Habitat for Humanity® Kansas

We build strength, stability, self-reliance and shelter.

House Committee on Commerce, Labor and Economic Development

Hearing Date: 2/24/2026

From: Katie Killen, Habitat for Humanity of Kansas Advocacy co-chair;
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***Written Only* Proponent Testimony to House Bill 2768**

Chair Tarwater and Members of the House Committee on Commerce, Labor and Economic Development:

Thank you for the opportunity to provide **proponent testimony** on **House Bill 2768**. Habitat for Humanity Kansas (Habitat Kansas) envisions a world where everyone has a decent place to live. We support policies that address needs across the housing continuum including strengthening the Kansas Residential Landlord Tenant Act (KRLTA) to respond to corporate private equity in the Kansas rental housing market.

Corporate ownership has greatly changed the housing markets in Kansas, especially in more urban and suburban communities. In the Kansas City region, where my affiliate sits, corporate landlords own almost 80% of multi-family units in the region. Of those, almost 50% of units are owned by out of region investors.[1] Corporate landlords file for eviction at almost four times the rate of non-corporate owners.[2] These corporate owners rely more heavily on automated payment and application systems that are set up for single payments and screen only taxable wage income. **HB 2768** works to overcome barriers set up by such systems.

HB 2768 does not require landlords to take all income but does require them to consider it**.** This alone gives renters and landlords more information to review in deciding to extend and accept a lease. Additionally, it protects renters from rigid payment systems that prevent multiple payments, thus allowing all timely payments to be counted towards rent owed. Too often, renters are locked out of systems once a partial payment has been made, setting them up for late penalties and possible eviction.

Habitat Kansas agrees with Johnson County UCS when they state, “Stable rental housing is the foundation for future homeownership.” Issues created by payment systems should not set families back when they are able to timely pay in full.

For these reasons, we believe **HB 2768** offers a fair balance between landlords and Kansas families renting from them. We encourage you to support this bill. Thank you.

[1] LISC KC, “Buying the Block Report,” June 2025, https://www.lisc.org/kansas-city/what-we-do/affordable-housing/buying-block/
[2] *Id.*