

March 3, 2026

Housing Committee

RE: LD364 – Public Hearing

Senator Curry, Representative Gere, and honorable members of the Joint Standing Committee on Housing and Economic Development.

My name is Sandra Hinkley. I am the Owner of Maple Hill Estates, a manufactured home community in Mechanic Falls. I have owned this community for 12 years, and my parents owned it for nearly 20 years before me. I also previously owned a retail location in Lewiston for 26 years, and my parents owned it for 15 years before me. For decades, my family and I have supplied affordable housing to thousands of families. I am also a licensed Realtor (19 years).

I have read the revised language of LD364, a resolve to move the Manufactured Housing Board from its current organizational chart to now fall under the arm of the Maine Office of Community Affairs (MOCA). I am neither for nor against this.

However, there is much work to be done, as spelled out in the resolve, to ensure the State of Maine does not lose its authorization by HUD as a State Administrative Agency, which allows Maine to inspect and meet HUD regulations for all HUD housing installed in our State.

I do feel there need to be a few more bullet points / action items included in the resolve.

1. In Section 2, Office to Consult should also include Retailers, as well as the Manufactured Housing Association of Maine (MHAM).
2. In Section 2, clarify on #5, that is should also include current State Inspectors, not just Municipal inspectors. Depending on the situation, new homes and new communities are inspected by both state and local authorities.
3. Add a Section that resolves to determine if there will be a Board to review and approve license application, complaints and such that is now done at the Board level. Will there still be a Board of public members from different specialties? Will the government now handle all the Board did? How? By Whom?

Thank you for considering these important points, and adding them to the action list for this Resolve. I want to make sure the work is done for all aspects of the transition thoroughly and thoughtfully so the transition is smooth and well thought out. I am happy to consult during the process.

Thank you for your time and consideration,

Sandra Hinkley

Maple Hill Estates

Sandra Hinkley
Falmouth
LD 364

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