



## Town of Windham, Maine

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### Memorandum

DATE: May 21, 2026  
TO: Robert Burns, Town Manager  
FROM: Jonathan Rioux, Code Enforcement Director  
RE: Growth permit issued per category (year to date)

This memorandum provides an update on the current status of housing unit allocation and usage, referencing the specified limits for affordable housing and different growth zones. The data below summarizes the remaining units available for development in each category.

### **Current Housing Unit Status**

Category	Allowed Units	Units Used to Date	Balance Remaining
Affordable Housing	19	0	19
Single-Family Homes (SFH)	78	11	67
Multi-Family Allowed	78	0	78
Duplex Allowed	28	28	0

### **Farm Zone Status**

Category	Allowed Units	Units Used to Date	Balance Remaining
Farm Zone Allowed	45	6	39

### **Council Reserve Pool Activity (Developer Agreements)**

Project Location	Total Approved Units	Total Buildings	Structure Breakdown
Stillwater and Waben Drive	100	8	7 twelve-unit buildings 1 sixteen-unit building

### **Key Takeaways:**

- Duplex development has reached its maximum limit carried over<sup>1</sup> from last calendar year.
- Single-Family & Farm Zones: Single-Family Home allocations remain mostly open with 86% of capacity remaining. The Farm Zone retains 87% availability of its allocation open.
- Total Base Activity: Excluding special reserves, 39 of the 203 baseline available housing units have been allocated year-to-date.
- The growth permits issued do not represent the actual number of dwelling units or structures built (certificate of occupancies issued) per Calander year.