



GPBR Legislative Updates

August 2026 Local Policy Tracking Report

As you can see from the number of housing headlines, **things are certainly picking up!** After Labor Day, municipalities buckle down and housing, development, and local policy discussions kick into high gear.

On Our Radar: Portland is actively considering changes to its Rent Control Ordinance ahead of its **November 2027 sunset**. With potential changes taking shape, we're watching this process closely and will keep you informed every step of the way.

Local and State Government Matters: With several local and state elections coming up November 3rd, we'll share candidate information as it becomes available. To learn more about candidates and election information across Maine, visit the state's Upcoming Elections page: [Maine's Upcoming Elections](#).

Gorham Moves Toward Sprinkler Reform: With support from an NAR grant, GPBR commissioned North Star Planning to help Gorham explore sprinkler reform and create a template other municipalities can use to **reduce barriers to new housing construction**.

There's a lot to track, so we've done some of the digging for you. Check out what's happening in your community below!

Cape Elizabeth

- Mixed-used building proposed for Cape Elizabeth vacant lot, [covered here by Maine Biz](#)
- 2 Town Council Open, [more info here](#)
- Town [Council Report Here](#)
- Cape Town [Manager's Report Here](#)
- Meeting and [agenda here](#)

Cumberland

- Latest [Cumberland Crier here](#)
- [Agenda Center here](#)

Falmouth

- 37-home expansion underway at Falmouth senior living community, [covered here by Maine Biz](#)
- Sign-up For Free Energy Coaching Session, [more info here](#)
- Latest [Falmouth Newsletter here](#)
- [Calendar and agendas here](#)

Freeport

- The Town of Freeport offers an online permitting system, [more info here](#)
- Coffee with Councilors - Come discuss ideas and concerns with Town Council leadership the first Monday of every month at 8 a.m.
 - [Visit the Town Council page](#)
- [Calendar and agendas here](#)

Gorham

- Protesters gather to oppose Amazon facility on proposed site in Gorham, [covered here by News Center](#)
- Transportation Mobility Study In Process, [covered here by the Gorham Times](#)
- Gorham residents look to slow Amazon development over environmental concerns, [covered here by the PPH](#)
- Town Council [agenda](#)

Gray

- Village Transformation Project - [More info here](#)
- Gray [Town Newsletter here](#)
- [Agendas here](#)

New Gloucester

- [Council meeting schedule here](#)

North Yarmouth

- Revaluation Update, [More info here](#)
- Comprehensive Plan [Proposed changes to Land Use here](#)
- [Meeting and agenda here](#)

Portland

- 10 candidates to seek 3 Portland council seats, [covered here by the PPH](#)
- Portland's new social housing task force presents recommendations, [covered here by WGME](#)
- Improvements start on 140-unit Munjoy South affordable apartment complex, [covered here by Maine Biz](#)
- Portland greenlights 54 affordable apartments across from Maine Med garage, [covered here by the PPH](#)

- Portland waterfront workers question zoning change for Hearts of Pine stadium, [covered here by News Center](#)
- Portland City Council repeals downtown entertainment buffer, [covered here by the PPH](#)
- 2026 Best Practices: Technology- Portland Historic Preservation Program: <https://www.youtube.com/watch?v=DING9Jj5tSI>
- Portland hires two firms to study impact of sea level rise, [covered here by Maine Biz](#)
- Portland multifamily, condo markets soften in July: broker report, [covered here by Maine Biz](#)
- Take this [quick community survey](#) about the [Portland Urban Forest Management Plan](#) - open until September 20, 2026.
- Shape Federal Funding Locally: Please [take our community survey by September 15](#) to help guide how local housing and community development programs will run moving forward.
- Roux Institute is rising along Portland's waterfront, [covered by Maine Biz here](#)
- Portland Planning Board reviews plan for new affordable housing project, [covered here by WGME](#)
- [Meeting schedule here](#)

Pownal

- [Pownal Annual Town Report here](#)
- [Meeting calendar here](#)

Scarborough

- The Council created a new Tree Care Advisory Board
- Town Council [agendas](#).
- Planning Board [agendas](#)

South Portland

- SoPo planning board considers new housing on Broadway, [covered here by News Center](#)
- [3 easy ways to connect](#) with the City Council
- South Portland [Newsletter here](#)
- South Portland City Council and Planning Board [agenda](#)

Westbrook

- Westbrook joins growing list of Maine municipalities enacting data center moratoriums, [covered here by News Center](#)
- Information regarding the Municipal School Budget for FY2027 may be found at the [Westbrook School Department Website](#)
- [Meeting and events calendar.](#)

Windham

- Windham [Committee Vacancies Here](#)
- [Meeting calendar here.](#)

Yarmouth

- Yarmouth Town Council Appoints Audra Caler as Town Manager, [more info here](#)
- Royal River [Dam updates/FAQs here](#)
- Building Moratorium [Updates and FAQs here](#)
- Historic Preservation Committee and Zoning Amendments [More Info Here](#)
- Yarmouth Tree Advisory Committee [Tree Committee info here](#)
- Yarmouth Town Council w/ meeting agenda [More Info Here](#)
- [Yarmouth hires town manager with experience in Camden, Rockland](#)
- Yarmouth Planning Board [More Info Here](#)
- [Meeting calendar here](#)

Other Local

- Kittery Town Council passes mobile home lot rent increase moratorium, [covered here by the PPH](#)
- Arundel mobile home park residents suing current, former owners, [covered here by the PPH](#)
- Moosehead area addresses shortage of middle-income housing with 24-unit site, [covered here by Maine Biz](#)
- Brunswick limits rural housing developments, [covered here by the PPH](#)
- Residents of Jay mobile home park form co-op, buy site for \$1M, [covered here by Maine Biz](#)
- Standish voters will decide on mobile home park rent control ordinance, [covered here by the PPH](#)
- This Rumford company wants to help fill housing gap by siting modular homes on municipal lots, [covered here by Maine Public](#)
- State sues Norridgewock mobile home park owner for illegally doubling monthly rents, [covered here by the BDN](#)
- Saco residents ask council to pass mobile home lot rent stabilization ordinance, [covered here Newscenter](#)
- Proposal to build 360 apartments in Bangor on hold for sewer upgrades, [covered here by Fox Maine](#)
- Two Sanford projects will add large condos to market, [covered here by Maine Biz](#)
- Federal regulators accept preliminary permit for underwater data center off Eastport, [covered here by the BDN](#)
- Wells proposes zoning overlay, permits and parking rules for short-term rentals, [covered here by WGME](#)

Other State/National

- Maine has nation's highest percentage of vacant homes, [covered here by Maine Biz](#)The housing market has cooled.
- Why aren't homes getting cheaper?, [covered here by WGME](#)
- Grassroots efforts mobilize throughout Maine to help control mobile home park rental rates, [covered here by Spectrum](#)

- GOP-led states pursue property tax rollbacks as rising housing costs squeeze owners, [covered here by Fox 23](#)
- Maine changes how it oversees mobile homes and manufactured housing, [covered here by News Center](#)
- Bipartisan federal housing bill offers a model to follow, [covered here by the PPH](#)
- As Maine rushes to build more housing, federal 'Build America, Buy America' rules slow progress, [covered here by Maine Public](#)
- Town planners invited to learn more about recent housing legislation, [covered here by Maine Biz](#)
- New state-run dashboard features data on Maine's manufactured housing communities, [covered here by WMTW](#)
- Maine flags vacant mobile home lots for infill development, [covered here by Maine Biz](#)
- Lenders Play Favorites With Manufactured Housing, [covered here by Maine Multi-unit News](#)
- Maine aims for 80K new housing units by 2030, [covered here by News Center](#)
- State data portal tracks housing construction progress as need grows, [covered here by News Center](#)
- Maine works to address massive housing shortage, [covered here by Newscenter](#)
- State leaders say they're optimistic about Maine's progress towards more housing, [covered here by Newscenter](#)
- Affordable housing production 'as robust as ever,' says MaineHousing executive director, [covered here by Newscenter](#)
- UMaine receives \$4 million to build 3D-printed homes for people experiencing homelessness, [covered here by WMTW](#)



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