

By: Murphy

H.R. No. 494

R E S O L U T I O N

1 WHEREAS, The Texas Apartment Association marks a notable
2 milestone in 2013 with the celebration of its 50-year anniversary;
3 and

4 WHEREAS, The association traces its origins to 1963, when
5 individuals from Houston, Dallas, San Antonio, and Austin saw a
6 need to bring rental housing owners together to discuss issues of
7 importance, advocate for fair legislation, and promote
8 professionalism within the industry; and

9 WHEREAS, TAA represents 10,700 individuals, who have
10 responsibility for nearly two million rental housing units across
11 the state and provide housing to more than four million Texans;
12 members hold property with a combined market value of more than \$150
13 billion and pay property taxes exceeding \$3 billion while employing
14 70,000 full-time employees; and

15 WHEREAS, The standardized lease contract forms and other
16 operational forms that are available to TAA members have played a
17 pivotal role in promoting consistent, fair, legal, and predictable
18 standards of operation for rental properties of all types across
19 Texas; in 1996, TAA gave these lease forms to the National Apartment
20 Association as a template that could be adapted for use nationwide,
21 and 43 states currently participate in this lease program; and

22 WHEREAS, Supporting legislation that protects the interests
23 of both renters and property owners, TAA has advocated for security
24 deposit and security device legislation, habitability standards,

1 ownership disclosures, pool yard enclosures, and smoke detectors;
2 and

3 WHEREAS, The organization has also encouraged
4 professionalism in the rental housing industry, developing
5 professional certification programs for apartment managers (CAM),
6 maintenance staff (CAMT), property supervisors (CAPS), and leasing
7 professionals (NALP); initially developed by TAA volunteers, these
8 standards were ultimately adopted by the National Apartment
9 Association for use nationwide; in addition, TAA sponsors
10 educational seminars, webinars, and an annual education conference
11 to provide learning opportunities to members; local associations
12 supplement these efforts with many more educational offerings at
13 the regional level; and

14 WHEREAS, In 2001, the group formed the TAA Education
15 Foundation to endorse industry careers and to develop and support
16 the creation of undergraduate and graduate programs in the rental
17 housing arena; TAAEF also established a free "Renting 101" online
18 course for high school students and other first-time renters, used
19 in classrooms around the state, and thousands of students have
20 benefited from this resource; and

21 WHEREAS, TAA has a long track record of communicating with
22 members about issues that are important to rental housing
23 operators; publications include regular articles offering guidance
24 on legal issues that affect members; and

25 WHEREAS, The work of the Texas Apartment Association has
26 benefited many property owners and renters in the Lone Star State,
27 and the conclusion of its first illustrious half century provides a

1 fitting opportunity to recognize this worthwhile organization;
2 now, therefore, be it

3 RESOLVED, That the House of Representatives of the 83rd Texas
4 Legislature hereby honor the Texas Apartment Association on the
5 50th anniversary of its founding and commend the group for its many
6 contributions to residents of this state; and, be it further

7 RESOLVED, That an official copy of this resolution be
8 prepared for the association as an expression of high regard by the
9 Texas House of Representatives.