

2026 Diamond Achievement Awards Categories

Entry fee is \$60 for all categories, except Lifetime Achievement Award.

****Please note categories and deadline dates have changed from previous years.****

Beautification Awards

Deadline to submit all beautification entries is JUNE 26.

Best Decorated Model-1 Bedroom: Judges will be looking for best use of color, texture, accessories, window and wall coverings, and arrangement of furniture. Floor plan and suitability for intended market area and clientele will be considerations by the judges for this award. Submit a minimum of 6 (max of 12) color photos of your choice that best illustrate your model.

Attachments: minimum of 6 photos, max of 12

Best Decorated Model-2 Bedroom: Judges will be looking for best use of color, texture, accessories, window and wall coverings, and arrangement of furniture. Floor plan and suitability for intended market area and clientele will be considerations by the judges for this award. Submit a minimum of 6 (max of 12) color photos of your choice that best illustrate your model.

Attachments: minimum of 6 photos, max of 12

Best Leasing Center/Clubhouse: Award will be based on visual appeal and functionality of your community's leasing center and clubhouse. Submit a minimum of 6 (max of 12) color photos of different areas which give a visual tour of your leasing center and clubhouse.

Property Age: 1-25 years 26+ years

Attachments: minimum of 6 photos, max of 12

Best Fitness Center: Judged on overall cleanliness, design, condition of equipment and overall appeal. Submit a minimum of 4 (max of 12) color photos that best illustrate this area.

Unit Count: 1-299 units 300+ units

Attachments: minimum of 4 photos, max of 12

Best Overall Amenities: Awarded to the community with the best overall amenities. Judged on design, positive impact on the community and value. Submit a minimum of 4 (max of 12) color photos. Briefly explain the positive impact it has had on recruiting/retaining residents.

Attachments: minimum of 4 photos, max of 12

- Briefly explain the uniqueness and variety of amenities offered at your community, how it contributes to community engagement and the positive impact on recruiting/retaining residents.

Curb Appeal

Deadline to submit all curb appeal entries is JULY 24

Best Landscaping, 1-25 years old: Judges will be considering the best use of flowers, trees, shrubs, and other plantings to make the curb appeal shine. Details such as condition of grass, trees, absence of weeds, edging, etc., are considered during the judging process. Entries should include color photos from **various locations** throughout your community, including but not limited to the community entrance, leasing center/clubhouse exterior, landscaping around the building/public spaces, amenities, lawn and trees, etc.

Unit Count: 1-149 units 150+ units

Attachments: minimum of 6 photos, max of 12

Best Landscaping, 26+ years old: Judges will be considering the best use of flowers, trees, shrubs, and other plantings to make the curb appeal shine. Details such as condition of grass, absence of weeds, edging, etc., are considered during the judging process. Entries should include color photos from **various locations** throughout your community, including but not limited to the community entrance, leasing center/clubhouse exterior, landscaping around the building/public spaces, amenities, lawn and trees, etc.

Unit Count: 1-149 units 150+ units

Attachments: minimum of 6 photos, max of 12

Best Waterscapes/Lakes: Submit a minimum of 4 (max of 12) color photos to illustrate the appearance of the waterscapes/lakes at your community (*the Mississippi River is not eligible for this award*). Cleanliness, positive impact on the community, “wow” factor, etc., are considered during judging.

Attachments: minimum of 6 photos, max of 12

Best Pool: Submit a minimum of 4 (max of 12) color photos of your community pool. Cleanliness, design, layout, and features of the pool area are considered during judging.

Attachments: minimum of 6 photos, max of 12

Property Age: 1-25 years 26+ years

Best Overall Community Signage: Judging will include all entrances, directional signs and other exterior signage for the community. Judges will evaluate overall concept, design, readability, and condition of the community signs. Submit a minimum of 4 (max of 12) color photos of **VARIOUS** community signage for judging.

Attachments: minimum of 4 photos, max of 12

Best Mixed-Use Community: Submit a minimum of 6 (max of 12) color photos illustrating a mixed-use development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses (must include apartment community).

Attachments: minimum of 6 photos, max of 12

- Briefly explain the components of the mixed-use building.

Best Adaptive Reuse Community: Submission should include explanation and photos of what the building was used for previously, how the old design features/structure were incorporated into the new design, and the positive impact on the surrounding community. Submit a minimum of 6 (max of 12) photos illustrating the best adaptive reuse of an existing building.

Attachments: minimum of 6 photos, max of 12

- Briefly explain the history of the building, how the old design elements were incorporated into the new design, and the positive impact it has had on the surrounding community.

Best Mid/High-rise Community: Submit a minimum of 6 (max of 12) color photos to illustrate outstanding architectural design, landscaping, and amenities of your mid/high-rise community.

Attachments: minimum of 6 photos, max of 12

- Briefly explain the features of the community, including amenities, services/programs offered to residents and any additional information that makes your community stand out from the rest.

Maintenance Awards

Deadline to submit all maintenance entries is AUGUST 14.

Grounds Technician of the Year: Awarded to the candidate who demonstrates excellence in daily activities to create and maintain outstanding overall curb appeal of the community grounds and common areas. Customer satisfaction letters and other supporting documents may be included.

Year community was built: _____

- How does the nominee go above and beyond his/her daily job duties to ensure the highest quality of service, particularly in maintaining the cleanliness, aesthetics, and functionality of the community? How does he/she ensure the work meets/exceeds expected standards? Please provide examples of his/her attention to detail.
- How does the nominee assist other team members with tasks beyond his/her regular duties and how does the nominee's actions positively impact resident satisfaction? Please provide examples.
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to his/her performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work. Items like resident letters, positive reviews, etc, give the judges a better understanding of the nominee.

Maintenance Technician of the Year: Judged on technical knowledge and performance of all repair and maintenance functions, as well as apartment make-ready abilities. Judges will consider the candidate's commitment to professional education and contributions to the overall physical operations of the community.

Units: 1-299 units 300+ units

Year community was built: _____

- How does the nominee go above and beyond his/her daily job duties to improve service quality? How does he/she ensure the work meets/exceeds expected standards?
- How does the nominee support other team members with tasks beyond his/her regular duties and how does the nominee's actions positively impact the resident experience? Please provide examples.
- How does the nominee handle emergency or difficult situations?
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to his/her performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work. Items like resident letters, positive reviews, etc., give the judges a better understanding of the nominee.

Maintenance Supervisor of the Year: Judged on knowledge and performance in controlling inventory, budgets, safety, personnel, and all repair and maintenance functions. Awarded to the Maintenance Professional who demonstrates excellence in the physical operations of his/her community through preventative maintenance, financial responsibility and technical knowledge.

Units: 1-299 units 300+ units

Year community was built: _____

- How does the nominee go above and beyond his/her daily job duties to improve service quality and contribute to overall operations, such as preventative maintenance and budget control? How does he/she ensure the work meets/exceeds expected standards? Please provide examples of his/her attention to detail.
- How does the nominee support the team with tasks beyond his/her regular duties and how does the nominee's actions positively impact the resident experience? Please provide examples.
- How does the nominee handle emergency or difficult situations?
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to his/her performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work. Items like resident letters, positive reviews, etc., give the judges a better understanding of the nominee.

Outstanding Maintenance Team: Awarded to the maintenance team that exemplifies success through teamwork. May include up to 6 photos that demonstrate the overall community appearance.

of Maintenance Staff: _____

Year community was built: _____

- How does the team exceed daily job duties to improve service quality and contribute to overall operations (preventative maintenance, budget control, unit turnovers)?
 - How does the team's customer service and teamwork positively impact the resident experience and retention? Please provide examples.
 - Describe how the team handles emergency situations or difficult maintenance challenges. What unique obstacles has the team overcome and how did they solve them?
 - Please list any professional training the team has completed this year, including in-house training, external courses or certifications. How has this training contributed to their performance and service quality?
 - List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
 - Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work. Items like resident letters, positive reviews, etc., give the judges a better understanding of the nominee.
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Community Awards

Deadline to submit all community entries is September 4.

Best Resident Activities: This award will be judged on overall programs for resident activities designed by onsite staff to promote resident retention. Submit minimum of 4 (up to 12) photos, flyers, videos of activities hosted at your community.

Attachments: Submit minimum of 4 (up to 12) photos, flyers, videos

- Provide a brief summary of the activities and their overall effectiveness/success.

Leasing Professional of the Year: Judged on knowledge and performance of fair housing, leasing, qualifying prospects, product knowledge and closing. Judges will consider candidate's contributions to developing marketing/leasing programs and resident retention activities of his/her community.

- How does the nominee go above and beyond to excel in overall leasing performance and demonstrate in-depth product knowledge of the community?
- What sales skills/closing techniques does the nominee use to stand out and successfully convert prospects into residents? Please provide examples.
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to his/her performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work. Items like resident/staff letters, positive reviews, etc, give the judges a better understanding of the nominee.

Assistant Community Manager of the Year: Judged on knowledge and performance of resident retention, solving conflicts, development and implementation of creative leasing programs and sales effectiveness.

Units: 1-299 units 300+ units

- How does the nominee excel in resolving resident conflicts and ensuring overall satisfaction? Please provide examples of how his/her approach contributes to resident retention and the community's success.
- What creative program has the nominee developed? How does this program along with his/her contributions beyond normal duties, positively impact the community?
- How does the nominee contribute to the community's financial success, particularly in terms of improving collection efforts and ensuring timely payments?
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to his/her performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.

Community Manager of the Year: Awarded to an outstanding community manager who demonstrates excellence in daily management activities. Judged on knowledge and performance in solving resident conflicts, financial management, marketing, and management of onsite staff.

Units: 1-299 units 300+ units

- How does the nominee go above and beyond in managing daily operations, resolving resident conflicts, and motivating the team? Provide examples of his/her leadership in both resolving issues and fostering a positive work environment.
- What marketing programs has the nominee created and implemented and how have these initiatives contributed to the community's success, both in terms of occupancy and financial performance?
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to his/her performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.

Outstanding Management Team: Awarded to a community management team that exemplifies success through teamwork. You may include resident testimonials and any pictures or support documents of programs or resident activities developed.

- How does the nominee go above and beyond in managing daily operations, resolving resident conflicts, and motivating the onsite team? Provide examples of their leadership in both resolving issues and fostering a positive work environment.
- What programs has the team created and implemented? How have these initiatives contributed to the community's success?
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to their performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.

Corporate Awards

Deadline to submit all corporate entries is October 2.

Best Online Presence: Awarded to the **supplier, management company**, OR community with the best overall online presence for the last 12 months. Judges will consider creativity, brand building, visual appearance, and quality of information provided to their target audience. Submit links and/or screenshots of website, social sites and brand building along with a brief summary of its effectiveness.

- Provide a brief summary of your company's online presence over the last 12 months. How has it contributed to brand building, engagement, and communication with your target audience?
- How does your online presence reflect the unique identity and values of your company? Discuss the creative elements, design features, and visual appeal that make your website and social media engaging and effective.
- Attachments: Please submit screenshots, links, or other materials (e.g., website analytics, social media posts) that showcase your online presence and effectiveness.

Best Employee Relations Program: awarded to the supplier or management company with the best employee relations/retention program. Judges will consider the uniqueness of the program, employee benefits, corporate culture, educational opportunities/leadership programs, employee retention rate, and measurement of success of the program.

- Provide a summary of the program supporting your submissions
- Attachments: Submit any attachments to support your entry

Rookie of the Year: Awarded to an employee of a management company, community, or supplier member who has never worked in the multifamily industry prior to current position. Must have been hired within the last 12 months.

- Give an example of the nominee going above and beyond his/her assigned job duties to contribute to the success of the company.
- Give specific examples of how the nominee excelled in his/her job performance and demonstrated exceptional customer service.
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to his/her performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 10pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.

Supplier Member of the Year: Awarded to an individual supplier member that promotes involvement and leadership in AAGM. Nominee should be someone who regularly attends monthly meetings, serves on an AAGM committee(s), volunteers at functions, and promotes AAGM to prospective members.

- On what AAGM committee(s) does the nominee serve and how does he/she contribute to the success of these committees and events?.
- How has the nominee actively promoted AAGM to potential members? Provide specific examples of his/her efforts to encourage membership and participation.
- Why do you feel the nominee should receive this award? Highlight his/her leadership, dedication, and positive impact on AAGM.
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.

Supplier Company of the Year: Awarded to a company that promotes involvement and leadership in AAGM. Supplier Company of the Year will have employees who provide educational opportunities and mentor other AAGM members and encourage potential new members to join AAGM.

- How has your company been involved with AAGM in the last year (volunteer, attending events, committee involvement, etc)?
- What educational programs or mentoring opportunities does your company provide to employees and other AAGM members? How does this contribute to professional development within AAGM?
- Why do you feel your company should receive this award?
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.

Multi-site Professional of the Year: Judged on performance and knowledge in multi-site management, personnel procedures, marketing, maintenance and overall portfolio performance.

- Give examples of the nominee's dedication to excellence in real estate management and what contributions he/she has made in the apartment industry on the local level. How has his/her leadership and management positively impacted the overall portfolio?
- Describe an instance in which the nominee successfully addressed personnel challenges. What actions did he/she take and what were the results?
- What specific marketing program did the nominee develop and implement, and how did this contribute to documented financial improvements and increase occupancy? Include any measurable outcomes from these efforts.
- What is the percentage increase in occupancy across the nominee's portfolio this year and how were these results achieved?
- Please list any professional training the nominee has completed this year, including in-house training, external courses or certifications. How has this training contributed to their performance and service quality?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 5pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.

Corporate MVP: Awarded to a management company employee who consistently goes beyond job requirements to solve problems and works well with other corporate employees as well as onsite teams. This person should have an established track record of consistency, hard work, loyalty, leadership, competency, and support.

- How does the nominee contribute to your company's success?
- How does this individual go above and beyond his/her daily job responsibilities to ensure the highest quality of service?
- What makes this individual stand out above his/her peers?
- What has the nominee done to improve his/her job skills with continuing education?
- How has this individual supported on-site personnel and/or co-workers?
- List any/ all participation or involvement in AAGM (*including but not limited to attending events, membership meetings, educational classes, serving on a committee, etc.*) (Bonus max 5pts)
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.

Lifetime Achievement Award: Awarded to an individual member of AAGM (past or present) for his/her long-term accomplishments and history of exemplary service **to AAGM** and the rental housing industry. Management company, community and supplier members are eligible for nomination.

- Please provide a summary outlining the contributions this member has made to the industry and AAGM that would warrant his/her consideration for the award.
- Optional Attachments: Include any documentation you feel would provide the judges with a more complete assessment of the nominee's outstanding work.
- NO ENTRY FEE. Lifetime Achievement Award will only be given out if committee determines a qualified nomination has been submitted.