



**Nico Morgione, Director of Government Affairs,  
Youngstown/Warren Regional Chamber  
*Proponent Testimony – Senate Bill 250***

To Chair Reynolds, Vice Chair Timken, Ranking Member Craig and the Senate Housing Committee members, thank you for the opportunity to provide written testimony on Senate Bill 250 (SB 250). My name is Nico Morgione, and I am the Director of Government Affairs for the Youngstown/Warren Regional Chamber (YWRC).

On behalf of the YWRC, as well as our Government Affairs and Housing councils, I would like to present our proponent testimony to SB 250.

The YWRC is the third largest metro chamber of commerce in the Great State of Ohio, with nearly 3,000 member organizations representing more than 150,000 employees in and around the Mahoning Valley. Our mission is “To provide the economic development, advocacy and business services to promote the growth of our members and Valley.” Our vision is “To be a catalyst for economic success, creating a prosperous Valley that is the preferred community in which to live, learn, work, and play.”

In our efforts to meet our mission and vision statements, we routinely advocate for policies that can positively impact our region, such as SB 250. Our region continues to gain momentum through significant economic development wins and projected job growth among several large employers. However, many workers who accept positions here must live elsewhere and commute because of limited local housing options. This shortage not only reduces potential tax revenue and local economic activity but also creates challenges for employers trying to attract and retain talent.

The Mahoning Valley, once facing years of population decline, has begun to see encouraging signs of growth, with gains recorded in each of the past two years. As our communities work to build on this momentum, SB 250 would help accelerate the comeback by making it easier to convert vacant, nonprofit- and faith-owned properties into owner-occupied homes — transforming underused land into thriving neighborhoods. The bill also provides incentives to the nonprofit/faith-based organizations that could generate revenue to amplify their important work in the Valley. Discussions with YWRC members who could benefit from this program have already created excitement.

We support this measure and the potential residential growth it could help to create. Thank you for your time and consideration of our position. I would happily respond to any questions you may have in writing or in-person.

Sincerely,

A handwritten signature in blue ink that reads "Nico Morgione".