

2025 Emerald Awards Judging Process



Award Category

Award Category	JUDGING											
	NOMINATION PROCESS				SHOPS			FINALISTS				
	Nominator Questionnaire	Weight	Nominee Questionnaire	Weight	On-Site Interview	Secret Phone	Weight	Secret On-site shop	On-Site Interview	Weight	Judge's Zoom Interview	Weight
Community Manager of the Year												
1-150	X	25%	X	25%	X		50%					
151-300	X	25%	X	25%	X		50%					
301+	X	25%	X	25%	X		50%					
Affordable	X	25%	X	25%	X		50%					
Community Manager of the Year - Finalists												
1-150	X	20%	X	20%	X		30%				X	30%
151-300	X	20%	X	20%	X		30%				X	30%
301+	X	20%	X	20%	X		30%				X	30%
Affordable	X	20%	X	20%	X		30%				X	30%
Assistant Community Manager of the Year												
1-300	X	50%	X	50%								
301+	X	50%	X	50%								
Assistant Community Manager of the Year - Finalists												
1-300	X	25%	X	25%							X	50%
301+	X	25%	X	25%							X	50%
Leasing Consultant of the Year												
1-300	X	25%	X	25%		X	50%					
301+	X	25%	X	25%		X	50%					
Leasing Consultant of the Year - Finalists												
1-300	X	20%	X	20%		X	30%	X		30%		
301+	X	20%	X	20%		X	30%	X		30%		
Maintenance Supervisor of the Year												
1-150	X	25%	X	25%	X		50%					
151-300	X	25%	X	25%	X		50%					
301+	X	25%	X	25%	X		50%					
Maintenance Supervisor of the Year - Finalists												
1-150	X	20%	X	20%	X		30%				X	30%
151-300	X	20%	X	20%	X		30%				X	30%
301+	X	20%	X	20%	X		30%				X	30%
Maintenance Tech of the Year												
1-300	X	25%	X	15%	X		60%					
301+	X	25%	X	15%	X		60%					

Award Category	NOMINATION PROCESS				SHOPS			FINALISTS				
	Nominator Declaration	Weight	Nominee Statement	Weight	On-Site Interview	Secret Phone	Weight	Secret On-site shop	On-Site Interview	Weight	Judge's Zoom Interview	Weight
Rookie of the Year - Office	X	25%	X	25%		X	50%					
Rookie of the Year - Office - Finalists	X	20%	X	20%		X	30%	X		30%		
Rookie of the Year - Maintenance	X	25%	X	15%	X		60%					
Credential Holder of the Year	X	50%	X	50%								
Credential Holder of the Year - Finalists	X	25%	X	25%							X	50%
Portfolio Manager of the Year	X	50%	X	50%								
Portfolio Manager of the Year - Finalists	X	25%	X	25%							X	50%
Regional Maintenance Director of the Year	X	50%	X	50%								
Regional Maintenance Director of the Year - Finalists	X	25%	X	25%							X	50%
Community of the Year												
1-150	X	50%	X	50%								
151+	X	50%	X	50%								
Affordable	X	50%	X	50%								
Community of the Year - Finalists												
1-150	X	25%	X	25%					X			50%
151+	X	25%	X	25%					X			50%
Affordable	X	25%	X	25%					X			50%
New Development of the Year												
1-150	X	50%	X	50%								
151+	X	50%	X	50%								
Affordable	X	50%	X	50%								
New Development of the Year - Finalists												
1-150	X	25%	X	25%					X			50%
151+	X	25%	X	25%					X			50%
Affordable	X	25%	X	25%					X			50%
Renovated Community of the Year												
1-150	X	50%	X	50%								
151+	X	50%	X	50%								
Renovated Community of the Year - Finalists												
1-150	X	25%	X	25%					X			50%
151+	X	25%	X	25%					X			50%

Award Category	Nominator Declaration	Weight	Nominee Statement	Weight	On-Site Interview	Secret Phone	Weight	Secret On-site shop	On-Site Interview	Weight	Judge's Zoom Interview	Weight
Curb Appeal												
Garden Style built before 2005	X	50%	X	50%								
Garden Style built in 2005 or later	X	50%	X	50%								
Mid Rise / High Rise	X	50%	X	50%								
Curb Appeal - Finalists												
Garden Style built before 2005	X	25%	X	25%					X			50%
Garden Style built in 2005 or later	X	25%	X	25%					X			50%
Mid Rise / High Rise	X	25%	X	25%					X			50%
Industry Partner of the Year - Individual	X	60%	X	40%								
Industry Partner of the Year - Team or Company	X	60%	X	40%								
Corporate Support Staff of the Year	X	60%	X	40%								
Community Service Award - Individual	X	40%	X	60%								
Community Service Award - Team or Company	X	40%	X	60%								
Lifetime Achievement Award *												
*Selection by WMFHA Board of Directors												
Outstanding Volunteer Award **												
** Selected by WMFHA Team												



updated scoring for 2025
NOTE: No scoring is done by WMFHA staff