



Town of Windham, Maine

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Memorandum

DATE: March 26, 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	9	69
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

Key Takeaways:

- **Duplex** development has reached its **maximum limit carried over¹ from last calendar year**.
- **Multi-Family** and **Affordable Housing** represent the largest areas for potential growth, as neither category has seen any utilization to date.
- **SFH** and **Farm Zone** categories remain largely open, of the 78 allowed SFH units, 9 are used, leaving a balance of 69 (approximately 88% remaining)
- The total development potential across all categories is: $19+78+78+28 = 203$ **total units**
- **Overall Housing Activity:** Total housing units used to date are 37 (9 SFH+28 Duplex +0 Multi-Family +0 Affordable), with the majority of current usage coming from duplexes.

Note: The growth permits issued do not represent the actual number of dwelling units or structures built (certificate of occupancies issued) per Calendar year.

Footnote: ¹ At the end of each calendar year, if the number of approved applications for growth permits exceeds the number of permits available for issuance from the annual allocation and Code Enforcement Officer's reserve pool, such approved applications shall remain pending into the next calendar year and shall retain their ranking according to the order in which they were approved as complete.