



News Release

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Frederick County Announces Developer for Affordable Housing Project at 585 Himes Avenue

FREDERICK, Md. – Frederick County is pleased to announce the selection of Conifer LLC to develop county-owned land into affordable housing. The interim agreement signed this week is the first step toward building approximately 148 new units on a seven-acres site next to the Prospect Center on Himes Avenue. The project is a significant step toward meeting the goal of using County-owned land for affordable housing development, as well addressing the overall need for more housing in Frederick County.

“Everyone deserves housing that is affordable. This project represents a significant step forward in our efforts to provide quality housing options for our seniors, working families, veterans, and others who are currently priced out of the market,” County Executive Jessica Fitzwater said. “I look forward to seeing this vision come to life next to the future hub for County services.”

The interim agreement is the first step toward establishing a Comprehensive Agreement with Conifer. This initial step:

- gives Conifer access to the site to conduct surveys and environmental assessments;
- designates the firm as the County’s agent as it pursues land use approvals from the City of Frederick; and
- allows Conifer to apply for Low-Income Housing Tax Credits from the Maryland Department of Housing and Community Development.

Conifer was chosen by Frederick County as part of a competitive process to select the partner for this project. Conifer brings over 50 years of experience as an affordable housing developer, including more than 23 years of developing high-quality affordable housing for families and individuals in Maryland. The company recently completed the Overlook East project, which is an affordable Low-Income Housing Tax Credit property in the City of Frederick.

“Frederick County is tackling the housing challenge head-on, and we’re honored to be part of the solution at 585 Himes Avenue,” said Lisa Kaseman, Executive Vice President of Conifer Realty. “Over more than 50 years, Conifer has built 300+ communities that give families stability and opportunity, and we’re excited to bring that experience to this partnership. We can’t wait to get to work with the County and the community to bring this project to life.”

Community engagement will be a key component throughout the development process, ensuring that the voices of Frederick residents are heard and incorporated.

A Comprehensive Agreement is expected to be completed by June 30, 2026.

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