

KENNEBUNKPORT, Maine — Neighborhood Housing Trust kicked off the summer by breaking ground on Landon Woods, its new development off Beachwood Avenue, on June 26.

The organization, formerly known as Kennebunkport Heritage Housing Trust, is working with Patco Construction of Sanford to build three new duplexes on nearly 5 acres of newly cleared land.

The six units will be in step with the trust's ongoing mission of providing affordable housing options for working families and seniors, according to Larissa Crockett, the organization's executive director.

The duplexes will be a mix of single-story, two-bedroom homes, and two-story, three-bedroom homes, and will be sold to households earning no more than \$110,240 annually, according to the organization.

Larissa Crockett, the executive director of the Neighborhood Housing Trust, stands on the future site of Landon Woods, a development of three new and affordable duplexes off Beachwood Avenue in Kennebunkport, Maine, on June 25, 2025.

"They'll look like a classic New England farmhouse," Crockett said during a visit at the site on June 25.

The homes are being offered at a time when the median listing price for a home in Kennebunkport in May was \$1.8 million, the organization noted, citing statistics from Realtor.com.

"Without places for fishermen, local business owners, teachers, firefighters, and other hardworking people to live, Kennebunkport and the surrounding towns become less viable, vibrant and resilient," Crockett said.

Construction begins as Housing Trust eyes year-end move-in

Currently, the land is being cleared. Crockett said blasting work is expected to start in July, with some of the frames of the new homes taking shape by the end of August "if we're really lucky."

"We're really hoping that these homes will be done and closed on by the end of December," Crockett said.

Neighborhood Housing Trust will start an "intensive marketing campaign" this summer to attract applicants for the homes and to prepare them for the responsibilities of homeownership, according to Crockett.

"We want you to be really ready to get the best mortgage that's good for you and your household," she added.

The site is a short distance from Rotary Park, with its playground and tennis courts, and is near the trails of the Kennebunkport Conservation Trust, Crockett said.

"For the folks that live here, it's going to be such a nice, easy access point for physical activity and recreation outside," she said.

The town of Kennebunkport donated the land. Bangor Savings Bank, the Genesis Fund, MaineHousing, and private donors are all funding the construction.

From Heritage Woods to Landon Woods: A model that works

Kennebunkport Heritage Housing Trust was founded in 2018, originally with the goal of building 25 new homes in the community by 2025. The organization renamed itself Neighborhood Housing Trust in 2024 and broadened its mission of creating affordable housing to include Kennebunk and Arundel.

The nonprofit completed its first housing project, Heritage Woods, located off School Street, in 2022. That neighborhood also features six homes.

According to Neighborhood Housing Trust, a recent sale in the Heritage Woods development “confirmed the viability” of the organization’s permanent affordable model by keeping the property inside 120% of area median income, or AMI, when it went on the market.

Crockett said the organization is grateful to see Landon Woods get underway and is keeping its eye out for more opportunities to build affordable, year-round homes in Kennebunkport. For that to happen, the organization is hoping to hear from local landowners who are seeking meaningful ways to contribute to the community.

Specifically, Crockett said, the organization is looking for someone from Kennebunk, Kennebunkport, or Arundel who is looking at that acre of land they own and thinking, “What would best serve my community?”

“Maybe the best for this community is a really wonderful home that welcomes a household that is going to work and live year-round in this community and have their kids go to school here,” Crockett said. “We’d like to enter into a conversation.”

For more information about Neighborhood Housing Trust — how to apply for a residence or how to donate to the cause — visit www.nhtmaine.org.