

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

My name is Lino Buttazzoni, and I am a landlord managing approximately 8 rental units in the city of Cleveland. I am here to express my strong support for House Bill 280, a critical piece of legislation designed to enhance the safety and quality of housing for low and middle-income families in Ohio.

The key reasons I support HB 280 include:

1. **Refundable Tax Credit Reform:** The current non-refundable tax credit system fails to serve the majority of landlords who operate within the low- and middle-income housing sector. These credits are effectively useless to us because our income levels do not allow us to benefit from non-refundable credits. HB 280 proposes changing these to fully refundable tax credits, ensuring all property owners can financially support necessary lead safety upgrades. This change is essential, as currently, less than 1% of the funds allocated by the legislature for these purposes are actually used.
2. **Standardization of Regulations:** At present, municipalities have their own sets of lead safety regulations, many of which conflict with state and federal standards. HB 280 aims to streamline this by enforcing a uniform 30-day response time for lead safety applications. This regulation is crucial given that cities impose stringent penalties on landlords for non-compliance, sometimes up to \$200 per day per unit. It is only reasonable that the same expedience be required from city officials in processing applications.
3. **Practical Approach to Repairs:** Under current regulations, a single failure in a lead safety exam can result in the entire application being rejected, forcing property owners to start over completely. This approach is inefficient and discouraging. HB 280 proposes a more sensible solution, allowing landlords a 180-day period to rectify any deficiencies. This is particularly important for repairs that involve significant lead times, like window replacement, where delays due to labor or material shortages are common.

In conclusion, I urge the committee to support HB 280. This bill not only addresses significant barriers landlords face in maintaining safe housing but also moves us closer

to our shared goal of ensuring that all Ohioans, especially our most vulnerable children from birth to six years old, live in safe environments.

Thank you for your consideration of this vital legislation.

Sincerely,

Lino Buttazzoni