



United Community Services of Johnson County

In-Person Opponent Testimony to House Bill 2504

Date: February 5, 2026
Kristy Baughman, Executive Director
United Community Services of Johnson County, Inc.
9001 W. 110th St., Ste 100
Overland Park, KS 66210

Dear Chair Kessler and Members of the House Committee on State and Federal Affairs:

Thank you for the opportunity to speak today in **opposition to HB 2504**, which would preempt cities and counties from passing ordinances to protect renters and housing stability.

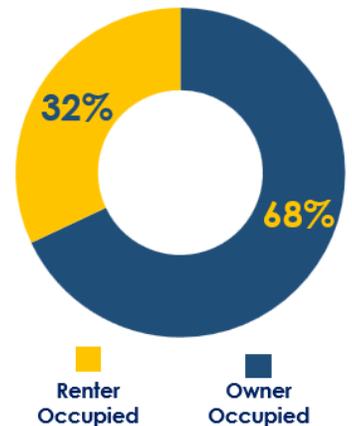
United Community Services of Johnson County works every day with local governments, service providers, and residents to understand what is really happening in our housing system. We use data, community voices, and collaboration to help Kansans not just survive—but stay housed and move forward.

HB 2504 is the wrong approach; it takes away local control and flexibility to address housing stability *and* favors corporate owners of rental housing at the expense of Kansas renters. This approach is in opposition to efforts of the Department of Justice and Federal Trade Commission under the current presidential administration to hold corporate owners and property management companies responsible for illegal price fixing of rents and deceptive pricing practices.*

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. Research has shown that corporate investors are buying up single family neighborhoods, townhomes, and apartments and treat their rental properties differently than local “mom and pop” landlords who are invested in the community. Corporate owners evict renters almost four times as often, have more frequent code violations, and tend to defer maintenance of housing.**

**Owner/Renter Housing
Units in Kansas 2024**



*[Justice Department Sues RealPage for Algorithmic Pricing Scheme that Harms Millions of American Renters](#), U.S. Department of Justice, Aug. 23, 2024; [Greystar Agrees to Pay \\$24 Million and Stop Deceptive Advertising Practices as a Result of the FTC and Colorado Lawsuit Alleging the Firm Deceived Consumers about Rent Prices](#), Federal Trade Commission, Dec. 2, 2025.

** [Institutional owners of single-family housing are active in Kansas City](#), Mid-America Regional Council, Dec. 27, 2023; [Buying the Block: The Impact of Corporate Owners on Tenants, and How to Promote Community Accountability](#), LISC, June 2025.

At the same time, Kansas has a persistent housing shortage. Between 2018 and 2024, Kansas renters experienced an average rent increase of 25%; overall, Kansas has lost 35% of all rental units priced at under \$1,000 a month. As the [Kansas Statewide Housing Needs Assessment](#) illustrates, housing needs look different in different regions of the state; each region needs flexibility to effectively address its own challenges based on voter input.

HB 2504 institutes a framework where landlords have significant additional protection from local market conditions and changes. It would prevent cities or counties from passing ordinances that would protect renters from having to disclose *any information required by the landlord* as part of the application process; this clause is without any true limitation and could include compelling renters to disclosed expunged court cases, the conditions of mediation or other sealed agreements, juvenile justice records, and more. It would prevent localities from limiting the amount of a security deposit; an unnecessary provision, since security deposits are already subject to [K.S.A. 58-2550](#). It would prevent localities from ensuring that housing assistance is accepted by landlords or that landlords provide a right of first refusal.

For these reasons, United Community Services of Johnson County opposes HB 2504 supports HB 2454, and we respectfully urge your support.

Thank you for your time and consideration.