HOME PROPERTIES INC
Form SC 13G
February 14, 2005

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

SCHEDULE 13G

Under the Securities Exchange Act of 1934

(Amendment No.)*

HOME PROPERTIES, INC.
(Name of Issuer)

Common
(Title of Class of Securities)

437306103
(CUSIP Number)

Date of Event which Requires Filing of this Statement

DECEMBER 31, 2004

Check the appropriate box to designate the rule pursuant to which the Schedule is filed:

[x] Rule 13d-1(b)
[ ] Rule 13d-1(c)
[ ] Rule 13d-1(d)

* The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter the disclosures provided in prior coverage.

The information required in the remainder of this cover page shall not be deemed to be "filed" for the purpose of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

SEC 1745 (12-02)

CUSIP No. 437306103 Page 2 of 7 Pages

1) NAME OF REPORTING PERSON
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON (entities only)

Cohen & Steers, Inc.
14-1904657

2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP
(a) [ ]
(b) [x]

3) SEC USE ONLY

4) CITIZENSHIP OR PLACE OF ORGANIZATION

Delaware

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	5)	SOLE VOTING POWER 3,014,200
	6)	SHARED VOTING POWER 17,600
	7)	SOLE DISPOSITIVE POWER 3,080,200
	8)	SHARED DISPOSITIVE POWER 17,600

9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

3,098,500

10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES

[ ]

11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

9.3%

12) TYPE OF REPORTING PERSON

HC

*SEE INSTRUCTIONS BEFORE FILLING OUT!

CUSIP No. 437306103 Page 3 of 7 Pages

1) NAME OF REPORTING PERSON
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON (entities only)

Cohen & Steers Capital Management, Inc.
13-335336

2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP
(a) [ ]
(b) [x]

3) SEC USE ONLY

4) CITIZENSHIP OR PLACE OF ORGANIZATION

New York

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	5)	SOLE VOTING POWER 3,014,200
	6)	SHARED VOTING POWER 0
	7)	SOLE DISPOSITIVE POWER 3,080,900
	8)	SHARED DISPOSITIVE POWER 0

9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

3,080,900

10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES

[ ]

11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

9.3%

12) TYPE OF REPORTING PERSON

IA

*SEE INSTRUCTIONS BEFORE FILLING OUT!

SCHEDULE 13G

CUSIP No. 437306103 Page 4 of 7 Pages

1) NAME OF REPORTING PERSON
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON (entities only)

Houlihan Rovers SA

2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP
(a) [ ]
(b) [x]

3) SEC USE ONLY

4) CITIZENSHIP OR PLACE OF ORGANIZATION

Belgium

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	5)	SOLE VOTING POWER 17,600
	6)	SHARED VOTING POWER 0
	7)	SOLE DISPOSITIVE POWER 17,600
	8)	SHARED DISPOSITIVE POWER 0

9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

17,600

10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES

[ ]

11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

0.05%

12) TYPE OF REPORTING PERSON

IA

*SEE INSTRUCTIONS BEFORE FILLING OUT!

SCHEDULE 13G Page 5 of 7

Item 1(a) Name of Issuer

HOME PROPERTIES, INC.

Item 1(b) Address of Issuer's Principal Executive Office

850 CLINTON SQ
ROCHESTER, NY 14604

Item 2(a) Name of Person(s) Filing

Cohen & Steers, Inc.
Cohen & Steers Capital Management, Inc.
Houlihan Rovers SA

Item 2(b) Address of Principal Business Office

The principal address of Cohen & Steers, Inc. and Cohen & Steers Capital Management, Inc. is:
757 Third Avenue
New York, New York 10017

The principal address for Houlihan Rovers SA is
Chausee de la Hulpe 116, 1170 Brussels, Belgium

Item 2(c) Citizenship or Place of Orgainization

Cohen & Steers, Inc.:	Delaware
Cohen & Steers Capital Management, Inc.:	New York
Houlihan Rovers SA:	Belgium

Item 2(d) Title of Class of Securities

Common

Item 2(e) CUSIP Number

437306103

Item 3. If this statement is filed pursuant to Rule 13d-1(b), or 13d-2(b), check whether the person filing is a

(a) [ ] Broker or Dealer registered under Section 15 of the Act

(b) [ ] Bank as defined in Section 3(a)(6) of the Act

(c) [ ] Insurance Company as defined in section 3(a)(19) of the Act

(d) [ ] Investment Company registered under Section 8 of the Investment Company Act

(e) [X] An investment advisor in accordance with Section 240.13d-1(b)(1)(ii)(E)

(f) [ ] An employee benefit plan or endowment fund in accordance with 240.13d-1(b)(1)(ii)(F)

(g) [X] A parent holding company or control person in accordance with Section 240.13d-l(b)(1)(ii)(G)

(h) [ ] A savings association as defined in Section 3(b) of the Federal Deposit Insurance Act (12 U.S.C. 1813)

(i) [ ] A church plan that is excluded from the definition of an investment company under section 3(c)(14) of the Investment Company Act of 1940 (15U.S.C. 80a-3)

(j) [ ] Group, in accordance with Section 240.13d-1(b)(l)(ii)(J)

Item 4 Ownership

(a)	Amount of Shares Beneficially Owned	See row 9 on cover sheet
(b)	Percent of Class	See row 11 on cover sheet
(c)	Number of Shares as to which such person has:	
	(i) sole power to vote or to direct the vote	See row 5 on cover sheet
	(ii) shared power to vote or to direct the vote	See row 6 on cover sheet
	(iii) sole power to dispose or to direct the disposition of	See row 7 on cover sheet
	(iv) shared power to dispose or to direct the disposition of	See row 8 on cover sheet

Item 5 Ownership of Five Percent or Less of a Class

If this statement is being filed to report the fact that as of the date hereof the reporting person has ceased to be the beneficial owner of more than five percent of the class of securities, check the following. []

Item 6 Ownership of More than Five Percent on Behalf of Another Person

NA

Item 7 Identification and Classification of the Subsidiary Which Acquired the Security Being Reported on By the Parent Holding Company

Cohen & Steers, Inc., holds a 100% interest in Cohen & Steers Capital

Management, Inc., an investment advisor registered under Section 203 of the Investment Advisers Act, and holds a 50% interest in Houlihan Rovers SA, an investment advisor registered under Section 203 of the Investment Advisers Act.

Item 8 Identification and Classification of Members of the Group

Cohen & Steers, Inc., holds a 100% interest in Cohen & Steers Capital Management, Inc., an investment advisor registered under Section 203 of the Investment Advisers Act, and holds a 50% interest in Houlihan Rovers SA, an investment advisor registered under Section 203 of the Investment Advisers Act.

Item 9 Notice of Dissolution of the Group

NA

Item 10 Certification

By signing below I certify that, to the best of my knowledge and belief, the securities referred to above were acquired and are held in the ordinary course of business and were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired in connection with or as a participant in any transaction having that purpose or effect.

Signature

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

February 14, 2005

/s/Robert Steers

Signature

Robert H. Steers, Co-Chairman and Co Chief Executive Officer
Cohen & Steers, Inc.
Cohen & Steers Capital Management, Inc.

Name and Title

/s/Joseph Houlihan

Signature

Joseph W. Houlihan, Managaing Director
Houlihan Rovers SA

Name and Title

JOINT FILING AGREEMENT

In accordance with Rule 13d-1(k) promulgated under the Securities Exchange Act of 1934, as amended, the undersigned hereby agree to the joint filing with all other Reporting Persons (as such term is defined in the Schedule 13G referred to below) on behalf of each of them of a Statement on Schedule 13G including amendments thereto) with respect to the COMMON SHARES OF HOME PROPERTIES, INC., and that this Agreement may be included as an Exhibit to such joint filing. This Agreement may be executed in any number of counterparts, all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned hereby execute this Agreement as of February 14, 2005.

COHEN & STEERS, INC.

By: /S/ROBERT STEERS

Name: ROBERT H. STEERS
Title: CO-CHARIMAN AND CO-CHIEF EXECUTIVE OFFICER

COHEN & STEERS CAPITAL MANAGEMENT, INC.

By: /S/ ROBERT STEERS

Name: ROBERT H. STEERS
Title: CO-CHAIRMAN AND CO-CHIEF EXECUTIVE OFFICER

HOULIHAN ROVERS SA

By: /S/ JOSEPH HOULIHAN

Name: JOSPEH W. HOULIHAN
Title: MANAGING DIRECTOR