



2022

Community
& Impact

REPORT

HOMETOWN AMERICA
COMMUNITIES®

Who We Are

For more than 20 years, Hometown America communities have been a great place to call home. As the leader in premier manufactured home communities, we strive to provide our residents with an affordable and inspiring lifestyle. We also take our social and environmental responsibilities seriously and aim to make a positive impact in the communities in which we operate.

We are long-term owners and operators, and we value the long-range viability of our communities. Part of that commitment is to help enhance and support the larger community where our properties are located. We are happy to share these efforts and highlight the great work of our residents and teams in 2022 toward building thriving communities.



CORE VALUES



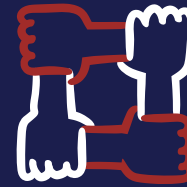
Accountability



Integrity



Communication



Inclusion



Empowerment



Service





OUR COMMITMENT TO DIVERSITY,
EQUITY, AND INCLUSION

Uniquely You. Inclusively Us.

At Hometown America, our diversity, equity and inclusion statement is not just a statement on our website, it's integral to the way we operate our company. We value and support everyone. From our team members to our residents, we appreciate the likenesses and differences of each person. We are focused on creating a community dedicated to diversity, equity, and inclusion practices at the center of our daily work.

We take pride in our commitment to support our core values of accountability, communication, empowerment, inclusion, integrity and service throughout our company. Our commitment is to hold each individual responsible for these values through open interactions and involvement.

As we celebrate unique perspectives and provide service to our residents and team members, we promise to cultivate a sense of belonging, so everyone feels right at home.





RENEW AND HOMETOWN AMERICA
PARTNERSHIP



RENEW, which stands for Real Estate Networking Education and Work, is a Sacramento-based non-profit program devoted to bringing two basic needs, employment and housing, to disadvantaged individuals caught in the cycle of poverty and homelessness. The program is managed by the Institute of Real Estate Management (IREM) Sacramento Valley Foundation and works with local nonprofit Women's Empowerment to recruit and support students. It provides participants with training and mentoring in the field of property management. They offer training sessions that guide students through a comprehensive training course in multifamily property management.

Hometown team members provide their time and talent to support curriculum development, student learning opportunities, mentoring and property tours. We've hosted student property tours and graduation celebrations at Creekside Estates, our Citrus Heights community in northern California.





From left to right: Founder of Women's Empowerment Lisa Culp, RENEW Program Manager Julia Marin, RENEW graduates J. Patterson, A. West, C. Lovelace, A. Wallace and S. Doxie, Creekside Estates Community Manager Leslie Castillo Moran and RENEW Board Member Paula Nicholas

Student Quote



"I have some great opportunities in this industry and am excited to see what's in store for me as I continue applying all the keys you've provided to be successful throughout my journey."

- S. Doxie





THE HOMETOWN AMERICA
FOUNDATION



The Hometown America Foundation was created in 2008 to provide funding to nonprofit organizations and underscore our commitment to the communities in which we operate.

Since its inception, the Foundation has donated more than **\$500,000** to various charitable causes across the country.

We seek to use the Foundation to further our diversity, equity, and inclusion commitments by predominantly supporting organizations that serve a variety of constituencies and work to create equity, pathways, and opportunities for those in need.

In 2022, the
 Hometown America
 Foundation supported
*17 local
 non-profit
 organizations*
 in the communities
 where we operate.



Angel Aid Cares
 Orange, CA



California Fire Foundation
 Sacramento, CA



Kelsey Charity Run
 Somerville, NJ



Lake Cares
 Mount Dora, FL



Long Island Cares
 Hauppauge, NY



Mano A Mano Family
 Resource Center
 Round Lake Park, IL



My Warrior's Place
 Ruskin, FL



Family Emergency Shelter
 Coalition

Emerald Lucas, Community
 Manager at Eastridge Estates
 presented the Hometown
 America Foundation donation
 to Stephanie Mills with Family
 Emergency Shelter Coalition
 (FESCO). FESCO's mission is
 to assist homeless families
 as they move from crisis, to
 stability and find a place to
 call home.



Oak Point Homeowners
 Scholarship Association
 Middleboro, MA



Real Estate Networking
 Education & Work Program
 Oange, CA



The Bridge House
 Framingham, MA



Wounded Warrior Project



Broken Chains Biker
 Church



Tommy Apostolos Fund



Arizona Sunshine Angels



Coalition Against Rape and
 Abuse



Meals On Wheels
 Rehoboth and Lewes Inc.





OUR ENVIRONMENTAL IMPACT

By the end of 2022, solar systems in Hometown America communities generated **4.57 million kWh**, which offset **365,782 gallons of gas** and is equivalent to **53,751 trees grown** for ten years. This offsets **3,251 metric tons of CO₂** which is equivalent to the emissions from **700 vehicles** for one year.*

**These numbers are calculated from an EPA Solar Energy Calculator.*





Currently, we have solar arrays at the following communities:

- Green River Village
- Jurupa Hills
- Poway Royal Estates
- Plaza Del Rey
- Oak Tree Ranch*
- Mission Gorge Villa*
- Liberty Village*

** This solar project was already in place when Hometown America acquired the community.*

We have systems under construction or in the planning phase at the following communities:

- Grand Royal Estates
- Eastridge Estates
- Buenaventura
- Eden Roc
- Ramona Villa Estates
- Ponderosa Mobile Estates
- Arrowhead Estates
- Spanish Ranch
- Lakehills Estates
- La Canada Estates

Building Community, Together

Residents and team members in our communities across the country dedicate their time and treasure to raise funds, supplies and necessities for local, community organizations and honor those who've served our country.





The Party Dance Crew of Tanglewood, in Sebring, FL, raised money to help meet the needs of children in Highlands County. The donations from residents and guests who attended these dances raised enough school supplies to help four elementary schools in the area.





Residents of **Diamond K Estates in Roseville, CA**, donated 153 cases of water to the local Fire Department. The Firefighters who arrived to pick up the water were overwhelmed by the generosity. Drinking water is not provided to them by the Department, so they greatly appreciated receiving these donations of water.



It is estimated that 660 veterans take their own life each month. Each year at **Fairways Country Club, in Orlando, FL**, a group of Veterans display 660 flags at the entrance to the community to honor our fallen soldiers, their service and demonstrate that they are not forgotten.





Fairways at Mays Landing in New Jersey hosted a Quilts of Valor Ceremony at the clubhouse for the community's veterans and presented beautiful quilts to them as a thank you for their service. A Quilt of Valor is awarded to service members and veterans who have been touched by war.

At **Landmark in Naples, FL**, the community honored a longtime resident of nearly 36 years who turned 100 years old! The entire community celebrated him with a golf cart parade and a military honors ceremony! Much of the community joined in wishing him the happiest of birthdays at a standing-room-only event!





THE SEASON OF GIVING

HOLIDAY WRAP PARTY



Team members at **Hometown headquarters in Chicago, IL** collected gifts for over 30 children benefiting the School Age Program at Casa Central. This program is a year-round, out-of-school program where children and youth can enhance their academic, social and personal skills in a recreational environment.



By striving with unyielding dedication and integrity to enhance quality of life for the residents of our communities, Hometown America team members assure:

OUR RESIDENTS AND CLIENTS

Responsive service and personal respect in well maintained, fairly priced living environments

OUR TEAM MEMBERS

Challenging and rewarding work in an atmosphere of respect, trust and shared endeavor

OUR VENDORS

The opportunity for mutually profitable involvement in pursuing Hometown America's mission

THE MANUFACTURED HOUSING COMMUNITY INDUSTRY

Our leadership and cooperation in promoting shared values and objectives

THE LARGER CIVIC COMMUNITY

Our caring involvement, good citizenship and corporate responsibility



HOMETOWN AMERICA
C O M M U N I T I E S