

FOR IMMEDIATE RELEASE

**HOME PROPERTIES REPORTS TAXABLE
COMPOSITION OF 2000 DIVIDENDS**

ROCHESTER, NY, January 9, 2001 / PRNewswire/ -- Home Properties (NYSE:HME) today reported the taxable composition of its 2000 dividend payments. Due primarily to the on-going shelter provided by non-cash depreciation expenses, a portion of each distribution is treated as a return of capital by the Internal Revenue Service. This portion is not currently taxable and should be applied to reduce the tax cost basis of the shares upon which the dividends were paid. The classifications for 2000 are as follows:

Declaration Dates	Record Dates	Payable Dates	Distribution s Per Share	Distribution Type		
				Ordinary Taxable Dividend	Return of Capital	Long-Term Capital Gain
2/1/2000	2/14/2000	2/24/2000	\$0.53	91.0%	9.0%	0%
5/2/2000	5/16/2000	5/25/2000	\$0.53	91.0%	9.0%	0%
8/1/2000	8/14/2000	8/24/2000	\$0.53	91.0%	9.0%	0%
10/24/2000	11/14/2000	11/22/2000	<u>\$0.57</u>	<u>91.0%</u>	<u>9.0%</u>	<u>0%</u>
		TOTALS	<u>\$2.16</u>	<u>91.0%</u>	<u>9.0%</u>	<u>0%</u>

Home Properties, the 11th largest apartment company in the United States, is a fully integrated, self-administered, and self-managed real estate investment trust ("REIT"). With operations in select Northeast, Midwest, and Mid-Atlantic markets, the Company owns, operates, acquires, rehabilitates, and develops apartment communities. Currently, Home Properties operates 319 communities containing 50,912 apartment units. Of these, 39,041 units in 147 communities are owned directly by the Company; 8,325 units are partially owned and managed by the Company as general partner, and 3,546 units are managed for other owners. The Company also manages 1.7 million square feet of commercial space. Home Properties' common stock is traded on the New York Stock Exchange under the symbol "HME" and on the Berlin Stock Exchange under the symbol "HMP GR". For more information, view Home Properties' Web site at www.homeproperties.com.

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