



Public Hearing: Expanding Access to Home Ownership

The purpose of this hearing is to explore solutions to make home ownership more affordable and attainable for Pennsylvania families. Discussion will focus on the role that supply constraints, regulatory costs, and development barriers play in driving up housing prices, and how thoughtful policy reforms can lower costs and expand access.

May 26, 2026 | 1:00 p.m.

Hearing Overview

- **Pledge of Allegiance**
- **Welcome**
- **Opening Remarks**
 - Chairman David H. Rowe
 - State Representative Jeff Olsommer
- **Testimony from Invited Experts**
- **Member Discussion with Testifiers**
- **Closing Comments & Adjournment**

Testifiers

- **Ed Nikles Jr.**, President, Ed Nikles Custom Builder, Inc.
- **Tim Morey**, Owner, TM Morey and Supervisor, Blooming Grove Township
- **Will Clauss**, Local Realtor
- **Charles Gardner**, Mercatus Center at George Mason

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About the Testifiers



Ed Nikles Jr.

Ed Nikles Jr. is **President** of **Ed Nikles Custom Builder Inc.**, a family-owned construction company known for delivering high-quality custom homes and renovation projects throughout North-Eastern Pennsylvania. With decades of experience in the building industry, he has earned a reputation for craftsmanship, attention to detail, and personalized customer service. Under his leadership, the company has continued its commitment to creating distinctive homes tailored to the needs and vision of each client.



Tim Morey

Tim Morey is **owner** of **TM Morey**, a construction and contracting business serving Northeast Pennsylvania, and also serves as a **Supervisor** for **Blooming Grove Township**. With experience in both business leadership and local government, he brings a practical perspective on community development, infrastructure, and economic growth. Morey is recognized for his commitment to public service and supporting the needs of residents and businesses throughout the region.



Will Clauss

Will Clauss is a **local Realtor** serving clients throughout North-Eastern Pennsylvania, helping individuals and families navigate the home buying and selling process with personalized service and market expertise. Known for his strong community connections and client-focused approach, he works closely with buyers, sellers, and developers to support residential real estate opportunities across the region.



Charles Gardner

Charles Gardner is a **policy researcher** and **housing advocate** affiliated with the **Mercatus Center**, where his work focuses on housing affordability, land-use policy, and economic development. He researches regulatory barriers to housing supply and examines policy solutions that encourage attainable housing and community growth. Gardner frequently contributes analysis on zoning reform, housing markets, and the economic impacts of local development policies.

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