United Community Services
of Johnson County

In-Person Proponent Testimony to House Bill 2768

Date: February 24, 2026
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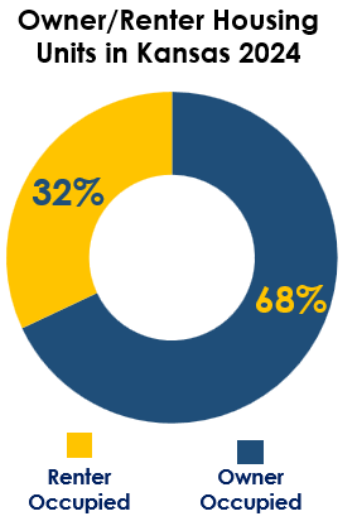
Dear Chair Tarwater and Members of the House Committee on Commerce:
Thank you for the opportunity to speak today in support of House Bill 2768.

United Community Services of Johnson County works every day with local governments, service providers, and residents to understand what is really happening in our housing system. We use data, community voices, and collaboration to help Kansans not just survive—but stay housed and move forward.

Today, I want to share why HB 2768 is a practical, fair, and necessary step to strengthen housing stability across Kansas.

According to the U.S. Census American Community Survey 2024 estimates, nearly one in three Kansas households rents their home. For many families, rental housing is not a temporary stop—it is their long-term reality. And we know that rental housing and homeownership are not separate paths. They are part of the same system. Stable rental housing is the foundation for future homeownership, financial security, and community stability.



But our rental market has changed. More housing is now owned by large corporate investors, and rental applications and payments are often handled through automated online systems. While those systems are efficient, they also create barriers that unintentionally exclude people who are otherwise reliable tenants.

Most screening tools require applicants to earn three times the monthly rent—but only count taxable wage income. That means lawful income such as veterans' benefits, Social Security Disability, Supplemental Security Income, pensions, child support, and alimony are often ignored. These are not risky or unstable income sources—they are earned benefits that families rely on to survive.

In Kansas alone:

- Nearly **50,000 veterans** receive disability compensation.
- More than **60,000 Kansans** receive SSDI.
- Almost **45,000 residents** rely on SSI.

HB 2768 does not force landlords to accept any particular applicant or income source. It simply ensures that renters can report all lawful income for consideration when they apply for housing. This is a reasonable requirement that supports housing stability.

of the system as soon as rent is late. People who are trying to pay what they can—sometimes just a few dollars short—find themselves blocked, charged late fees, and pushed closer to eviction. Within days, some renters are in eviction court, holding rent in hand, simply because they could not reach a human being authorized to accept it.

HB 2768 offers a modest, common-sense fix. It aligns rental practices with other financial laws, supports responsible payment, and reduces unnecessary evictions—while fully preserving landlord rights.

At UCS, we believe in working upstream. Eviction is not just a legal process—it is a destabilizing event that increases homelessness, disrupts employment, and harms children. Preventing eviction is one of the most effective ways to strengthen communities. HB 2768 helps do exactly that.

For these reasons, United Community Services of Johnson County strongly supports HB 2768, and we respectfully urge your support.

Thank you for your time and consideration.