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Dalton Celebrates Groundbreaking of Hamilton Street Rural Workforce Housing Project

Dalton, GA — Community leaders, partners, and state officials gathered today to break ground on the **Hamilton Street Rural Workforce Housing Project**, a 40-unit urban infill development designed to provide high-quality housing for the local workforce. The event marks a major milestone in Dalton's strategic efforts to support economic development through thoughtful and creative housing solutions.

The project is made possible by a **\$1.5 million grant** from the **Georgia Department of Community Affairs (DCA)** as part of the **Rural Workforce Housing Initiative**, which funds the road and utilities of this project that aims to bring new life to an underutilized property in Dalton's urban core. The grant and finished project will deliver **owner-occupied, single-family detached homes** ranging from one to three bedrooms, complete with **HOA standards** to ensure ongoing maintenance and beautification along the corridor.

"This project is about more than bricks and mortar — it's about people," said Carl Campbell, Executive Director of the Dalton-Whitfield County Joint Development Authority (JDA). "Over 30,000 of our workers live outside of our community, some commuting over an hour one way every day. This development is about creating opportunities for our workers and families that keep our community strong. It's about making sure they have more affordable, desirable options and a place to call home in the heart of Dalton. The JDA is proud to partner with Believe Greater Dalton and the Flooring Capital Development Corporation to make this project come to fruition."

The development was made possible through a strong public-private partnership, beginning with the City of Dalton, which provided land, matching funds, and vital technical support. The project also received generous support from The Lyndhurst Foundation, Mohawk Industries, the Peebles Family, and Dalton Utilities, which contributed construction-related utility relief. Grant assistance was coordinated through the Northwest Georgia Regional Commission. The neighborhood's design and development plans were

led by Kronberg Urbanists + Architects and Prime Engineering, with Integrated Siteworks overseeing the street and utility infrastructure. Proper Construction and Herndon Properties were selected as the vertical developers to build and sell the homes. Once completed, the Hamilton Street neighborhood will deliver new quality housing for local residents and bring meaningful reinvestment to an area just steps from downtown Dalton.

This project was inspired by the housing efforts of the Joint Development Authority and Believe Greater Dalton, whose evidence-based housing studies proved that the need for new housing was real. The studies identified critical gaps in local housing availability and helped shape the vision for workforce-focused, infill development. The data and insights provided through the study played a foundational role in guiding the goals of this initiative.

The initiative is designed to support talent retention and recruitment efforts by offering affordable housing options within walking distance of our downtown amenities and nearby jobs. The development is zoned as an **Urban Planned Unit Development (U-PUD)**. In August 2024, Whitfield County and the City of Dalton were awarded the 2024 Community Achievement Award by the Georgia Association of Zoning Administrators (GAZA) for the Urban Planned Unit Development (UPUD) document. The award recognizes the joint effort and innovation behind the UPUD, serving as a model for strategic growth, land use, and collaborative planning within urbanized areas.

Special guests at the event included Commissioner Christopher Nunn of the Georgia Department of Community Affairs, who praised the community's collaborative approach and commitment to workforce development. "Housing is critically important for building strong, vibrant communities," said Commissioner Nunn. "The innovative work that Dalton-Whitfield County is doing is important for the region's continued growth. Community leaders recognized the need to address zoning requirements to increase density. The OneGeorgia Authority is proud to support communities willing to be creative and proactive to help achieve their vision for the future."

Construction is set to begin this summer, with homes expected to hit the market in 2026 and 2027.

About the Rural Workforce Housing Initiative

The Rural Workforce Housing Initiative, funded through the OneGeorgia Equity Fund, is designed to address critical housing shortages in Georgia's rural communities by supporting the creation of quality, affordable housing near employment centers. Funds are awarded on a competitive basis to projects that demonstrate an ability to meet ongoing workforce housing needs identified through recent housing studies, address workforce

demands in communities with low unemployment, or reflect a strong local and regional commitment to improving housing stock. Priority is given to projects that foster collaboration between local governments, public agencies, and private-sector partners—strengthening both economic opportunity and community vitality.

For more information about the Hamilton Street development or workforce housing initiatives in Dalton-Whitfield County, contact Carl Campbell at edinfo@daltonchamber.org.