

Valley View a hit with local homebuyers

BY JILL FIER

The Brookings Register

Brookings' first affordable housing subdivision in more than 30 years has become a great success – owners are living in 32 new homes, and five more are under contract.

Constructed on the southwest edge of the community, Valley View Homes are the work of Creative Properties, LLC. Scott and Nancy Hodges and Keith and Cathy Rounds, all of Brookings, co-own the development company. With the help of a residential tax-increment financing district, they created the subdivision to make new affordable homes within reach of more area residents.

Prices for Valley View homes range from \$126,900 to \$157,400. The subdivision offers seven different home models. The one-story, two-story and split-foyer models with lower levels will go on 71 single-family lots.

Each stick-built Valley View home features quality construction by Energy-Star builders Clark Drew Construction of Brookings.

The homes have features often only seen in premium, custom construction, including: attractive, low-maintenance exteriors with architectural details and prefinished fiber-cement board siding plus main-



Time is running out for those who want to take advantage of the homebuyer's tax credit – the federal program ends April 30. But there are properties still available in Brookings' affordable housing subdivision, Valley View.

tenance-free soffits and fascias; attached two-car garages; fully landscaped yards with sod and underground sprinkling; energy efficient windows; energy-efficient heat pump heating and cooling systems; 30-year shingles; quality floor coverings; custom-made cabinetry and more.

Owners are also able to personalize their homes by making attractive, easy color selections for flooring, lighting, countertops and walls and exteriors. The options are built into the price of the home, so it's impossible to spend more than the list

price for any home.

New construction means homeowners do not have to deal with the headache and expense of maintaining an older building. While an older home may seem like an affordable option up front, repairs, upgrades and unforeseen problems can quickly make it an expensive investment for those who can least afford those costs.

First-time homebuyers looking for a house this spring also have an advantage. Qualifying taxpayers who sign a binding sales contract before April 30

can get an unprecedented federal tax credit of \$8,000. A \$6,500 tax credit is also available for qualifying repeat homebuyers.

Valley View contractors have time to finish as many as six more homes before the June 30 closing deadline for the credits.

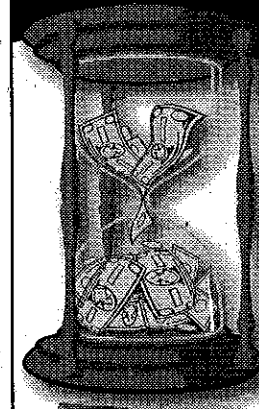
The subdivision itself has become a tremendous economic stimulus for Brookings – it's helping many people bring home a paycheck. At peak building stages, as many as 60 workers had been laboring in the subdivision at once.

All materials being purchased locally has also been a sale tax boost for Brookings.

The location of Valley View has created some unexpected questions, especially with the wet weather recently. Good news is the subdivision is at an elevation where residents don't need to worry about water coming into their homes, Scott Hodges said. It's not even near the floodplain.

"In fact, we're a foot higher here than the blue water tower at the corner of Main Avenue South and 20th Street South, and we're three feet higher than Nick's Hamburger Shop Main Avenue, for example. They've been there since 1929, without problems, so Valley View residents are pretty safe, I'd say."

For more information about the Valley View subdivision, visit www.Vvhomes.com.



Time's Running Out!

To take advantage of the unprecedented \$8,000 tax credit for first time home buyers (or the \$6,500 credit for repeat buyers), buyers must contract for the purchase of a home prior to April 30, 2010!



PRICES STARTING AT \$126,900!

Valley View is located 1-1/4 mile west of the blue water tower on South Main Avenue.

Visit Valley View on the web at Vvhomes.com

Scott Hodges.com

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