Conifer Realty and Frederick County Launch The Heights on Himes, Bringing 145 Affordable Homes with On-Site Child Care

YMCA of Frederick County to open a Head Start center for about 88 children in Frederick County's first affordable housing development on County-owned land

FREDERICK, M.D., November 10, 2026 — Conifer Realty, LLC joined Frederick County Executive Jessica Fitzwater, the County's Division of Housing, elected officials and community partners to unveil the sign for The Heights on Himes, a new affordable housing community planned for the County-owned Prospect Center campus on Himes Avenue. The partners also announced that the YMCA of Frederick County will open an onsite Head Start center in the building.

Developed by Conifer in partnership with Frederick County, The Heights on Himes is expected to bring 145 affordable apartment homes to the county. It will be Frederick County's first affordable housing development built on County-owned land. The project puts into action a key recommendation of the County's housing needs assessment: using publicly owned land to speed up affordable housing development and create homes for a wider range of residents.

"Rent and child care are two of the biggest bills a family pays every month, and The Heights on Himes takes on both under one roof," said Matt Ojala, Vice President of Development, Conifer Realty. "Frederick County brought the land and a clear vision for what this campus can be, and the YMCA is bringing a program that will make a real difference for young children and their parents. We're proud to be part of a partnership that's putting public land to work for the people who live here."

The Head Start center will be located on the building's ground floor and is expected to serve approximately 88 children. Frederick County Government will support the

YMCA with the cost of outfitting the interior space to meet program needs.

"Today we are marking the beginning of a project that reflects our values and our vision for the future of Frederick County," said County Executive Fitzwater. "By bringing affordable housing, affordable child care, government services, and transit access together in one location, we are creating opportunity and helping families build a stronger future."

The need is clear. Frederick County established its Division of Housing and worked with the City of Frederick to update its housing needs assessment, which found that nearly one in five County households faces housing affordability challenges. Related studies show that local families spend nearly 19% of household income on child care, almost three times the federal affordability benchmark.

The Heights on Himes will be part of the Prospect Center campus, which the County is transforming into a hub for government services, emergency preparedness and community resources. Residents will have homes they can afford, child care in the same building, and public services and transit close by.

About Conifer Realty LLC

For more than 50 years, Conifer Realty, LLC has been a trusted leader in creating affordable homes and stronger communities. Founded in 1975, Conifer develops, builds, owns, and manages apartment communities where people can put down roots and look ahead with confidence. Today, Conifer owns and manages more than 15,000 apartment homes across more than 200 communities along the Eastern Seaboard, with plans to grow in the Northeast and Southeast as the need for attainable housing continues to rise. Through every community it serves, Conifer remains focused on getting affordable housing right and creating places where residents can live, grow, and thrive.

Visit www.coniferllc.com or find us on LinkedIn for more information.

Contact details

Dave Lanzillo
Vice President, Marketing + Communications
david.lanzillo@coniferllc.com
15854490342

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