

MAKING A DIFFERENCE ONE STUDENT AT A TIME



Emet Capital Management believes there are many vulnerable students facing significant obstacles, primarily in the areas of food insecurity, housing insecurity, and lack of transportation. As a company operating in the student housing industry, we are committed to alleviating poverty among college students by diligently working with various partners to create a meaningful impact for those in need throughout our communities. Why? So students can focus on school, not survival.

Emet will work hand in hand with university administrations each year to identify a pool of qualified students throughout 5% of its portfolio who will be awarded **six months of free rent**. For the 2023-24 academic year, 261 scholarships will be distributed across eleven universities.

By partnering with **Swipe Out Hunger** – a national nonprofit dedicated to ending college student hunger – the organization’s flagship program, “**The Swipe Drive**,” will be available to qualified students. The program allows students to donate their extra meal plan swipes to students facing food insecurity.

FREE RENT • DISCOUNTED MEALS • TRANSPORTATION CREDITS • SCHOLARSHIPS • BENEFITS/SERVICES



COMMITTED TO ALLEVIATING STUDENT POVERTY

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Emet Capital Management (“Emet”) is committed to alleviating poverty amongst college students and believes that it can make a meaningful impact on the lives of students in the communities where we operate. Emet believes that there are many vulnerable students that face significant obstacles primarily in the areas of food insecurity, housing insecurity, and lack of transportation. In 4-year higher education institutions, 36% of students are estimated to be food insecure while 46% are housing insecure. The proportion of students in 2-year higher education institutions facing these issues is nearly 10% higher.

In addition to its portfolio of affordable housing properties, Emet houses more than 7,000 students in more than a dozen, purpose-built student housing properties across the country. Emet will work hand-in-hand with university administration each year to identify a pool of qualified students at each of its owned assets. Emet believes that it can be most impactful in the area of housing insecurity and has committed to awarding 6 months of free rent per year to 5% of its portfolio in order to allow students to focus on school, not survival. Assuming an average rental rate of \$750 per bed, this equates to \$1.6 million per year in free rent.

In addition to housing, Emet is aiming to address food insecurity by partnering with Swipe Out Hunger, the College & University Food Bank Alliance (“CUFBA”), and Sodexo. For all properties with onsite dining services, Sodexo is Emet’s service provider. Whether in properties with or without onsite dining, Sodexo has agreed to provide heavily discounted meals, procure food for its students at below-market rates, and provide ongoing, needs-based meal assistance to these scholarship students. Emet believes in the student-led model already in place; Emet will work with Swipe out Hunger to select ambassadors that live at each property. These ambassadors will likely be social work students. Swipe kiosks will be installed at each property, an opportunity to add on to rent payments will be completed, and swipe drives will be a frequent occurrence. Emet will pledge to match donations made by its residents to double their impact. Emet will further connect students to wrap-around services and build bridges with key social work portals in an effort to help students obtain federal benefits, entitlements, and career counseling services.

While transportation, housing and food insecurity are Emet’s top priorities, Emet believes that if a student is insecure in any of these aspects, then they are likely facing issues elsewhere. Emet plans to partner with Single Stop, the goal of which is to connect students with wraparound services, and access to benefits and entitlements. Navigating the social safety net landscape is extremely cumbersome and many qualified beneficiaries are unaware of the benefits available to them. In addition, Emet plans to significantly increase visibility of the social service providers in an effort to de-stigmatize student poverty.

For the 2023-24 academic year, Emet Capital, LLC has created 261 scholarships for qualified students at eleven universities (Southern University, Texas A&M, CAU, UConn, FSU, KU, Albany State, UVM, Temple, NSULA, and USC). These scholarships provide 6 months of free rent at locally owned projects, as well as food and transportation assistance. The student selection and scholarship award will be undertaken by Emet Capital Management.

1. Students must be enrolled full-time with a minimum 3.0 GPA.
2. Students must have verifiable income; students enrolled in a work-study program will be given priority.
3. Students must submit a needs summary which will include a list of all eligible and former programs
4. Emet Capital will collect 50% of the rental rate for each recipient’s lease for the entire academic year. Accommodations to this payment plan can be discussed with the property’s leasing office if necessary.
5. Students must provide verification of enrollment.
6. Student must adhere to all the terms and conditions in the lease agreement (including a criminal background check).