



## Town of Windham, Maine

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### **Memorandum**

DATE: March 16, 2026  
TO: Robert Burns, Town Manager  
FROM: Jonathan Rioux, Code Enforcement Director  
RE: 2025 Statewide Housing Survey Results

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Please find the summary of the 2025 Statewide Housing Survey data for the Town of Windham. This data tracks our residential growth, permitting activity, and housing stock changes over the last calendar year.

### **Overview & Purpose**

In accordance with LD 1184, Maine's regional planning organizations are coordinating this data collection for the Housing Opportunity Program (HOP). This standardized reporting of permits, certificates of occupancy, and demolitions helps track progress toward statewide housing goals. This data will be made publicly available via the [State of Maine Housing Data Portal](#).

As a municipality with over 4,000 residents, Windham is eligible for 90% reimbursement of the administrative costs associated with this annual reporting requirement.

### **2025 Housing Permitting & Growth**

In 2025, Windham issued building permits for a total of 169 new housing units:

- Multi-Family (5+ Units): 74
- Single-Family Houses: 57
- 2-4 Unit Buildings: 22
- Accessory Dwelling Units (ADUs): 16
- Income-Restricted Affordable Units: 0

### **2025 Certificates of Occupancy (CO)**

A total of 62 units became habitable and received COs in 2025. While lower than the total permits issued, this reflects a significant volume of projects currently in the construction pipeline.

### **Breakdown of Units Completed in 2025:**

- Single-Family Houses: 29
- 5+ Unit Buildings: 12
- 2 Unit Buildings: 8
- ADUs: 7
- 3-4 Unit Buildings: 6
- Total Units Completed: 62

Note: there were zero housing units lost to demolition during this period.