

January 4, 2025

South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

Dear SCAQMD,

I am a landlord who does not charge market value for my rental units in order to keep housing affordable in my neighborhood and to retain long term tenants. If you impose proposed rules 1111 and 1121, I will have no choice but to substantially increase rents to cover the capital improvement costs SCAQMD imposes when a more affordable alternative exists. Additionally, my tenant's utility expenses will increase due to increased electricity usage while again, a more affordable alternative exists. My expectation is the end result will be an unnecessary increase in capital outlay for myself, loss of affordable housing for my tenants (some of whom have been with me over a decade), and my rental units sitting vacant due to lack of affordability.

Please do not mandate rules 1111 and 1121, as it will have a substantial impact on small operators such as myself.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Quast', with a long horizontal flourish extending to the right.

Tom Quast
402 W Main St
San Jacinto, CA 92583