



GPBR Legislative Updates

July 2026 Local Policy Tracking Report

As we put the June Primary behind us, November is quickly approaching. The General Election on Tuesday, November 3, will bring a new slate of municipal candidates. Several local races will have significant implications for housing policy, particularly in Portland, where the City Council continues to consider proposals to strengthen rent control enforcement. If you're thinking about running for local office, there may still be time: check with your local Municipal Clerk for deadlines for nomination papers in your community.

On the national front, Congress enacted the bipartisan **21st Century ROAD to Housing Act**, one of the most significant federal housing bills in decades. The legislation became law after the President allowed it to take effect without his signature.

To learn more about candidates and election information across Maine, visit the state's Upcoming Elections page: [Maine's Upcoming Elections](#).

Cape Elizabeth

- Blue Meadow condo development breaks ground in Cape Elizabeth, 18 unit condo development [covered here by Maine Biz](#)
- Town [Council Report Here](#)
- Cape Town [Manager's Report Here](#)
- Meeting and [agenda here](#)

Cumberland

- Comp Plan Public Hearing July 30th at 6pm in Town Hall Council Chambers - [Draft Comp plan here](#)
- Latest [Cumberland Crier here](#)
- [Agenda Center here](#)

Falmouth

- A 48-unit townhome development aimed at expanding workforce housing is officially underway in Falmouth, [covered here by WGME](#)
 - [Scittery Woods Info Here](#)
- Sign-up For Free Energy Coaching Session, [more info here](#)
- Latest [Falmouth Newsletter here](#)
- [Calendar and agendas here](#)

Freeport

- [Second housing development for downtown Freeport breaks ground - MaineBiz](#)
- Freeport Sewer District breaks ground on \$20M upgrade, [covered here by Maine Biz](#)

- 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

- First phases of Gorham housing development approved, [covered here by the PPH](#)
- Realtors cut ribbon on shade pavilion at Gorham's Lavoie Pump Track, [covered here by Maine Biz](#)
- Town Council [agenda](#)

Gray

- Town of Gray Launches "No Gray Area: Just the Facts" Webpage to Combat Misinformation, [more info here](#)
- 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

- Learning From Recent Efforts to Create Limited Equity Housing Cooperatives, [covered here by JCHS Harvard](#)
- Prefab panels speed construction of Portland's largest affordable housing project, [covered here by Maine Biz](#)
- Developers propose affordable housing complex in Portland - 63-unit affordable housing complex off Portland's Forest Ave., [covered here by WGME](#)
- Future of Portland's Midtown properties to be workshopped, [covered here by Maine biz](#)
- Portland 'housing first' project approved for former Tortilla Flat site, [covered here by the PPH](#)
- Portland Study Reinforces What We Already Know: Inclusionary Zoning is Terrible Policy, [covered here by the Maine Policy Institute](#)
- [Meeting schedule here](#)

Pownal

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

Scarborough

- Off to the races: Downs town center enters next phase in Scarborough, [covered here by Maine Biz](#)
- The Council created a new Tree Care Advisory Board
- Town Council [agendas](#).
- Planning Board [agendas](#)

South Portland

- At its [July 21, 2026 meeting](#), the City Council will discuss an \$88.6M public-safety facilities bond to fund a new Police and Central Fire Station.
- [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

- 172-unit affordable housing development on the way in Windham, [covered here by the PPH](#)
- Windham [Housing Needs Study here](#) - To meet current and future demand, this study estimates Windham needs approximately 1,200 new homes by 2030
- [Meeting calendar here.](#)

Yarmouth

- 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 Planning Board [More Info Here](#)
- [Meeting calendar here](#)

Other Local

- Wells plans November vote on retroactive data center moratorium, [covered here by Seacoast](#)

Other State/National

- Bipartisan housing bill becomes law without president's signature, [covered here by NewsCenter](#)
- News analysis: What the federal housing bill means for Maine, [covered here by Maine Biz](#)
- Maine median home price hits all-time high in June, [covered here by Maine Biz](#)
- We're halfway through the year. How's Maine's housing market? [Covered here by the PPH](#)
- Maine Housing Market Continues to Challenge Young Buyers Amidst Rising Prices, [covered here by News ssbcrack](#)



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