

Honorable Chairman Roemer, Vice Chair Lorenz, and Ranking Member Troy,

My name is Geoff Hoffman. I am a landlord owner managing a duplex on the west side of Cleveland, and I have successfully completed both the initial and renewal lead safe testing required by the city. My tenants, who are working-class families, rely on landlords like myself to provide safe, high-quality housing in areas where such options are scarce.

Today, I wish to express my support for House Bill 280 due to several key provisions that will benefit both tenants and landlords:

1. **Streamlined Regulations:** The bill proposes uniform state-wide regulations, including a mandated 30-day response period for cities on lead safety applications and a 180-day window for landlords to correct deficiencies. This will significantly reduce the bureaucratic hurdles that currently hinder prompt compliance.
2. **Tax Credit Reform:** Converting the underutilized non-refundable tax credit into a fully refundable one is critical. This adjustment will extend benefits to pass-through entities, greatly assisting landlords who invest in necessary safety upgrades such as window replacements and testing. Currently, there is a significant gap between the \$5 million allocated by the legislature for these purposes and the mere \$50,000 that has been utilized. This reform is essential to make these funds accessible and effective.
3. **Support for Property Owners and Community Standards:** As a realtor representing both sellers and buyers of these properties, I see firsthand how these funds could facilitate compliance with Cleveland's new residents' first standards and promote equitable outcomes for all parties involved.

I urge the committee to consider these proposals collaboratively with landlords who are committed to ensuring secure and high-quality housing for Ohio's lower and middle-income families. Our collective goal is to provide safe and comfortable living conditions for all Ohioans, especially our children.

Thank you for your time and consideration of these important matters.

Geoffrey Hoffman, Realtor  
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Ranked Top 5% by Cleveland Magazine

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