

You are invited to enter **NAHMA'S 2026 AFFORDABLE HOUSING VANGUARD AWARD™** competition recognizing the **best** in newly developed or rehabilitated affordable multifamily housing **communities**. Showcase your innovative solutions and **get the recognition you deserve!**



Vanguard Award

Introducing the NAHMA 2026 Affordable Housing Vanguard Award™

The NAHMA Affordable Housing Vanguard Award was created to recognize newly developed affordable multifamily housing communities that demonstrate quality design and financing through their creation.

The Vanguard Award celebrates success in the multifamily affordable housing industry by recognizing and benchmarking new, quality multifamily affordable housing development. The award:

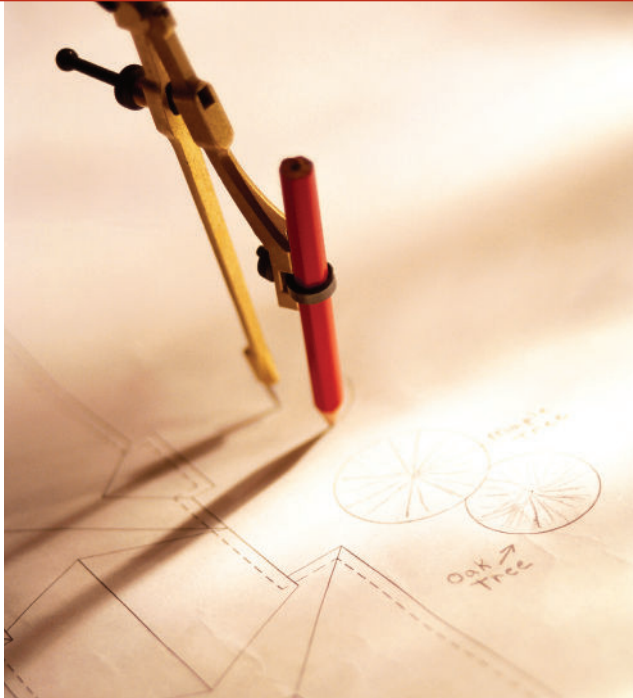
- Pays tribute to developers of high-quality affordable housing
- Demonstrates that exceptional new affordable housing is available across the country, and that it is a positive addition to any neighborhood
- Demonstrates that the affordable multifamily industry must be creative and innovative to create exceptional properties given the financing and other challenges to development
- Highlights results of private-public partnerships required to develop today's affordable housing
- Shares ideas for unique design and financing mechanisms with industry practitioners to further stimulate creative development in the affordable multifamily industry

The Vanguard Award complements NAHMA's Communities of Quality (COQ) National Recognition Program, through which multifamily properties are certified as having achieved a high standard of excellence in the way they are managed, the services they provide residents, the experience and training of personnel, and other criteria. The Vanguard Award was created to honor communities that are too new to meet the qualifications for the COQ program. As the properties mature, they will become eligible—and will be encouraged—to enter NAHMA's COQ National Recognition Program.

NAHMA



award categories



Vanguard Award Categories*

- A. New Construction
 - 1) Less than 100 units (1-99)
 - 2) More than 100 units (100 and above)
- B. Major Rehabilitation of an Existing Rental Housing Community
- C. Major Rehabilitation of a Nonhousing Structure into Affordable Rental Housing
- D. Major Rehabilitation of a Historic Structure into Affordable Rental Housing

Who May Apply*

Affordable multifamily housing communities that are less than three years old (as of June 5, 2026) may apply (based on date of completion of new construction or completion of major rehab). Affordable is defined as a property participating in a government funded, insured or otherwise sponsored program that results in rents that are below market-rate housing.

Where and When to Apply*

Applications should be submitted to the National Affordable Housing Management Association by June 5, 2026. Please email your PDF application to NAHMA at brenda.moser@nahma.org, with the subject line: NAHMA Vanguard Award. Do not mail hard copies of applications. For more details, please contact Brenda Moser at 703-683-8630, ext. 1.

Entry Fees

The entry fee is \$150 per property for members of NAHMA or an AHMA and \$325 per property for nonmembers. Please reference the name of the applicant property when submitting payment via either credit card at the NAHMA Online Store at www.nahma.org, or check payable to NAHMA and mailed to NAHMA Vanguard Award, 400 N. Columbus St., Suite 203, Alexandria, VA 22314.

The Judging Process

NAHMA will convene a distinguished panel of multifamily affordable housing practitioners in late June 2026 to conduct the judging process.

The Awards Ceremony

Winners of the Affordable Housing Vanguard Award will be recognized at an awards ceremony at the NAHMA Meeting in October 2026.

Beyond the Recognition

- A congratulations letter and certificate
- A draft press release for use with local media
- A draft letter for sending to Congressional representatives
- A free subscription to NAHMA News (\$110 value)
- A crystal award
- Inclusion in a press release distributed by NAHMA to national media and trade press
- Inclusion in a detailed article on award winners in NAHMA News and on the NAHMA website

other benefits

***PLEASE NOTE: A management company can submit one entry for each of the four categories; however, each entry must be a different property.**

Communities that receive an award from any NAHMA awards program must wait two years before applying for or being nominated for another NAHMA award, regardless of the awards program.



How to Apply

Each property entering one of the award categories must provide the following information to NAHMA in an electronic PDF file, in the order listed. The point totals available for each category are provided. A management company may submit only one entry for each category.

A. CONTACT INFORMATION

Complete the contact information form provided on page 4 of this document (a “fillable” PDF), for the property, management company, and owner. Indicate the category you are competing in under the contact information section.

[Required information; no points awarded]

B. ESSAY

Attach an essay that incorporates the following bulleted topics. Maximum total length: 1,500 words:

- What was the main goal of the development project? Was it met, and how was this determined?
- What were the financing methods/tools used to develop the property, and what challenges did you overcome to obtain financing? Was the development completed on time and within budget? If not, how did you overcome related challenges?
- What were other major challenges in developing the property (i.e., zoning, Not In My Backyard Syndrome, historical or other special rehab aspects, etc.)? How were these other major challenges overcome?
- What are the major innovative design features of the property, including architectural, engineering, use of space, etc.?
- How has the management team contributed to the ultimate success of the venture? If pertinent, please include discussion of resident dislocation/relocation, lease up, etc.
- What are some of the major challenges in managing the property? How are the challenges overcome?
- What are the innovative programs/services provided to residents?

- How does the property integrate with, and meet the needs of, the surrounding community?
[Required information; up to 50 points awarded; maximum acceptable length for the essay is 1,500 words; the essay may be written in question-and-answer format, listing the questions and following each with a paragraph or multiparagraph answer]

C. PHOTOGRAPHS

Attach a minimum of 20 electronic photographs (from one to four images per page) that provide a comprehensive look at the exterior of the community, common area interiors, sample unit interiors and unique elements of design.

[Required information; up to 30 points awarded]

D. TESTIMONIALS

Attach copies of four to six independently written testimonials by third-party experts, such as, financiers, state housing agencies, architects, engineers, city planners, etc., which attest to the innovation or quality of the new development and/or its value to the community.

[Required information; up to 20 points awarded]

E. GREEN BUILDING ASPECTS

Entrants can earn two points for each green initiative at the property, such as green aspects of development, design, maintenance, etc. Describe the initiative(s) and corresponding benefit(s).

[Optional information; up to 10 bonus points awarded]

F. OTHER AWARDS

Attach a list of any other awards received by the new development by third-party experts or entities, such as those listed in “D” above.

[Optional information; up to 10 bonus points awarded]

NAHMA is the leading voice for the affordable housing management industry, promoting developing, managing and preserving quality affordable multifamily housing. NAHMA advocates for legislative and regulatory policy and provides affordable housing professionals with the knowledge to advance excellence in the communities they serve. NAHMA’s membership represents 75% of the affordable housing industry and includes its most distinguished multifamily owners and management companies. Visit www.nahma.org for more information.

Don't **miss out** on getting the **recognition** you deserve. **Submit** your entry TODAY!



apply now!

Please click on each box and type in your information. All fields must be completed. When finished, please use the "save as" function to customize the file name of the PDF you will submit. You may delete pages 1-3 of this award flyer, and attach your additional PDF pages to this form, save as one file, and submit to NAHMA as noted on page 2. PLEASE NOTE: a management company may submit only one entry for each category.

Contact Information

NAME OF PROPERTY:

Street Address:

City/State/ZIP Code:

Property Manager:

Entry Contact and Title:

Phone:

Fax:

Email:

NAME OF MANAGEMENT COMPANY:

Street Address:

City/State/ZIP Code:

Contact and Title:

Phone:

Fax:

Email:

Management company is a nonprofit entity for-profit entity

NAME OF PROPERTY OWNER:

Street Address:

City/State/ZIP Code:

Contact and Title:

Phone:

Fax:

Email:

Property owner is a nonprofit entity for-profit entity

The following information is required in all categories.

VANGUARD AWARD CATEGORY:

Type of financing or subsidy (list all):

Number of units:

Original age of property (if applicable):

Completion date of new construction or major rehab project:

Type of housing (e.g., garden-style, high-rise):

Check one: Rural Suburban Urban

Please identify your AHMA:



IS YOUR ENTRY COMPLETE?

- Submit your entry fee online (noting Property Name) at www.nahma.org/store, or mail to NAHMA (see page 2)
- Complete this page (Contact Info form), and "save as" new file name to become your Application PDF; be sure to indicate the category in which you are competing
- Complete the essay, save as PDF and attach to your Application PDF
- Include photos as inserts or saved as PDF pages and attach to your Application PDF
- Include testimonials converted to PDF pages and attach to your Application PDF
- List and describe green initiatives, and save as PDF page(s) and attach to your Application PDF
- List other awards and save as PDF page(s) and attach to your Application PDF
- Submit your Application PDF to NAHMA by June 5, 2026 (see page 2)