



The APARTMENT EXCELLENCE AWARDS is an acknowledgement of excellence within the apartment industry in the Greater Pittsburgh Metropolitan area. The awards program offers recognition to the property owners, managers and staff of those communities that achieve the highest standards of property management.

Winners of the APARTMENT EXCELLENCE AWARDS demonstrate to their community, residents, and peers that their property has the physical qualities, marketing creativity, and management caliber necessary to be called one of Pittsburgh's BEST!

Recipients of this "symbol of excellence" are invited to proudly display the handsome wall plaque and use the APARTMENT EXCELLENCE AWARDS logo when advertising and merchandising their communities. Previous years' winners agree that being an APARTMENT EXCELLENCE AWARDS winner has given them a competitive edge when marketing their properties!

Join in the excitement and enter your property in the APARTMENT EXCELLENCE AWARDS. Show your customers – and the competition – that your property has what it takes to be recognized as an OUTSTANDING example of apartment living in the metropolitan Pittsburgh area!

"BEST OF THE BEST"

Properties that achieve a 98% or above score in the Apartment Excellence Award judging will then become eligible for the "Best of the Best" designation in their individual category and classification. If two or more properties achieve the required percentage and are tied with the highest score in a particular category, the properties who are tied will be revisited, without notice, by a new panel of judges who will re-score the properties to determine the "Best of the Best" in that classification and category.

Judging for the APARTMENT EXCELLENCE AWARDS will be held on June 10, 11 & 12, 2026. Properties will be informed one week prior to the date/time of assessment.

The winners will be announced at **the awards ceremony on July 8, 2026 at Rivers Casino**. The AEA Committee welcomes two representatives per property free of charge. Thereafter, a \$65 per person fee applies.



AWARDS CATEGORIES

TO ENTER, review the categories, classifications, and rental price ranges to determine the areas that best suit your property. Registration is done online and must be completed by **Sunday, May 24, 2026 (11:59pm)**.

To register please visit: aamp.us/aea

CATEGORIES

CURB APPEAL: This category is designed to evaluate a community's appeal when driving by or through the community (exterior landscaping, exterior maintenance, signage, etc.). This category is specifically designated for those communities without common areas, amenities or a rental unit available to visit.

OVERALL COMMUNITY APPEAL: This category encompasses all areas of the apartment community. In addition to evaluating a community's curb appeal judges will view the property's common areas, leasing office and a representative unit. You must have a unit available for judges to visit to be eligible to enter in this category. (Properties will **not** be penalized for not having certain amenities such as pools or exercise facilities.)

CLASSIFICATIONS

(See Rules and Regulations for additional clarification and requirements)

- **HIGH-RISE** – Buildings that are 11+ levels
- **MULTI-STORY** – Buildings that are 4-10 levels
- **LOW-RISE** – Buildings that are 3 levels or less
- **TOWNHOUSE/DUPLEX** – Two attached, semi-attached, stacked, or detached units with exterior entrances, may include patio/carriage home communities

SPECIAL CLASSIFICATIONS*

- **FEDERALLY ASSISTED HOUSING** - a property that receives federally assisted project-based subsidy
- **HISTORIC RENOVATION (50)** - renovation of a property that was built at least 50 years ago, includes adaptive re-use
- **HISTORIC RENOVATION (75)** - renovation of a property that was built at least 75 years ago, includes adaptive re-use
- **HISTORIC RENOVATION (100)** - renovation of a property that was built at least 100 years ago, includes adaptive re-use



- **LIVE-WORK HOUSING** - a project that specifically combines residential and non-residential uses in either commercial or residentially zoned areas and/or has dedicated space/facilities for tenants to be able to work remotely
- **NEIGHBORHOOD REVITALIZATION** - Properties having been on the market for 2 years or less, and containing 6 or more homes within a defined neighborhood that have been converted into apartments containing 3 or more units each and/or a building conversion containing 12 or more units
- **NEW CONSTRUCTION** - a property currently under new construction and less than 50% occupied or, one year away from first occupancy
- **SENIOR HOUSING** – a property that provides housing exclusively to seniors (age 55+)
- **SMART HOUSING** - a project that specifically includes significant smart home features, automation, access and/or energy-efficient smart technologies
- **STUDENT HOUSING** - Property that exclusively provides housing to undergraduate/graduate students and that rents to individuals **by the bed** within a single apartment unit

AVERAGE MARKET RENT

Rent price ranges within a classification are based on the *average* market rent of total units. (total market rent / total # units)

*Price range does not apply to special classification properties.

The AEA Committee reserves the right to verify classification eligibility and rental price of the entered property to ensure proper submission and to reclassify the property submission according to rules and requirements of the classifications.

METHOD OF JUDGING / GRANTING AEA AWARD

Each property seeking an AEA designation will be judged on its own merit according to the criteria for each category. Sample criteria can be provided at request. Properties will not be compared to each other but must obtain a minimum percentage of points to receive an APARTMENT EXCELLENCE AWARD.

RULES AND REGULATIONS

All members of the Apartment Association are eligible to enter their properties that are in the Greater Pittsburgh Area (Allegheny, Beaver, Butler, Washington & Westmoreland counties).

An apartment or townhouse development must be comprised of at least six rental units.

The Neighborhood Revitalization special classification is designed for the “unique” properties that have been converted into apartment units. (Warehouse, lofts, office



buildings, single-family homes, etc.) *Limited to properties having been on the market for 2 years or less.*

Communities with more than one type of unit (example: low-rise and townhouse) should enter the category for whichever type of unit makes up the majority of the property.

Communities and their staff are PROHIBITED FROM GIVING OR PRESENTING GIFTS TO JUDGES VISITING THEIR PROPERTIES. Marketing materials or brochures may be given to the team of judges ONLY if these items are regularly provided to prospective tenants. Violation of this directive will result in the mandatory deduction of points impacting your total score.

Completed registration forms must be received no later than **Sunday, May 24, 2026 (11:59pm)**.

No cancellations or requests for refunds will be accepted.