



Town of Windham, Maine

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Memorandum

DATE: March 3, 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 | 7 | 71 |
| 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 | 4 | 41 |

Key Takeaways:

- **Duplex** development has reached its **maximum limit carried over¹ from last calendar year**. No further permits can be issued in this category without a revision of the allowed units.
- **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, with 91.1% of their respective capacities still available.
- The total development potential across all categories is: $19+78+78+28 = 203$ total units

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: ¹At 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.