



February 4, 2026

House Bill 2504

Proponent

Oral in-Person & Written Testimony

Stanley Weber, sweber@towerproperties.com, 816-421-8255

Tower Properties Company, CEO & President

I am the CEO and President of Tower Properties Company, a Company that owns many commercial office buildings and apartment complexes in Kansas. All 1401 multi-family units owned by Tower are in the State of Kansas. Our corporate headquarters are in Overland Park, Kansas. Personally, I was born in Kansas, went to college in Kansas, and still live in Kansas. I appreciate the opportunity to lead a Company that does business in Kansas.

As a housing provider, our tenants are our focus, and if we perform poorly, they will not rent units at our multifamily complexes. All of our apartment complexes are near 100% occupied and have been for many years. Therefore, we have a strong history of being a good housing provider and making good decisions to benefit the Company and our tenants.

Among many decisions we make, one is whether we want to join a HUD program that uses Section 8 Housing Choice Vouchers, a federal program that is a voluntary program.

We also have the option of how we borrow money in the Company, and a HUD loan is one option. At Tower, we choose not to borrow from a governmental agency. In my 20 plus years at Tower, we have never initiated a loan with HUD. We choose to borrow from life insurance companies and banks, because we do not want to pay for, or create inefficiencies that occur with the additional regulatory requirements and inspections which are not present in our normal financing relationships.

The same choices we have in financing decisions should be allowed in leasing decisions. In Kansas, we now have a city that has adopted a law forcing housing providers to accept Housing Choice Vouchers as partial payment of rent, and therefore, requires landlords to join the HUD program for Section 8 housing. This improperly mandates housing providers must participate in a HUD program that is designed to be a voluntary program.

It is inappropriate for a local government to require us to involuntarily become embroiled in federal regulations controlling how we do business, making us change how we have to maintain our records in order to start using mandatory forms that we do not otherwise use and forcing us to suffer a delay in re-renting an apartment while we go through the HUD approval process for the specific dwelling unit each time someone wants to pay rent using a Housing Choice Voucher. The HUD program adds costs and complicated processes that ultimately negatively affect our tenants, including potential rent increases to cover the additional costs.

My fiduciary responsibility is to the shareholders of Tower, and if Kansas allows its' cities and counties to take away our federal rights with local laws, we, and others may have to reconsider our investments in Kansas. The neighbors across the state line in Missouri passed and signed into law a very similar policy in 2025.

Thank you for your consideration of House Bill 2504. I hope you will vote yes on House Bill 2504 and move it out of this committee.

Respectfully,



Stanley J. Weber

CEO & President