


2026 Emerald Awards Judging Process

 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
<b>Community Manager of the Year</b>												
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%					
<b>Community Manager of the Year - Finalists</b>												
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%
<b>Assistant Community Manager of the Year</b>												
1-300	X	50%	X	50%								
301+	X	50%	X	50%								
<b>Assistant Community Manager of the Year - Finalists</b>												
1-300	X	25%	X	25%							X	50%
301+	X	25%	X	25%							X	50%
<b>Leasing Professional of the Year</b>												
100% affordable	X	50%	X	50%								
Lease-up	X	50%	X	50%								
Market rate, MFTE, Senior, Student Housing	X	50%	X	50%								
<b>Leasing Professional of the Year - Finalist</b>												
100% affordable	X	25%	X	25%					X	50%		
Lease-up	X	25%	X	25%					X	50%		
Market rate, MFTE, Senior, Student Housing	X	25%	X	25%					X	50%		
<b>Maintenance Supervisor of the Year</b>												
1-150	X	25%	X	25%	X		50%					
151-300	X	25%	X	25%	X		50%					
301+	X	25%	X	25%	X		50%					
<b>Maintenance Supervisor of the Year - Finalists</b>												
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%
<b>Maintenance Tech of the Year</b>												
1-300	X	25%	X	15%	X		60%					

301+	X	25%	X	15%	X		60%					
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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
<b>Rookie of the Year - Office</b>	X	25%	X	25%		X	50%					
<b>Rookie of the Year - Office - Finalists</b>	X	20%	X	20%		X	30%	X		30%		
<b>Rookie of the Year - Maintenance</b>	X	25%	X	15%	X		60%					
<b>Credential Holder of the Year</b>	X	50%	X	50%								
<b>Credential Holder of the Year - Finalists</b>	X	25%	X	25%							X	50%
<b>Portfolio Manager of the Year</b>	X	50%	X	50%								
<b>Portfolio Manager of the Year - Finalists</b>	X	25%	X	25%							X	50%
<b>Regional Maintenance Director of the Year</b>	X	50%	X	50%								
<b>Regional Maintenance Director of the Year - Finalists</b>	X	25%	X	25%							X	50%
<b>Community of the Year</b>												
1-150	X	50%	X	50%								
151+	X	50%	X	50%								
Affordable	X	50%	X	50%								
<b>Community of the Year - Finalists</b>												
1-150	X	25%	X	25%					X			50%
151+	X	25%	X	25%					X			50%
Affordable	X	25%	X	25%					X			50%
<b>New Development of the Year</b>												
1-150	X	50%	X	50%								
151+	X	50%	X	50%								
Affordable	X	50%	X	50%								
<b>New Development of the Year - Finalists</b>												
1-150	X	25%	X	25%					X			50%
151+	X	25%	X	25%					X			50%
Affordable	X	25%	X	25%					X			50%
<b>Renovated Community of the Year</b>												
1-150	X	50%	X	50%								
151+	X	50%	X	50%								
<b>Renovated Community of the Year - Finalists</b>												
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
<b>Curb Appeal</b>												
Garden Style built before 2006	X	50%	X	50%								
Garden Style built in 2006 or later	X	50%	X	50%								
Mid Rise / High Rise	X	50%	X	50%								
<b>Curb Appeal - Finalists</b>												
Garden Style built before 2006	X	25%	X	25%					X			50%
Garden Style built in 2006 or later	X	25%	X	25%					X			50%
Mid Rise / High Rise	X	25%	X	25%					X			50%
<b>Industry Partner of the Year - Individual</b>	X	60%	X	40%								
<b>Industry Partner of the Year - Team or Company</b>	X	60%	X	40%								
<b>Corporate Support Staff of the Year</b>	X	60%	X	40%								
<b>Community Service Award - Individual</b>	X	40%	X	60%								
<b>Community Service Award - Team or Company</b>	X	40%	X	60%								
<b>Lifetime Achievement Award *</b>												
*Selection by WMFHA Board of Directors												
<b>Outstanding Volunteer Award **</b>												
** Selected by WMFHA Team												



updated scoring for 2026  
 NOTE: No scoring is done by WMFHA staff