Health Improvement Services
$2,832,104 | 34,545 served

Nearly 7,000 community members benefitted from health education or free/low-cost community-based clinical services.

Community-Building Activities
$219,823 | 19 served

The community’s support during the coronavirus pandemic was overwhelming—not only was PIH Health the recipient of generous donations of masks, gloves, hand sanitizer and other personal protective equipment—community members shared words of encouragement and prayers in the form of cards, letters, sidewalk chalk art and painted rocks to express gratitude for the hard work of PIH Health physicians and staff.
Health Professions Education

$6,974,900 | 734 served

FAMILY MEDICINE RESIDENCY PROGRAM
PIH Health Downey Hospital, PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital

Trains resident doctor of medicine (MD) and doctor of osteopathic medicine (DO) physicians in primary care and offers rotations in various specialties.

INTERNSHIP, EXTERNSHIP, PRECEPTORSHIP & MENTORING
PIH Health Downey Hospital, PIH Health Good Samaritan Hospital, PIH Health Whittier Hospital and PIH Health Physicians

Supports the next generation of healthcare providers by educating and mentoring over 684 students in clinical, ancillary and administrative settings.

Research

$378,229 | 1,352 served

PIH HEALTH CLINICAL TRIALS PROGRAM
PIH Health Downey Hospital, PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital

Clinical trials and research studies have aimed to improve health and cancer care since 2001. Cancer research has been focused on breast, colon, kidney lung and lymphoma with 14 clinical trials open during Fiscal Year 2020 and a total of 20 participants.

To help develop more effective treatments for COVID-19, a clinical trial of the Remedesivir drug took place with nine participants at PIH Health Whittier Hospital and an expanded access study took place across all three hospitals using Convalescent Plasma with over 350 enrolled patients. PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital participated in a COVID-19 data collection registry that measured the effects of COVID-19 on acute stroke care patients throughout Los Angeles County with 912 participants during Fiscal Year 2020. Both hospitals also participated in a national registry for surveillance and epidemiology of perinatal COVID-19 infection with over 50 participants. PIH Health Whittier Hospital participated in an American Society of Clinical Oncology COVID-19 registry that captured information on how a disease outbreak affects delivery of high-quality cancer care—11 patients participated.
Subsidized Health Services

$9,654,868 | 64,020 served

DIABETES EDUCATION CENTER
PIH Health Whittier Hospital

Offers education programs, screenings and resources to those looking for help with managing their diabetes and living a healthy lifestyle.

EMERGENCY DEPARTMENT ON-CALL PHYSICIANS
PIH Health Downey Hospital, PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital

Receiving over 165,000 visits annually, PIH Health Downey Hospital and PIH Health Whittier Hospital emergency departments (ED) are designated as Emergency Departments Approved for Pediatrics. PIH Health Good Samaritan Hospital and PIH Health Whittier Hospital EDs are STEMI (heart attack) Receiving and Comprehensive Stroke Centers. PIH Health Whittier Hospital’s ED houses the area’s paramedic base station, ensuring local residents have rapid access to emergency services. PIH Health Downey Hospital is a Basic Stroke Center and a walk-in STEMI provider. On-call physicians ensure that eligible patients, regardless of health insurance status, have access to specialty care.

PIH HEALTH HOSPICE HOMES
PIH Health Whittier Hospital

Provides community members with the option for compassionate end-of-life care and family support at two PIH Health Hospice homes.

PIH HEALTH URGENT CARE
PIH Health Physicians

As an alternative to the emergency room, urgent care providers treat a variety of illnesses and injuries. During Fiscal Year 2020, more than 77,000 patients were seen at PIH Health’s six Urgent Care Centers.
Here are just a few of the PIH Health professionals who give their time and talents to promote community health and help people in need:

- Chester Cheng OD, Optometry: Volunteers yearly for the San Gabriel Taiwanese Lions Club’s annual eye health vision screening
- Deep Dudeja MD, Ophthalmology and Sy Oang DO, Internal Medicine: Volunteer for an international medical mission one week every year along with local eye camps providing glaucoma screenings in Cambodia
- Sylvia Gonzalez MD, Pediatrics: Serves as a Board Member for SPIRITT Family Services, which provides a wide range of mental and emotional health programs to children and families in Eastern Los Angeles County that help clients overcome the challenges of abuse and mental illness
- Armen Gregorian MD, General Surgery: Annually participates in a medical mission with fellow physicians to Armenia to provide free colon screenings, hernia surgeries and care for gallbladder disease
- Rachael Moore MD, Dermatology: Serves as a volunteer assistant clinical professor at the West Los Angeles Veterans Affairs Hospital once a month and is a clinical faculty member at the University of California, Los Angeles.
- Jung Park MD, co-medical director, Obstetrics Laborist Program: Due to COVID-19 was unable to participate in annual medical mission. Instead, used his time to support local food pantries.

Discharge with Dignity Program
Staff, physicians and volunteers contributed more than 1,000 pairs of socks and undergarments to help stock the homeless clothes closet at both the Whittier and Downey campuses. Items collected are given to homeless or low income patients who visit PIH Health.

Emergency and Disaster Preparedness/Disaster Resource Center (DRC)
PIH Health Whittier Hospital is one of 13 Los Angeles County designated DRC’s that ensure the community has access to resources and the highly-skilled staff needed to respond to a large-scale disaster or other public health emergencies.

Holiday Giving
PIH Health Downey Hospital nursing clinical directors generously donated thanksgiving meal baskets to Downey Unified School District families in need.

Departments organization wide generously donated holiday gifts to over 80 low-income families during the holiday season in partnership with The Whole Child, a mental health and housing nonprofit serving the local community.
Environmental and Recycling Projects
PIH Health continues to implement “green” initiatives, including increased usage of LED lighting to decrease consumption of electricity and expansion of a project with the City of Whittier to convert methane gas into electricity. Eyeglasses and hearing aids are collected for recycling and redistribution by the East Whittier Lions Club to those in need.

Farmers Markets
In 2019, PIH Health began hosting weekly farmers markets at both hospital campuses, with vendors selling fresh fruits and vegetables, as well as specialty items. Markets are open to the community. A percentage of sales supports the fundraising mission of the PIH Health Foundation.

PIH Health Volunteer Contributions
Some 1,266 PIH Health volunteers collectively contributed 91,813 hours of service, supporting departments throughout the organization. Volunteers also contributed over 1,000 hand crafted origami cranes to the City of Downey’s rose float “On the Wings of Hope” as part of the 2020 Tournament of Roses Parade. In the spirit of hope, volunteers also made origami cranes for patients to have in their rooms.

Reach Out and Read Programs
Each year our Pediatrics department partners with Reach Out and Read to distribute more than 4,420 new books to patients to promote literacy and school readiness.
Comprised of community stakeholders, including key public health and legislative representatives, the purpose of the Community Benefit Oversight Committee is to:

- Review and validate compliance with respect to community benefit mandates
- Review and validate that PIH Health's community benefit programs and services effectively meet identified community health needs
- Increase public awareness of community benefit activities and community value.

Veronica G. Castro
Interfaith Food Center

Crystal Centeno
Congresswoman Linda Sánchez
CA 38th District

Jonathan Cordova
Congresswoman Linda Sánchez
CA 38th District

Darren Dunaway
Human Services Association

Richard Espinosa
Wesley Health Centers + JWCH Institute, Inc.

Lindsey Lastra MPH MCHES
Los Angeles County Department of Public Health

Maria Martinez-Poulin EdD
Whittier City School District

Hillary Mennella DNP FNP-BC
Cerritos Community College District

Irene Muro MPA
Whittier First Day

Jim Ortiz
My Friend's House

Luz Perez
TLC Family Resource Center
Downey Unified School District

Irene Redondo-Churchward
Community-at-Large

Drew Sones
Community-at-Large

Elvia Torres LMFT MBA
SPIRITT Family Services
## Community Health Improvement Plan

### 2020–2022 Impact Evaluation

## Year One Progress

| Preventative Screenings & Immunizations (Represents services provided across the enterprise) | • 5,413 colonoscopies performed  
• 47,838 mammograms performed  
• 8,118 pap smears performed  
• 19,529 flu vaccines and 6,854 pneumonia vaccines provided  
• 404 served by awareness and prevention education  
• 484,268 reached through immunization and screening public health videos and communications |
|---|---|
| Chronic Diseases/Disorders (Overweight/Obesity, Cancer, Diabetes, Heart Disease/Stroke, Substance Use and Misuse) | • $31,423 in funding provided to six organizations to support programs/services promoting healthy lifestyles and disease management  
• Chronic disease and wellness health education programs and support groups reached 5,106 participants  
• Supported the Partnership for Healthy Communities coalition comprised of 10 community partners addressing local overweight/obesity community health needs  
• 14 cancer clinical trials and two stroke clinical trials conducted with 20 participants  
• 1,196 served by the Diabetes Education Center  
• 484,268 reached through chronic disease public health videos and communications |
| Social Determinants of Health | | |
| Access to Dental Care and Mental Health Care, Food Security and Housing/Homelessness | • $84,510 in total community support dollars given to 13 organizations to support social determinants of health  
• Supporting three civic engagement/task force groups targeting social determinants of health  
• Supported the Food Security Coalition comprised of 15 community partners  
• Developed food insecurity screening toolkit for community partners  
• Distributed digital English/Spanish flyers promoting Farmers Markets that accept food stamps  
• Promoted Free USDA Summer Lunch program across Service Planning Area 7-meals served across Los Angeles County libraries increased by 92% from 2016  
• Supported the Integrated Community Health Coalition comprised of 14 community partners aimed at meeting the communities’ homelessness, mental health, re-entry from incarceration and substance use needs  
• 1,838 reached through mental health public health videos and communications |
Due to the acquisition of PIH Health Good Samaritan Hospital during PIH Health’s Fiscal Year 2020, these numbers represent the stub period month of September 2020.

### September 2020

<table>
<thead>
<tr>
<th>IRS Category</th>
<th>Investment</th>
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<tbody>
<tr>
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<tr>
<td>Unreimbursed Costs of Public Health Insurance Programs (Medi-Cal)</td>
<td>$ 5,219,332</td>
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</tr>
<tr>
<td>Other Community Benefit Services</td>
<td>$ 392,786</td>
<td>1,569</td>
</tr>
<tr>
<td>Cash &amp; In-Kind Contributions</td>
<td>$ 208,641</td>
<td>469</td>
</tr>
<tr>
<td>Community Health Improvement Services</td>
<td>$ 63,683</td>
<td>1,076</td>
</tr>
<tr>
<td>Health Professions Education</td>
<td>$ 98,361</td>
<td>20</td>
</tr>
<tr>
<td>Research</td>
<td>$ 2,246</td>
<td>N/A</td>
</tr>
<tr>
<td>Subsidized Health Services</td>
<td>$ 19,855</td>
<td>4</td>
</tr>
<tr>
<td><strong>Total Community Benefit</strong></td>
<td>$ 6,125,558</td>
<td>4,121</td>
</tr>
</tbody>
</table>
This report was submitted to the Office of Statewide Health Planning & Development by February 28, 2021 in fulfillment of California Senate Bill 697. We value your input on our Community Benefit Report, Community Health Needs Assessment and Community Health Improvement Plan. Please send comments or questions to Community.Benefit@PIHHealth.org.
PIH Health Downey Hospital
11500 Brookshire Ave., Downey, CA 90241

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