

2026 TOPS Awards Nomination Criteria and Questions Per Award Category

Overview:

All nominees will be judged by industry employees who work outside the state of North Carolina. Each award category specifies the required items and judging criteria, which may include:

- Submittal of the online nomination
- Confirmation of approval from the nominee's supervisor
- Submittal of the online supplemental nomination by the nominee (*select categories)

The Nominee must:

- Team Category
 - Have been in operation April 1, 2025 - Present
 - Have been a TAA Member April 1, 2025 - Present
 - Be a current TAA Member Company or Sole Proprietor in good standing
- Individual Category
 - Be a full-time employee of a current TAA Member Company in good standing
 - Have been employed with the job title in the nominated category during the period of April 1, 2025, to June 30, 2026 (hired *before* nomination period). They are not required to be at the same community or company.
 - Rookie Individual is an exemption (Office, Service, and Supplier). These individuals should have been hired *during* the nomination period, between April 1, 2025, and June 30, 2026

The Person Submitting the Nomination (Nominator) must:

- Be a full-time employee of a TAA Member in good standing
- Complete the nomination in full

Please note: You may not nominate yourself for an individual award. You can nominate your own community or team for a team award.

The nomination period is defined as April 1, 2025, to June 30, 2026.

Deadlines:

- Nominators may submit nominations until Sunday, October 11, 2026 at 11:59 PM.
- Nominees may submit their Supplemental Nomination Forms until Sunday, October 18, 2026 at 11:59 PM.

Award Category: OUTSTANDING NEW DEVELOPMENT COMMUNITY

Requirements:

- Completion of nomination
- Built in 2023 or newer
- Been in operation for all 15 months during the nomination period.
- Approval from nominee's supervisor (Regional Manager, Regional Vice President, or President)

Judged on:

- Nomination

Information needed for Nomination:

Nominator details (person submitting the nomination):

- Full name
- Title
- Apartment community or company
- Cell phone number
- Office phone number
- Email address
- Working relationship to Nominee
- Supervisor approval (Check box if you obtained approval from the nominee's supervisor to submit this nomination. Applicable to all award categories except for Outstanding Supplier Individual or Team)

Nominee details:

- Nominee's full name
- Apartment community or company
- Cell phone number
- Email address

Nomination Form:

1. Property units = _____
2. By what percentage did this nominee exceed Total Income as compared to the budget?
 - a. 5% or above
 - b. 2% - 4.99%
 - c. 0% - 1.99%
 - d. Below 0%
3. By what percentage did this nominee save on Controllable Expenses as compared to the budget?
Remember to exclude Management Fees, Taxes, and Insurance.
 - a. 0% or below
 - b. 0.1% - 1.4%

- c. 1.5% - 3%
- d. 3.1% or above

4. By what percentage did the property outperform budgeted renewal conversion ratio?
 - a. 0% or less
 - b. 0.1% - 5%
 - c. 5.1% - 10%
 - d. 10.1% or greater
5. What was this property's average gross closing ratio?
 - a. 50% or above
 - b. 40% - 49%
 - c. 30% - 39%
 - d. 20% - 29%
6. By what percentage did this property's average rental delinquency outperform budget?
 - a. Below 1%
 - b. 1% - 2.5%
 - c. 2.6% - 3.9%
 - d. 4% +

If you feel additional information is needed, please explain: _____

7. What initiatives did this nominee implement to enhance marketing and/or to increase traffic on their property during the nomination period?
8. What unique features set this apartment community apart from its competitors?
9. What resident retention initiatives are in place that set this apartment community apart from its competitors?
10. Please note any additional information that you feel is important for the judges.
11. How was this nominee's team involved in the Triangle Apartment Association during the nomination period? (select all that apply)
 - Served as a Board Member
 - Served as a Committee Chair
 - Served as a Sub-Committee or Task Force Chair
 - Served on a Committee
 - Instructed an Educational seminar (in-person or virtual)
 - Attended an Educational seminar (in-person or virtual)
 - Attended an event
 - Participated in a Collection Event or Day of Service
 - Encouraged staff participation in TAA
 - How?
 - Referred a new member
 - PAC (Political Action Committee) Contributor
 - Other _____

12. Please note any industry-related designations/certifications and/or degrees that this nominee's team holds.

Designations and licenses must be current and in good standing.

- CPM

- NALP / CALP
- Brokers License
- MBA
- CAPS
- ARM
- Real Estate License
- PHD
- CAM
- CAMT
- BA
- CAS
- Other _____

Please list any additional industry-related certifications, achievements or recognitions earned by this nominee within the company, organization or trade association during the nomination period.