



2023

*Community
& Impact*

REPORT

HOMETOWN AMERICA
COMMUNITIES®

Who We Are

About Hometown America

For more than 25 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 affordable and inspiring lifestyles. We also take our social and environmental responsibilities seriously and aim to make a positive impact in the communities where we operate.

We are long-term owner/operators, and we value the long-range viability of our communities. Part of that commitment is to help enhance and support the larger community through sustainability and philanthropic initiatives. We are happy to share these efforts and highlight the great work of our residents and teams in 2023 toward building thriving, diverse, sustainable communities.



Core Values

Hometown America exists to make homeownership attainable and enhance the quality of life for our residents through attentive service, personal respect, and affordable and fulfilling lifestyle environments. Our reputation rests on our commitment to provide challenging and rewarding work for our team members, gainful opportunities for our vendor partners, and caring involvement as citizens of the larger community.



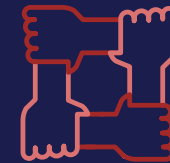
Accountability



Integrity



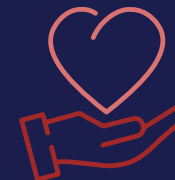
Communication



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 communities 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.

They offer training sessions that guide students through a comprehensive training course in multifamily property management to prepare them for gainful employment opportunities.

In addition to financial support through the Hometown America Foundation, Hometown America team members provide their time and talent to support curriculum development, student learning opportunities, mentoring, and property tours. Student property tours and graduation celebrations are hosted at Creekside Estates, our Citrus Heights community in northern California.

This partnership allows us to make a real-life impact in the neighborhoods where our communities are located. There is a direct correlation with the work that we do and the immediate impact we can have on the lives of the students and the residents they serve.

We are genuinely excited and inspired by this opportunity to make a meaningful difference.



2023 RENEW Graduation

*From left to right: Clairissa B., Malia B., Amelia C., Melissa F., Kyra H., Angela Y.
Not pictured: Benicia S.*

DEI COUNCIL

The Hometown America DEI Council was founded in 2021. Comprised of Hometown team members from across the country, the Council advises on DEI initiatives within our communities and our company to enhance culture, create equity, and foster a sense of belonging. Among other things, the Council has implemented internal DEI and implicit bias training, supported Hometown’s RENEW partnership, revised job descriptions to promote inclusion, and conducted internal DEI surveys.

This year, the Council rolled out Inclusion Boards in celebration of World Inclusion Day, which is dedicated to ensuring that individuals of various abilities, backgrounds, and other characteristics are accepted, welcomed, and treated fairly. The boards encouraged people to celebrate their individualism and better understand one another.



Top left: Audobon Estates

Bottom left: Southern Pines

Top right: Oaks of Weymouth & Liberty Village

Bottom right: Calverton Meadows

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 more than **90 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.



Top left: The Foundation donated to LovExtension, a Florida based nonprofit founded to improve the quality of life for seniors and disabled adults without family support by providing for their emotional, nutritional and social needs. Pictured is Carlos Wagner, Lakes at Leesburg Community Manager, presenting the donation check.



Bottom right: The Hometown America Foundation donated to Annabel's Closet, which provides furniture and housewares to women and children fleeing domestic violence situations. Pictured is Judith Stebbins, Regional Sales Manager for Florida and Lori Hutchinson, Founder and CEO of Annabel's Closet.

In 2023, the
Hometown America
Foundation supported

13 local non-profit organizations

in the communities
where we operate.



Annabel's Closet



David's Dream and Believe
Cancer Foundation



GBDC Entrepreneurship

Lisa Noble from Sunny South presented a Foundation donation to Annette Gray of GBDC Entrepreneurship Institute which provides many programs that are geared toward the success of teens and young adults in the community.



GBDCEI Centers for
Experiential Learning



Hands for Homeless



Kure It Cancer Research

With the help of Christine Miller, Community Manager of Lakehills Estates, the Foundation donated to the Kure It Foundation. Kure It is a non-profit organization that provides direct funding to support translational research for underfunded cancers at leading cancer centers. Christine is a member of the Women's Guild for Kure It.



Lightz of Hope, the Zachary
Woodard Foundation



Lov Extension



RCMA, Opening Doors to
Opportunities



RENEW



**Right Coast Supportive
Housing Program**

Regine Gary, Community Manager of Clearwater Village, was honored to present Colton Shan, Founder of Right Coast Supportive Housing Program, a donation from Hometown America's Foundation.



The After School Spot



United Community



Wounded Warriors
Family Support

Our Environmental Impact

Hometown continues to invest in solar energy production to reduce our environmental impact. Hometown America is committed to operating our communities in an environmentally responsible manner. We strive to reduce our environmental impact and adhere to a green mission to benefit our company, our residents, and the communities around us.

By the end of 2023, solar systems in Hometown America communities generated **6.40 million kWh**, which offset **510,516 gallons of gas** and is equivalent to **75,019 trees grown** for ten years. This offsets **4,537 metric tons of CO₂** which is equivalent to the emissions from **1,010 vehicles** for one year.*

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



Currently, we have 15 solar arrays at the following communities:

Arrowhead Estates
FONTANA, CA

Buenaventura
VENTURA, CA

Eastridge Estates
SAN JOSE, CA

Grand Royal Estates
GRAND TERRACE, CA

Green River Village
CORONA, CA

Jurupa Hills
JURUPA VALLEY, CA

La Canada Estates
SALINAS, CA

Lake Hills Estates
CASTAIC, CA

Liberty Village*
MILLVILLE, NJ

Mission Gorge Villa*
SANTEE, CA

Oak Tree Ranch*
RAMONA, CA

Plaza Del Rey
SUNNYVALE, CA

Ponderosa
ANAHEIM, CA

Poway Royal Estates
POWAY, CA

Spanish Ranch
HAYWARD, CA

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

We have systems under construction at the following communities:

Eden Roc
HAYWARD, CA

Ramona Villa Estates
RANCHO CUCAMONGA, CA

Building Community, *Together*

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

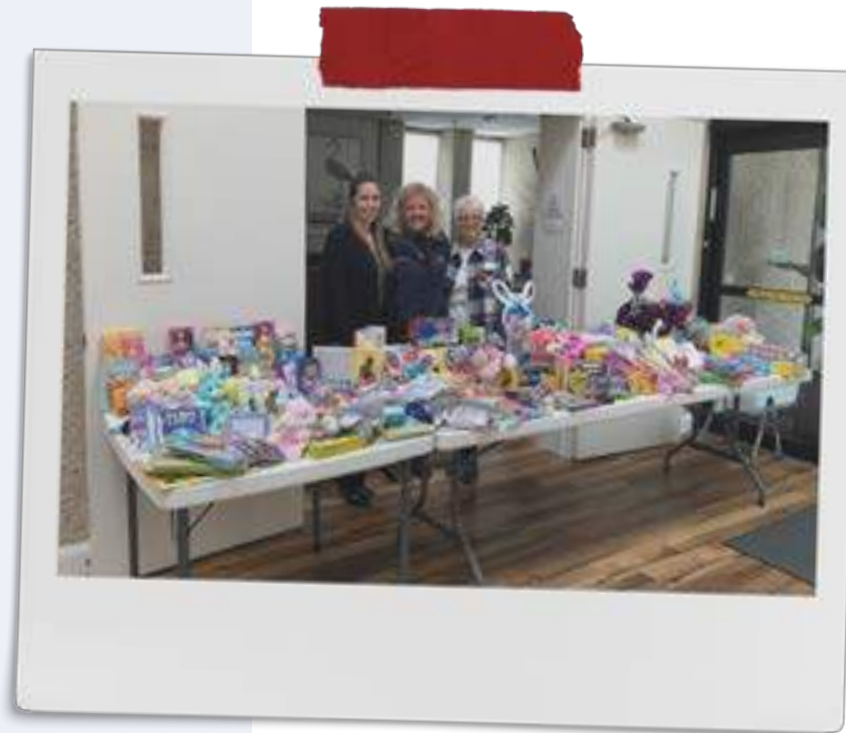


Here are a few *highlights* from 2023

Laguna Terrace hosted a fundraiser on Red Nose Day for Angel Aid Cares, a non-profit dedicated to global mental health programs.



The residents of **Clearwater Village** donated Easter and Passover items to the children of St. Peter's Hospital.





Countryview Estates' residents put their best paws forward by donating food and much needed supplies to their local animal shelter.



The Ladies Club at **Lakes at Leesburg** collected donated toys for the Leesburg Food Bank.



Oak Point residents, and team members had a lot to be thankful for in 2023. Their Thankful Tree collected thankful thoughts from people, residents, and staff passing through the lobby.



Poway Royal Estates held their annual Back-to-School Event and gave away over 40 drawstring backpacks filled with back-to-school items.



The residents of **Sunny South Estates** donated toys for the Annual Resident Toys for Tots dinner.



Clearwater Village held their second annual Thanksgiving Food Drive.



Hometown's Corporate Office collected gifts for children benefiting the School Age Program at Casa Central in Chicago. This program is a year-round out of school program where children and youth can enhance their academic, social, and personal skills.

Honoring Our *Veterans*

Hometown communities are home to thousands of United States military personnel, veterans, and their families. Our teams take great pride in honoring those who have served our country.



COMMUNITY NEWS

Two local veterans honored with 'Quilts of Valor' by Calverton Meadows community



Photo credit: Quint Nigro

Quilts of Valor were presented at **Calverton Meadows**. U.S. Air Force veteran Joseph Napolitano and U.S. Army veteran Richard Robinson were presented with quilts of valor to honor their service to the country and their community.

[Two local veterans honored with 'Quilts of Valor' by Calverton Meadows community - RiverheadLOCAL](#)

The team also placed a flag at each of the community's 45 veterans' homes and honored their veterans with a special breakfast.

At **Lakes of Melbourne**, veterans were honored with a large celebration.



Crescent Run held their annual Veterans Day luncheon honoring 73 of the community's veterans.



Fairways Country Club celebrated Memorial Day by honoring their veterans past and present.



Landmark Naples celebrated Norm Jennings turning 100 years old. He is a WWII veteran resident in the community.



Little Manatee Springs held their first Memorial Day remembrance at the Lakeside Memorial. This year, two residents laid the memorial wreath: Louis Pitisci, retired U.S. Army and Roger “Blues” Unland, retired U.S. Marine Corps. Both men fought in the Battle of Hamburger Hill in May of 1969.



Honoring all who have sacrificed for this nation at **Lakes of Leesburg** on September 11.

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

