



Chapter 3: Housing

Mauldin's diverse mix of high-quality housing choices is among the City's greatest strengths. Rapid population growth in the 1960s and 1970s transformed the city from a rural crossroads into a suburban bedroom community, and about 40 percent of Mauldin's current housing supply was built in that time. Neighborhoods built in the 1960s and 1970s remain attractive, affordable and desirable.

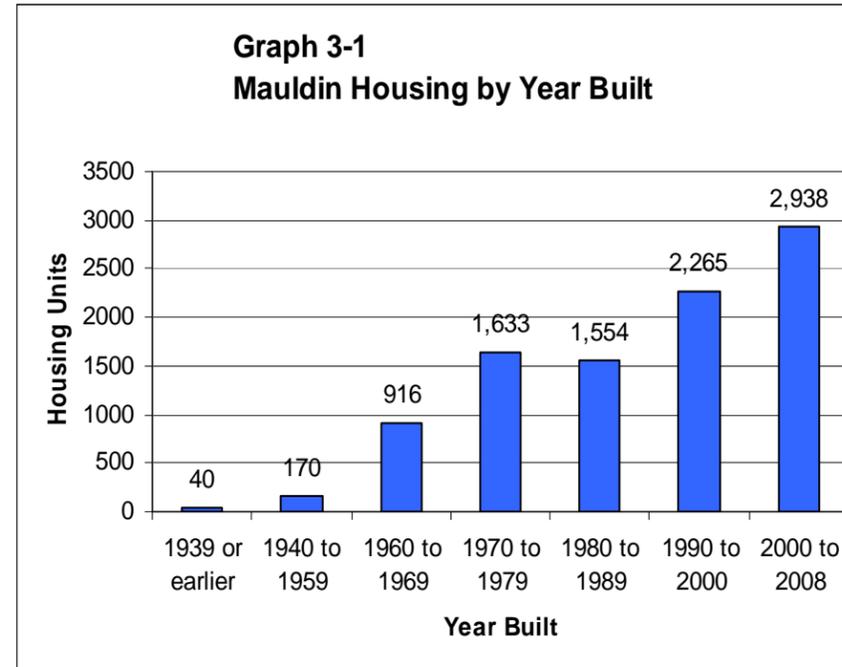
Less than 21 percent of dwellings in Mauldin were built before 1970, and less than one percent was built before 1960, so the City has relatively few issues with substandard and deteriorated housing stock. However, the earliest subdivisions in the City are at a critical point in their life cycle, as many homes may require repairs, renovations, or additions to remain attractive to new homeowners and to continue to appreciate in market value.

One key to maintaining the city's older neighborhoods is to continue to enhance city services and to improve community amenities, which will help attract new families to the city's established neighborhoods.

Housing Types and Condition

Single-family detached houses continue to be the predominant choice of the City's residents, accounting for 68 percent of all units in 1990 and 64 percent of units in 2000. Single-family attached housing (townhouses and patio homes) and duplexes saw small but significant increases in the 1990s.

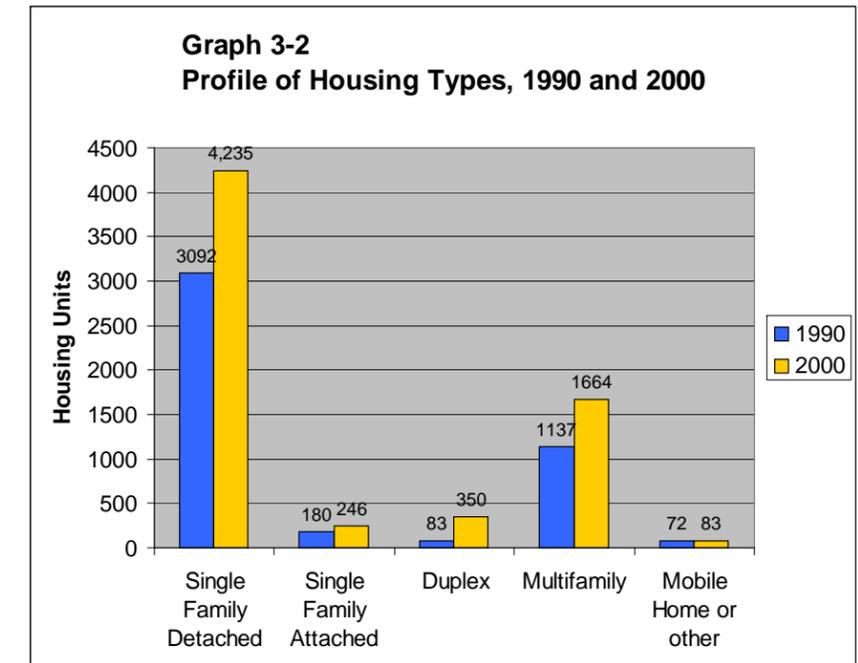
This small shift in housing preferences probably reflects an increasing share of households without school age children, and is likely to become a more pronounced trend in the future. Persons over age 65 are the fastest growing segment of the population, while younger people are generally waiting longer to marry and to have children.



**Table 3-1
City of Mauldin Housing by Year Built**

Year Built	Units
1939 or earlier	40
1940 to 1959	170
1960 to 1969	916
1970 to 1979	1,633
1980 to 1989	1,554
1990 to 2000	2,265
2000 to 2008	2,938
Total	9,516

Source: U.S. Census Bureau



**Table 3-2
Profile of Housing Types, 1990 and 2000**

Housing Type	1990	2000
Single Family Detached	67.7%	64.4%
Single Family Attached	3.9%	3.7%
Duplex	1.8%	5.3%
Multifamily	24.9%	25.3%
Mobile Home or other	1.6%	1.3%
Total	100.0%	100.0%

Source: U.S. Census Bureau

2000 Census data shows that typical housing units in Mauldin have 3 bedrooms. Less than 25 percent of homes have 4 or fewer rooms, and only 1.2 percent of homes had more than one occupant per room in 2000. None lack complete plumbing or kitchen facilities.

Since the 2000 Census, trends have shifted toward single family attached housing. Single family housing comprises 72 percent of the housing units in Mauldin. Multifamily housing has accounted for only 20 percent of new units permitted this decade, while several large townhome communities were built.

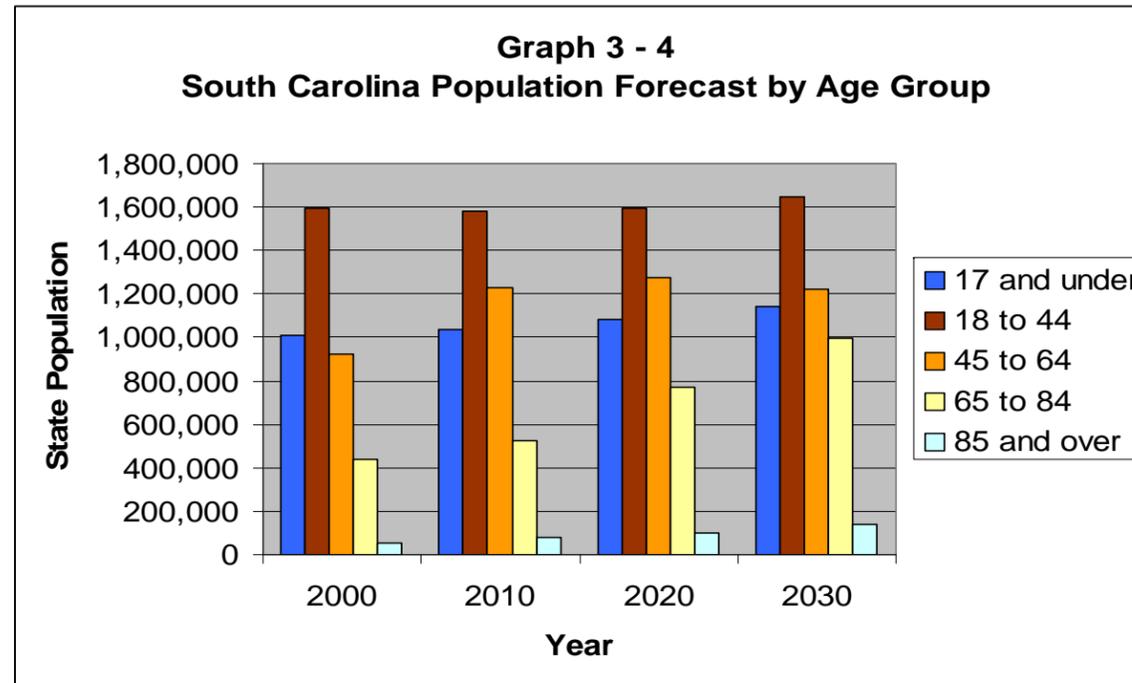
Housing Needs of an Aging Population

South Carolina population forecasts indicate that an additional 1.14 million people will live in South Carolina in 2030 compared to 2000.

As Table 3-3 and Graph 3-4 illustrate, fifty-seven percent of the state’s population growth is predicted to be in the 65 and over age group. The 65 to 84 age group is predicted to more than double from 2000 to 2030; while the over-85 age group is expected to nearly triple.

The disproportionate growth in South Carolina’s older population reflects both the aging of current residents as well as the in-migration of retirees that is anticipated as the baby boom generation reaches retirement age.

The aging of the population likely will increase demand for smaller, one-level, low-maintenance housing, a very different product from what has traditionally been built in Mauldin, where most new houses are relatively large two story structures. While the actual housing market impact of the growth in older population is difficult to predict, Table 3-4 below illustrates the potential impact, suggesting that up to half of the new housing



Smaller ranch houses, like the one pictured above, are an attractive and affordable housing option for a wide range of households

	2000	2010	2020	2030	% Change
17 and under	1,009,641	1,036,349	1,085,384	1,143,807	13%
18 to 44	1,593,806	1,578,563	1,595,653	1,649,374	3%
45 to 64	923,232	1,226,132	1,275,290	1,220,929	32%
65 to 84	435,064	527,407	767,362	993,173	128%
85 and over	50,269	78,253	98,888	141,286	181%

Source: U.S. Census Bureau, State Interim Population Projections by Age and Sex: 2004 - 2030

units will be focused on smaller, lower maintenance, attached housing types.

Table 3-4 is based on generalized assumptions about housing preferences, and is intended to show the general impact that demographic changes and an aging population has on the type of housing units that may be needed 20 years from the writing of this plan. The key assumptions are that 70 percent of persons under age 65 will continue to choose single family detached housing, while 60 percent of those over 65 will choose to “downsize” to one-level low-maintenance housing if good choices are available.

Housing as a City Center Economic Development Tool

Revitalization efforts for downtowns virtually always include new residential development in the city center area. Housing within easy walking distance of downtown businesses supports economic development in several ways:

- Reduces demand for parking, allowing better utilization of what is usually the most expensive land in the city;
- Expands the nearby customer base for city center businesses;
- Generates more activity in the area on weekends and evening hours, which makes the area appear more “alive,” more attractive and safer to passing traffic.

In many cities, historic buildings such as textile mills are adapted to residential use, and the upper floors of retail buildings are converted to apartments. New construction also occurs in the form of townhouses, condominiums, and small-lot single family houses.

While Mauldin lacks the historic buildings that have been converted to housing in many cities, several subdivisions are within easy walking distance of the city center. These include Hyde Park, Sunset Heights, Knollwood Heights, and Glendale.

**Table 3-4
Mauldin Planning Area Estimate of Housing Needs through 2030**

Age Group	Additional Housing Units By Age Group	Estimated Persons per Dwelling	Percent of Total Demand for New Housing	Additional Single Family Detached Dwellings	Additional Attached Dwellings [1]	Percent Detached Single Family
64 and under	2,213	2.45	36%	1,549	664	70%
65 and Over	4,012	1.80	64%	1,605	2,407	40%
Total	6,225	2.24	100%	3,154	3,071	51%

[1] Includes townhouses, condominiums, patio homes, independent living and assisted living communities



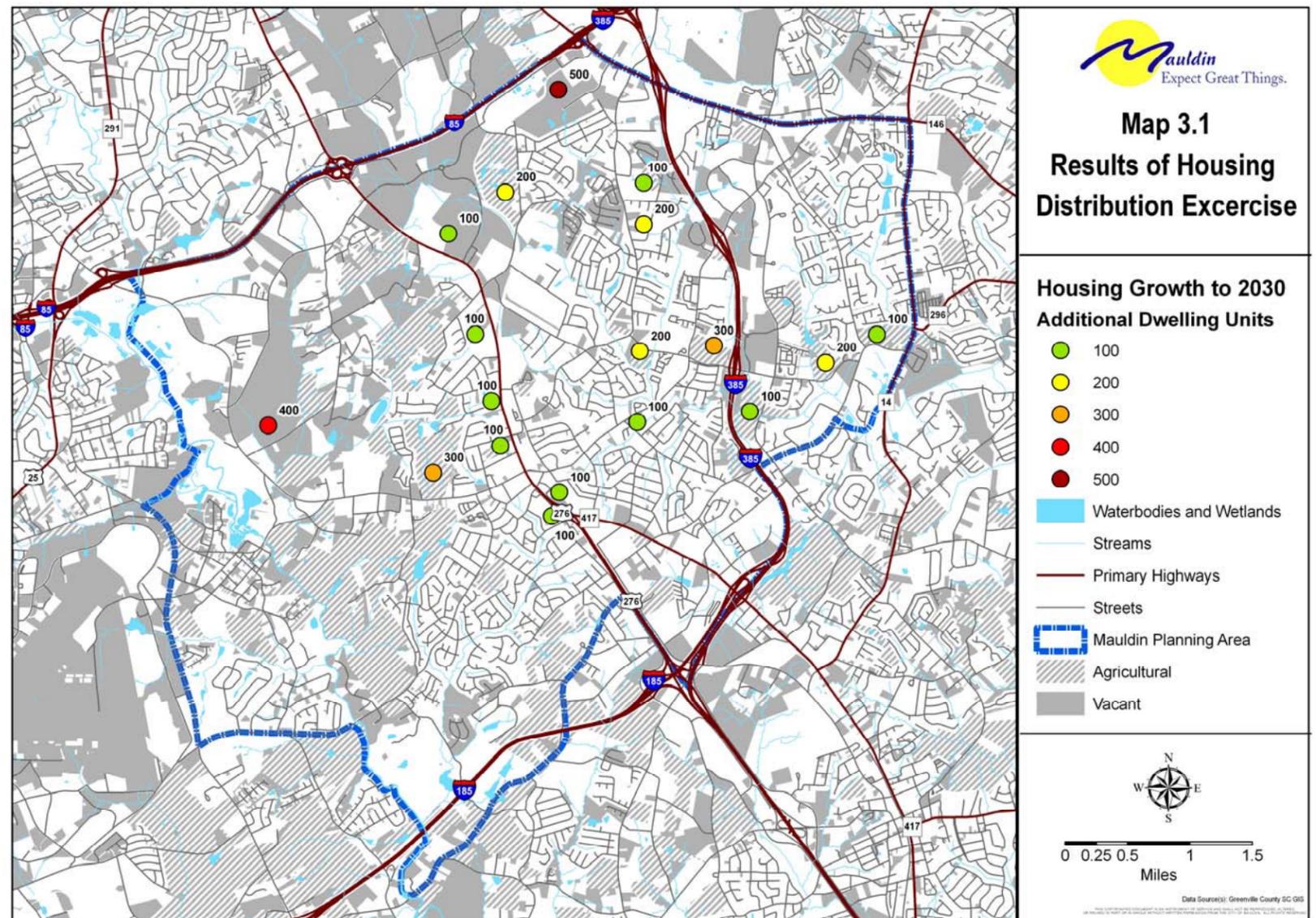
An aging population will create more demand for low-maintenance patio homes like these.

Map 3-1 shows the results of a hands-on exercise conducted with the “People and Places” citizens’ advisory group that provided input on the Population, Housing, Land Use, and Natural Resources sections of this plan. The group was given a map that identified vacant property in the Mauldin Planning Area, assigned the task of placing an additional 3100 housing units in the Mauldin Planning Area – approximately the number of dwellings needed to house the areas expected population growth through 2030.

Pennies, each representing 100 dwelling units, were used to represent groups of new houses. A single penny placed on the map covered an area roughly equal to 30 acres; pennies were stacked to illustrate higher density housing types like patio homes or townhouses. Pennies placed on small vacant parcels also suggest more compact housing types.



Above, the results of the People and Places Advisory Group’s distribution of new housing expected in the Mauldin area by 2030.



At right, citizens’ advisory group members consider locations for new housing in Mauldin



The housing distribution exercise was completed quickly, but it illustrates the potential to add significant amounts of infill housing within the existing developed area of the City. Interestingly, the group identified opportunities for 800 new housing units within a mile of City Center.

Opportunities to increase the supply of housing in Mauldin's city center include:

- Development of mixed-use neighborhoods on undeveloped or underdeveloped properties along Main Street;
- Redevelopment of properties currently used as warehouse, storage or distribution centers as mixed use neighborhoods;
- Development of vacant property on West Butler and on Neely Ferry Road.



Single-family homes in the Miller Heights subdivision are built on lots of one-sixth of an acre



Townhouse subdivisions usually have about 8 dwellings per acre

Specific housing types that should be considered in the City Center area include:

- Small-lot single family houses;
- Townhouses or rowhouses (attached single family houses);
- Patio homes on one level (for seniors and persons with disabilities);
- Apartments or condominiums above retail shops or offices, although the high cost per square foot (usually \$200 to \$300) of residential space above commercial space makes this type of housing unlikely in Mauldin unless a thriving downtown environment is created;
- Accessory units, which could include in-law suites, garage apartments, or "granny flats" where lot size and zoning is adequate to meet setback requirements.

Small lot single family houses would be similar to bungalows found in the "streetcar suburbs" of the 1920s, which generally

were built on lots of 1/6 to as little as 1/10 acre (about 40' by 100'). New subdivisions in Mauldin built at this density are The Reserve at Bridges Crossing (1/8 acre lots) and Miller Heights (1/6 acre lots). Gross density, including streets and common areas, is typically 4 to 7 houses per acre.

Townhouses are illustrated by Creekside at Bridges Crossing or by Hadley Park on Butler Road. Homes sit on deeded lots of about 1/12 of an acre, providing a small front yard and a back yard about 30 by 40 feet. Community open space surrounds the deeded lots. Gross density of 7 to 9 houses per acre is typical for townhouses.

Patio homes are illustrated by Cooper's Lake on Holland Road, which are on 1/20 acre lots that include essentially just the footprint of the house, garage and porch. The deeded lots are surrounded by community open space, and gross density is typically 8 to 10 units per acre.



Patio homes like these in Cooper's Lake are popular with seniors, single-parent families, and others who want single-family homes with less maintenance

Housing Affordability

Housing affordability is influenced by both the price or rent of housing units as well as transportation cost for residents. In recent years, the term “driving to qualify” has emerged to describe a phenomenon in which homebuyers bought houses at the extreme fringes of metropolitan areas in order to obtain larger houses at lower cost. In many cases, the additional fuel and vehicle maintenance costs exceeded the savings on rent or purchase price of the housing. Many people who “drove to qualify” became victims of \$4-a-gallon gasoline and lost homes to foreclosure in the housing market collapse of 2008 and 2009.

An October 2006 report by the National Housing Conference’s Center for Housing Policy (CHP), titled “A Heavy Load: the Combined Housing and Transportation Burden for Working Families,” found that the average household spends 48 percent of its’ income on transportation and housing, while working family households (those with annual incomes between \$20,000 and \$50,000) spend 57 percent of their income on housing and transportation. The situation is made even more difficult because transportation and housing costs are rising faster than incomes.

The Center for Housing Policy recommends several policies to improve housing affordability, including:

- Consider housing and transportation policies together: an example is to develop affordable housing within easy walking distance of transit lines and city centers;
- Encourage infill development near existing employment centers and on undeveloped parcels in existing neighborhoods.
- Encourage job development near existing moderate income neighborhoods.

While Mauldin has the highest median household income of any of the six cities in Greenville County, households with incomes below median may still have difficulty finding suitable housing. Generally, housing costs are considered burdensome when more than 30 percent of household income is required for housing costs. Among renter households, over 28 percent spend more than 30 percent of their income on housing, while only 13 percent of households that own their homes spend 30 percent or more on housing.

Housing affordability could be improved by increasing the supply of affordable rental property, or by promoting home ownership. Home ownership stabilizes a household’s monthly housing expense, while rents generally increase over time.

The Greenville County Redevelopment Authority (GCRA) has been a very good partner with the City in developing quality affordable housing using federal Community Development Block Grant (CDBG). Examples of the single family homes and two-family homes recently completed in Mauldin by GCRA are pictured at right; these houses are a positive addition to the neighborhood.

The South Carolina State Housing Finance and Development Authority offer several programs for affordable housing. Below-market financing is available for affordable housing for low- and moderate-income first-time homebuyers; the first time buyer requirement may be waived for single parents and persons with disabilities. Competitive financing programs also are available for developers of multifamily housing.

The SC Housing Finance Authority evaluates the suitability of sites for affordable housing based on proximity to the following community services within 1.5 miles:



GCRA recently completed these new affordable “over and under” duplex apartments at Rainbow Circle and Miller Road



Highest Value Services

- Full Service Grocery Store
- Public Schools (family developments only)
- Senior Activity Center (older persons developments only)
- Public Transportation
- Public Park/Playgrounds / Public Recreation Centers
- Police Station/ Fire Station

Other Services

- Convenience Store / Gas Station
- Hospital / Health Department
- Doctor's Office (General practitioners only)
- Pharmacy / Drug Store
- Restaurant
- Public Library (No School Libraries accepted)

These criteria will be useful to city staff in future efforts to identify suitable sites for affordable housing.

Inventory of Subdivisions and Apartment Communities

An apartment inventory was obtained from the Appalachian Council of Governments and is presented in Table 3-5. Mauldin currently has an appropriate balance of single family to multi-family housing, with multi-family making up about 30 percent of the housing inventory, in line with matching the county, state and national averages (see Table 3-6).

An inventory of subdivisions in the city also was compiled (Table 3-7), including information on housing size and cost, to illustrate the range of single-family housing choices available within Mauldin's city limits. Only a few single-family homes in the City are not in subdivisions.

Name		Address	City	STATUS	UNITS
Laurel Woods Apartments		350 Fairforest Way	Greenville	Existing	192
Mauldin Heights		901 N Main Street, #87	Mauldin	Existing	80
Avalon Apartments	[1]	490 Wenwood Road	Greenville	Existing	72
Hyde Park		10 Moore Street	Mauldin	Existing	50
Windmill Apartments		299 Miller Road	Mauldin	Existing	128
Mauldin Gardens	[1]	330 Miller Road	Mauldin	Existing	65
Lions Gate		288 Old Mill Road	Mauldin	Existing	144
Berkley Pointe Apartments	[1]	500 Wenwood Road	Greenville	Existing	188
Ravenwood Apartments		735 North Main Street	Mauldin	Existing	81
Miller Oaks Village	[1]	303 Miller Road, #700	Mauldin	Existing	100
The Terrace at Butler		771 E. Butler Road	Mauldin	Existing	132
The Arbors at Brookfield		782 East Butler Road	Mauldin	Existing	700
Gleneagle		1011 West Butler Road	Mauldin	Existing	192
Ashmore Bridge Estates		423 West Butler Road	Mauldin	Existing	246
Lexington Place		130 Willow Forks Dr	Mauldin	Existing	144
The Vinings at Brookfield		815 E. Butler Road	Mauldin	New	224
Millennium Apartment Homes		221 Fairforest Way	Greenville	New	305
Alta Brookwood		535 Brookwood Point Place	Mauldin	New	256
Verandas at The Point		Woodruff Rd at I-85	Greenville	Planned	692
Total					3991
[1] Rents are income-dependent (affordable housing)					
Source: 2008 Greenville County Multi-Family Housing Survey, SC Appalachian Council of Governments					

Table 3-6
Multi-Family Housing Summary

	Total Housing Units	Multi-Family Housing Units	Market Rate Multi-Family Housing Units	Income-Dependent Multi-Family	Multi-Family % Income-Dependent	% Multi-Family
City of Mauldin (2008 estimate)	8,837	2,542	2,377	165	1.9%	28.8%
Greenville County (2008 estimate)	190,020	24,663	20,335	4,328	2.3%	13.0%
South Carolina (2000 data)	1,753,670	634,807	n/a	n/a	n/a	36.2%
United States (2000 data)	115,904,641	39,591,231	n/a	n/a	n/a	34.2%

Sources: 2008 Greenville County Multi-Family Housing Survey, SC Appalachian Council of Governments
U.S. Census Bureau, Census 2000 and 2008 Housing Unit Estimates





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Table 3-7
City of Mauldin Single Family Housing Inventory
Includes Attached Single Family

Name	Number of Developed Lots	Average Market Value	Average Square Feet	Average Bedrooms
FAMILY CIRCLE HOMES (CONDOS)	22	36,017	702	2.0
BENT BROOK TOWNHOUSES	19	68,155	963	2.0
RAINBOW PLACE	10	69,256	920	2.0
SUMMER WOODS	54	75,359	1034	2.2
PARKSIDE VILLAS	10	76,948	981	2.0
DANIEL COURT	24	84,031	1068	2.0
WOODWIND TOWNHOUSES	114	89,686	1270	2.3
COMMONS AT BUTLER	38	90,558	1262	2.2
PARKWOOD	75	91,134	1241	3.1
BROOKFIELD TOWNES	40	97,821	1256	2.3
MONTCLAIRE	149	98,175	1386	2.9
WINDSOR PARK	95	99,211	1321	2.9
DEER RIDGE	61	99,531	1489	3.3
PINE FOREST	193	99,548	1495	3.0
LAUREL HEIGHTS	109	101,815	1290	2.4
FOREST TRAIL	16	102,246	1366	3.0
SUMMER STONE TOWNES	36	103,595	1238	2.5
OAK FOREST	101	105,743	1367	3.0
VERDIN ESTATES	118	108,226	1511	3.0

Name	Number of Developed Lots	Average Market Value	Average Square Feet	Average Bedrooms
COBBLESTONE COVE	87	108,400	1422	2.3
GOLDEN HEIGHTS	6	109,896	1512	2.8
HUNTERS POINTE	15	111,752	1542	3.1
GLENDALE	290	112,574	1633	3.1
PEACHTREE TERRACE	48	113,622	1630	3.1
ADAMS MILL ESTATES	85	114,595	1784	3.2
WOODHEDGE	48	114,738	1639	3.0
PINE VALLEY ESTATES	41	115,760	1667	3.3
BISHOP HEIGHTS	89	116,438	1778	3.2
EASTDALE	152	116,830	1642	3.1
GLEN GARRY	71	118,661	1518	3.0
MAULDIN HEIGHTS	6	118,701	1767	3.2
CARLTON PLACE	115	119,475	1415	2.5
MEADOW WOOD	49	123,334	1729	3.0
BURDETT ESTATES	100	124,613	1824	3.3
WHISPERING OAKS	18	124,861	1376	2.1
HOLLY SPRINGS	119	125,069	1695	3.3
SUNSET HEIGHTS	85	127,319	1758	3.4
CAMERON PLACE	57	127,558	1390	2.7
GREENBRIER	20	128,276	1766	3.3
CEDAR TERRACE	1	130,429	1624	3.0
HILL PLACE	84	130,532	1688	3.0
HILLSBOROUGH	161	131,596	1722	3.2



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Name	Number of Developed Lots	Average Market Value	Average Square Feet	Average Bedrooms
MAPLE GROVE	110	132,633	1709	3.2
HADLEY PARK	152	133,196	1628	2.9
ENCLAVE AT BRIDGES CROSSING	57	133,197	1517	3.0
PINE GATE	41	133,334	1770	3.1
VINEYARD AT PLANTERS ROW	178	134,396	1730	3.1
VINEYARD AT PLANTERS ROW	178	134,396	1730	3.1
NOT IN SUBDIVISION	424	135,994	1641	3.0
CREEKSIDE AT BRIDGES CROSSING	70	136,642	1489	2.9
COOPERS LAKE	80	138,358	1514	2.4
FORRESTER CHASE	82	139,154	1821	3.0
THE GROVE	180	140,636	1905	3.4
CRESCENTWOOD VILLAGE	43	142,041	1532	3.2
BUTLER STATION	216	145,062	1870	3.2
WOODCREEK	59	147,129	1880	3.3
RUSTIC ESTATES	29	147,856	2110	3.5
BRYSON HOLLOW	20	149,085	2014	4.0
LAUREL MEADOWS	102	150,951	1939	3.3
BROOKSIDE	139	153,280	2211	3.7
BETHEL PLACE	7	153,411	2009	3.1
BETHEL OAKS	13	154,273	1852	3.1
TILLMAN COURT	7	155,131	1808	3.0
WYNDHAM PLACE	60	155,863	1695	2.8
GARDENS AT BRIDGES CROSSING	40	157,537	1954	3.3

Name	Number of Developed Lots	Average Market Value	Average Square Feet	Average Bedrooms
TANNER'S MILL	167	159,429	2061	3.4
RICELAN SPRINGS	73	160,514	1891	3.1
EASTCREEK	29	161,979	1879	3.0
PLANTERS ROW	298	164,448	2141	3.6
LAKEWOOD	2	165,527	2108	3.5
KNOLLWOOD HEIGHTS	238	166,286	2113	3.6
BETHEL GREENE	63	168,110	2065	3.2
FORRESTER WOODS	338	172,299	2208	3.7
THE RESERVE AT BRIDGES CROSSING	15	176,341	1957	3.0
SUMMERFIELD	182	184,260	2302	3.9
BUTLER FOREST	18	185,626	2547	3.4
EMERALD OAKS	6	192,626	2043	3.3
FORRESTER CREEK	53	195,518	2411	3.5
PENNBROOKE AT ASHBY PARK	49	199,448	2413	3.9
LANSFAIR AT ASHBY PARK	50	199,994	2104	3.1
FORRESTER FARMS	24	200,433	2336	3.5
ASHFORD	66	214,045	2572	3.5
FORRESTER WOODS ESTATES	86	312,640	3374	3.8
HEARTWOOD	4	483,132	3787	3.8
Totals	7156	137,434	1,776	3.2
Source: Greenville County Tax Assessor's Database				



Goals and Objectives

Goal 1: Promote an appropriate mix of housing choices to meet existing and future housing needs

Objective 1.1: Increase the supply of single-level housing units that are attractive to and suitable for seniors and persons with disabilities

Implementation Strategies:

- a. Require a limited percentage of units in new multi-family developments and attached single-family developments to be ground-floor single-level units
- b. Reduce required parking spaces for small single-level units.

Objective 1.2: Pursue appropriate strategies for development of convenient, attractive and affordable workforce housing

Implementation Strategies:

- a. Develop an inventory of sites that offer convenient access to community facilities and essential services that are suitable for income-qualified housing.
- b. Identify successful workforce housing strategies used by other similar communities.
- c. Continue to work with Greenville County Redevelopment Authority to develop attractive affordable housing units at a small scale on scattered sites.

Goal 2: Ensure the continued attractiveness of aging single-family neighborhoods in Mauldin

Objective 2.1: Encourage the development of neighborhood associations in the City's subdivisions to proactively address neighborhood issues and concerns.

Implementation Strategies

a: Coordinate outreach efforts with all City departments and functions to build effective communications with neighborhoods

b: Create a Council of Neighborhoods to provide a forum for presidents of neighborhood associations to share ideas and communicate needs with City officials

Objective 2.2: Ensure that all neighborhoods have convenient access to parks, trails, and quality-of-life amenities

Implementation Strategies

a: Provide public park facilities and open space within one mile of all city neighborhoods

b: Improve and expand sidewalks and bicycle pathways to provide safe and convenient access to parks and recreation facilities for all residents

Objective 2.3: Ensure public facilities and private properties are well maintained.

Implementation Strategies

a. Continue proactive code enforcement activities throughout the city.

b. Develop and amend development codes to ensure adequate ability to promote quality development and to maintain high standards in existing development.

c. Develop effective capital improvement plans, with adequate funding to ensure city parks, city streets, sidewalks are well maintained

Goal 3: Encourage development of pedestrian-friendly mixed-use neighborhoods within walking distance of existing or new neighborhood commercial areas or City Center that will appeal to young professionals relocating to the Upstate.

Objective 3.1: Coordinate with Greenville County to evaluate form-based codes as a more flexible alternative to traditional zoning and subdivision regulations.

Implementation Strategy



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Research form-based codes and other alternatives to traditional zoning, and provide information to City Council and citizens through workshops and website postings.

Objective 3.2: Encourage consolidation of vacant or underutilized properties into larger parcels for planned development in the City Center area and in areas where mixed use neighborhoods are desirable.

Implementation Strategy

Establish guidelines for infill development that address pedestrian facilities, road improvements, and design standards.