



The APARTMENT EXCELLENCE AWARDS is an acknowledgement of excellence within the apartment industry in the metropolitan Pittsburgh 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 28th Annual 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. In the event that 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 particular classification/category.

**Judging for the 2024 APARTMENT EXCELLENCE AWARDS will be held on Tuesday, June 11, 2024.**

The winners will be announced at **the cocktail reception on July 11, 2024 at Rivers Casino**. The AEA Committee welcomes two representatives per property free of charge. Thereafter, a \$45 per person fee applies.

# 2024 AWARDS CATEGORIES

**TO ENTER,** Review the categories, classifications, and rental price ranges to determine the areas that best suit your property. Registration will be done online this year, and you will complete the entry questions during this registration. Must be completed by Friday, May 24, 2024.

## 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 in order to be eligible to enter in this category. (Properties will not be penalized for not having certain amenities such as pools or exercise facilities.)

## CLASSIFICATION AND PRICE RANGE

**CLASSIFICATIONS:** (See Rules and Regulations for additional clarification and requirements)

- **TOWNHOUSE COMMUNITIES** – two or more attached rental units with separate exterior entrances sharing a common wall.
- **GARDEN APARTMENTS** – buildings that are three levels or less.
- **MULTI-STORY COMMUNITIES** – buildings that are four to ten levels.
- **HIGHRISE APARTMENT BUILDINGS** – buildings that are eleven levels or more.

**SPECIAL CLASSIFICATIONS\*:** Please select **one** that best suits the property, if applicable.

- **ELDERLY HOUSING:** a project that is designated exclusively for housing the elderly/handicapped.
- **FEDERALLY ASSISTED HOUSING:** a project that receives federally assisted project-based subsidy.
- **NEIGHBORHOOD REVITALIZATION** – *Properties having been on the market for 2 years or less.* 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 or completed and less than 50% occupied, *or no more than one year from first occupancy.*
- **STUDENT HOUSING** – property that rents to individuals by the bed within a single apartment unit.

**RENT PRICE RANGES WITHIN A CLASSIFICATION IS BASED ON THE AVERAGE MARKET RENT OF TOTAL UNITS. (Total Market Rent / Total # Units)**

**\*PRICE RANGE DOES NOT APPLY TO SPECIAL CLASSIFICATION PROPERTIES.**

- \$ up to \$999
- \$1000 - \$1,299
- \$1,300 - \$1,599
- \$1,600 and up

*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.

The levels of excellence, and required scores, are as follows:

- Special Classification Categories – Minimum Score: 80 Percent
- Up to \$999 – Minimum Score: 80 Percent
- \$1000 - \$1,299 – Minimum Score: 85 Percent
- \$1,300 - \$1,599 – Minimum Score: 90 Percent
- \$1,600 and over – Minimum Score: 95 Percent

Those properties that achieve the minimum score identified above will be recognized as an **APARTMENT EXCELLENCE AWARDS** winner.

## RULES AND REGULATIONS

All members of the Apartment Association are eligible to enter their properties that are located in the greater Pittsburgh area.

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: garden 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 Friday, May 24, 2024. No cancellations or requests for refunds will be accepted.