

The Capitol Green Community in Dover

The Ingerman Group

The Ingerman Group, the owners and management of the Capitol Green community in Dover, have recently re-opened the 132-unit rental community in Dover.

Constructed in 1955, the community — very near Legislative Hall — recently underwent comprehensive rehabilitation. The \$15 million rehabilitation, managed by the new owners, was completed in 2009 and included the construction of a new LEED community center with LEED features, major renovations of the interior and exterior of all units, and addition of handicapped-accessible units.

The transformation of Capitol Green into attractive new homes and a community center was made possible through the consistent support and creativity of the financial partners at the Delaware State Housing Authority, the Delaware Community Investment Corporation, and JP Morgan Chase along with City of Dover's contributions and endorsement of the vision to revitalize this housing resource for low and extremely low income families.

The rehabilitation preserved the site as affordable housing and supported the renewal of the site's project-based Section 8 subsidy contract, which make rents affordable for very- and extremely low-income households. This federal program no longer allows for the addition of



new units, making preservation of Delaware's existing subsidized sites a vital priority. Without this existing stock of affordable housing, the number of extremely low-income renter households facing dire housing challenges in Delaware would likely double.

The state funds used in the rehabilitation of Capitol Green were allocated by the Delaware General Assembly, honoring a request from Governor Markell and the Delaware State Housing Authority for critical capital to preserve this and other rental communities.

