



## Town of Windham, Maine

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### Memorandum

DATE: October 14, 2025  
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	39	39
Multi-Family Allowed	78	74*	4
Duplex Allowed	28	28	0
Farm Zone Allowed	45	20	25

### Key Takeaways

- **Duplex Units:** The allocation for duplex units has been fully utilized. No further duplex units can be allocated under the current limits.
  - 20 of the 42 dwellings units were issued for the Dolley Farms Subdivision. The remaining 22 units will be issued on January 1<sup>st</sup>, 2025, leaving a balance of 6 units (3 duplexes) for the 2026 calendar year.
- **Affordable Housing:** All 19 affordable housing units remain available for future projects.
- **Single-Family Homes:** Nearly 50% of the single-family home allocation has been used, with 39 units still available.
- **\*Multi-Family Units:** During the calendar year, the town issued 8 growth permits for a total of 74 new housing units. The Town Council allocated 5 permits for 44 units, and the code enforcement department issued 3 permits for 30 units. Only 4 individual multi-family units remain in the annual allowance. The growth permits issued are for a 24-unit building at 15 Anglers Rd and a 50-unit building at 963 Roosevelt Trail.
- **Farm Zone:** The allocation for the Farm Zone is still open, with 25 of the original 45 units remaining.

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