



Town of Windham, Maine

Code Enforcement Department
8 School Road
Town Hall- Second Floor
Zoning- Building Inspections- Code Enforcement

Tel: (207) 894-5960 ext 1
Fax: (207) 892-1916
www.windhammaine.us

Memorandum

DATE: July 22, 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	16	62
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	11	34

Council Reserve Pool Activity (Developer Agreements)

Project Location	Total Approved Units	Total Buildings	Structure Breakdown
Stillwater and Waben Drive	172	14	13 twelve-unit buildings 1 sixteen-unit building

Key Takeaways:

- Duplex development has reached its maximum capacity for 2026. There are 4 duplexes pending for the next calendar year.
- Single-Family & Farm Zones: Single-Family zones retain 79.5% availability, while Farm zones retain 75.6% capacity.
- Total Base Activity: Excluding special reserves, 44 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 Calendar year.