

Division of Community Development

December Report
Section 10- CHID ARPA

Prepared By:
Patrick Dalgai, CHID Department Manager II

and

Candice Yazzie, Division Director of DCD

January 21, 2026



Table of Contents

1. Table of Contents.....	2
2. Section 10 Overview prepared by Division Director	3
3. Executive Summary per Delegate.....	5
Delegate Amber Kanazbah Crotty	18
Delegate Andy Nez	26
Delegate Arbin Mitchell.....	32
Delegate Brenda Jesus.....	42
Delegate Carl Roessel Slater	50
Delegate Cherilyn Yazzie.....	54
Delegate Casey Allen Johnson	63
Delegate Crystalyne Curley.....	70
Delegate Curtis Yanito	74
Delegate Danny Simpson.....	83
Delegate Eugenia Charles-Newton	92
Delegate Germaine Simonson	94
Delegate George Tolth.....	98
Delegate Helena Nez Begay.....	107
Delegate Herman Daniels	115
Delegate Lester Yazzie	122
Delegate Nathan Notah	130
Delegate Norman M. Begay.....	137
Delegate Otto Tso.....	145
Delegate Rickie Nez	154
Delegate Shaandiin Parrish.....	163
Delegate Shawna Ann Claw	172
Delegate Steven R. Arviso.....	175
Delegate Vince R. James.....	185
4. Exhibits	193
Exhibit F – Schedule Update	193
Exhibit H – Home Turnover Report Update	207
Exhibit K –President Nygren’s Executive Order.....	215
Exhibit L – Payment Review Work Flow.....	218

SECTION 10 OVERVIEW

Prepared by: Candice Yazzie, Division Director, Division of Community Development (DCD)

Date: January 21, 2026

SUMMARY

This executive summary provides a high-level overview identified by the Division Director as most relevant at this time. It is not intended to be exhaustive and does not preclude the existence or consideration of other important matters not addressed herein.

The contents for Delegate regions are for the month of December 2025. The information below contains current information as of the date on this report.

Directives and/or Compliance

- **NAABI Directive:** None
- **RDC Committee Directive:** None
- **President Nygren's Executive Order 01-2026:** Attached for reference as **Exhibit K**. The impacts of this executive order is not reflected in the contents of this report. CHID is awaiting the Office of the Controller's analysis and final determinations.

Home Turnover

- **Manufacturer Certificate of Origin (MCO):** Revisions occurred on the original form and are currently in process of being revised. Mr. Dalgai to sign all revised copies.
- **Schedule:** Key turnovers started September 2025 and scheduled to complete by March 2026. This has changed from expected completion of December 2025. Reference **Exhibit H, Home Turnover Reports** for period 12/1/25 through 12/31/25.
- Payment to Project Management staff is a major challenge to all aspects of Home Turnover. The CHID staff continue to work through all specific hurdles. **Exhibit L** depicts the current professional services payment review process.

Construction Schedule

- Attached for reference **Exhibit F** to view the updated Construction Schedule for Work Orders 1, 3, 5, 6, 7 and 8.
- NOTE: Work Orders 6, 7, and 8 are in process.
- Work Order 1 anticipated completion is February 3, 2025.
- Work Order 3 anticipated completion is June 2, 2026.
- Work Order 5 anticipated completion is September 2026.
- Overall construction completion is expected December 31, 2026.

Utility Connections

Utility coordination is a critical follow-up phase:

- NTUA is receiving applicant site data to determine proximity to infrastructure. Successes are occurring with electrical connections utilizing ARPA funding through NTUA's Subrecipient Agreement.
- Refer to this report for specific information per region for power connection information.

Challenges

- Internal processes between multiple departments and managers affecting slow payments to contracted vendors. See **Exhibit L** depicts the current professional services payment review process.
- Installation delays due to weather or unforeseen existing site project conditions.
- Expenditure plan amendments. This is a lengthy process, especially amongst multiple departments within the Navajo Nation. CHID to schedule internal meetings solidifying the internal process flow as well as interdepartmentally.

DCD request from Legislators and/or Controller

Purpose	Amount	Notes
Technical Utility assessment	\$6,770,050 *	PFL usage for NTUA
Geotechnical (WO 4)	\$90,000 *	Foundation Constructability
Demolition of Homes	\$2,000,000 *	Scope inclusion
ADA Ramps & Stoves	\$3,600,000 *	Accessibility upgrades
Residential Inspector (WO 4)	\$350,000 *	Quality oversight
Road Accessibility	\$2,000,000 *	Gravel/paving for access
Utility Gaps	\$114,756,239.	Not covered by ARPA Scope

*These items were outside the contractor's approved scope when the homes were released for fabrication in January 2025. Reference **Exhibit B**, the supplemental funding request included in the Original Report dated December 5, 2025. This need remains active.

Next Steps

- Ongoing home turnover under Work Orders 1 and 3.
- Ongoing home deliveries under Work Order 5.
- Ongoing compilation of work orders associated with delegate-directed reallocation of funds.
- Pay vendors who provided services.



Community Housing Infrastructure Department (CHID) Project Status Report: Work Orders #1, #3 #4 and #5

Date: January 2, 2025

Prepared For: Navajo Nation 25th Council

Subject: Status Update on Delivery, Completion, and Key Turnover of Manufactured and Modular Homes

I. Executive Summary

This report, submitted by the Community Housing Infrastructure Department (CHID), provides a detailed status update on the significant delivery, completion, and key turnover milestones achieved for the Manufactured and Modular Homes projects.

Overall Progress and Milestones

The department has made significant strides in the delivery phase, with 184 out of 200 total homes successfully delivered under Work Orders #1 and #3.

- **Work Order #3 (Manufactured Homes, 150 Units):** This work order is nearing the final stages of completion. Current data shows 143 homes delivered (95%) and 110 key turnovers successfully completed. On-site finishing progress is strong: 129 homes are skirted and painted, 123 have gutters installed, and 115 interiors are completed. While turnovers for the Northern and Eastern Agencies are complete or nearly complete, efforts are now concentrated on the Fort Defiance Agency, with completion expected by early February 2025.
- **Work Order #1 (Modular Homes, 50 Units):** Deliveries for this project have reached 41 units (82%). Although 32 homes have completed interiors, there have been 0 **turnovers** to date. This is primarily due to administrative delays in processing the 40% payment installments required to release the Manufacturer's Certificate of Origin (MCO).
- **Work Order #5 (138 Units):** Executed on November 19, 2025, this work order ensures continuity for recipients originally assigned to the halted WO #4. Production and field assessments are currently underway with the established vendor.

Utility and Infrastructure Progress

Critical groundwork for final occupancy has reached substantial milestones:

- **Utility Assessments:** 100% of assessments are complete for Work Orders #1 and #3.
- **Design and Layouts:** 150 Project Facility Layouts (PFLs) for WO #3 and 50 PFLs for WO #1 have been completed and turned over to the NTUA.

- **Titling and Legal:** A revised documentation workflow has been implemented to ensure recipients can receive titles as "gifted" assets, exempting them from sales tax at the DMV.

Critical Challenges and Administrative Risks

Despite operational progress, the project faces severe systemic risks:

- **Work Order #4 Halted:** Production remains at a total standstill following a factory fire in Snowflake, Arizona. Only 18 of the 80 units were completed. This matter is currently under legal review with the Attorney General's office.
- **Non-Payment Crisis:** There is a widespread failure to process payments for project management and contractors. The Construction Management Project Manager has discontinued services due to non-payment since April 2025. Furthermore, the primary Project Management firm has not been paid since March 2025 due to a lack of funds in project accounts and the absence of Standard Operating Procedures (SOPs) within the Controller's Office.
- **Utility Coordination:** A verbal directive from the Resource Development Committee (RDC) recently sought to halt DCD's utility coordination. However, the DCD maintains that continuing this coordination is vital to ensure the homes are actually habitable upon turnover.

Pending Actions

The department is currently awaiting approval from the Office of the Controller for vital supplemental items, including ADA accessibility ramps, parking pads, and wood stoves, which have been pending for approximately two months. These items are essential for the safe and sustainable long-term occupancy of the units.

II. Work Order #4: Modular Homes (160 Units reduced to 80 units)

This work order initially included 160 units and is in the process of being reduced to 80 units. This project is currently on hold.

A. Production Status and Factory Fire

- **Units Built:** Only 18 units have been completed out of the 80 (leaving 62 unbuilt).
- **Initial Production:** The first 18 units were built at the Navajo Generation Station factory between January and July 2025.
- **Production Halt:** After unit reduction, the factory in Lechey, AZ shut down in July 2025 due to slow progress and production delays. The modular manufacturer subsequently moved operations to its Snowflake, Arizona, facility.
- **Fire Damage Delay:** Approximately one week after the move, the Snowflake factory suffered fire damage, halting all further production.

B. Recovery and Timeline (estimated)

Production is suspended until the Snowflake facility can be rebuilt. This timeline is contingent on insurance processing:

- **Insurance Investigation and Report:** Projected to take 3 to 5 months.
- **Factory Rebuild/Remodel:** Estimated to take an additional 3 months after insurance funds are received.
- **Restaffing:** The facility will require 2 to 3 months for restaffing before production can resume.

C. Delivery and Location

- All 18 completed units are currently located at the Navajo Generation Station yard.
- The DCD/CHID team is actively pressing for the delivery and installation of these 18 units.
- **Current Delivery Focus:** Delivery efforts are focused on New Mexico sites (mostly Eastern Agency), as the Arizona Housing Department is still reviewing the home design, and the vendor/A&E firm is unwilling to install in Arizona without that approval.

D. Legal and Accountability Issues

The following investigations and accountability actions are currently underway:

- **Navajo Nation Ethics and Rules:** The department is conducting an investigation into Work Order #4.
- **Navajo Nation Attorney General (AG):** The AG has hired outside council to consult on the possibility of litigation. Documentation and a project timeline are currently being collected for review.

E. Outstanding Vendor Deliverables

The DCD/CHID team has provided all necessary documentation outside the A&E firms scope of work, including topographic surveys, geotechnical studies, utility assessments, and utility designs. However, the modular manufacturer and A&E firm have failed to provide critical documentation:

- Repeated requests for schedule updates, production reports, and fire damage reports have not been fulfilled.
- Repeated requests for clear and concise documentation on funding expenditure, including a pay application and a detailed cost breakdown for each unit, have not been received.

II. Work Order #3: Manufactured Homes (150 Units)

This work order is primarily focused on the Northern, Eastern, and Fort Defiance Agencies.

Current Status (Work Order #3 - 150 Units)

- **Site Assessments Done:** 150/150
- **Site Preparations Complete:** 145/150
- **Homes Delivered:** 143/150
- **Leveled and Set:** 142/150
- **Skirted:** 129/150
- **Skirting Painted:** 129/150
- **Gutters Installed:** 123/150
- **Interiors Completed:** 115/150
- **Homes Turned Over:** 110/150 *Note: Turnover focusing on Fort defiance Agency.*

Work Order #3 Expenditure Summary

- **Original Contract Amount:** \$21,776,063
- **Completion:** 80%
- **First Invoice:** \$10,888,031.50 (50% down deposit)
- **Remaining Balance:** 20% left to be paid (\$4,361,977.73)
- **Invoices approved:**
 - 40% Payment: 115
 - 10% Payment: 69
- **Outstanding Invoices:**
 - 40% Payment: 35
 - 10% Payment: 38
 - New Invoices to track - 3 Outstanding Contingency Invoices Submitted

Agency Turnover Timeline (Work Order #3)

Final on-site completion (skirting, steps, gutters, interior) currently requires approximately one - 2 months following the initial home delivery and installation.

- **Northern Agency:** Turnovers are complete for this Agency.
- **Eastern Agency:** Turnovers are almost complete for this Agency.
- **Fort Defiance Agency:** A Majority of home have been turned over and turn overs should be completed by early February 2025
- **Central Agency.** Final punchlist are being addressed. Turnovers will begin after completion of Fort Defiance Agency.

III. Work Order #1: Modular Homes (50 Units)

This work order is primarily focused on the Western and Central Agencies.

Current Status (Work Order #1 - 50 Units)

- **Site Assessments Done:** 50/50
- **Site Preparations Complete:** 47/50
- **Homes Delivered:** 41/50
- **Leveled and Set:** 41/50

- **Skirted:** 32/50
- **Skirting Painted:** 32/50
- **Gutters Installed:** 16/50
- **Interiors Completed:** 32/50
- **Homes Turned Over:** 0/50

Work Order #1 Expenditure Summary

- **Original Balance:** \$7,640,586
- **Completion:** 62%
- **First Invoice:** \$3,820,293 (50% down deposit)
- **Remaining Balance:** 38% left to be paid (\$2,910,456.20)
- **Invoices approved:**
 - 40% Payment: 0
 - 10% Payment: 0
- **Outstanding Invoices:**
 - 40% Payment: 34
 - 10% Payment: 25

Initial Delivery Delay (Work Order #1)

Delivery for the modular homes did not begin until the middle of July. This was due to specific state regulatory requirements for modular construction:

1. **IRC Compliance:** These modular homes are subject to the International Residential Code (IRC), requiring design approval by the local authority.
2. **Factory On-site Inspection:** The construction required approval by the Arizona State Inspector, who was not available until mid-July, impacting the start of deliveries.

IV. Shared Delivery Delays (Work Orders #1 and #3)

All deliveries were subject to the following external factors:

1. **I-17 Closure and Weight Restrictions:** Construction on Interstate 17 stalled all home deliveries from mid-August to the late part of September.
2. **Torrential Rains and Road Conditions:** All new deliveries were on hold due to adverse road conditions across the Navajo Nation (early-October).
3. **Winter Storms:** deliveries will be affected by icy, snow and muddy conditions moving forward. Anticipated December – March

V. Key Turnover Process, Invoicing, and Warranty

A. Home Turnovers

A dedicated Project Manager (PM) coordinates a formal meeting with the Chapter Officials, the recipient, and the vendor representative, typically held at the Chapter House. The recipient signs the following legal documents, validating the transfer of ownership:

- **Certificate of Substantial Completion and Occupancy**
- **Certificate of Ownership**
- **Navajo Nation Affidavit of Compliance**
- **Manufacturer's Certificate of Origin (MCO)**

Upon signing, the home is formally turned over. A final walk-through is then conducted at the home, where the vendor representative presents the warranty specifications and provides comprehensive homeowner education on appliances, lighting, flooring, and general maintenance using the Homeowner's Guide.

Titling Process Documentation

The process for securing home titles has been finalized and is currently being implemented by the Home Turnover Project Manager. To ensure recipients are exempt from paying sales tax at their local state Department of Motor Vehicles (DMV), a strategic modification was made to the documentation workflow:

- **Modified MCO Workflow:** Originally, the MCO was intended to be signed directly from the vendor (Homes Direct) to the recipient. However, local state DMVs require clearer proof of a "gifted" status to waive sales tax. Consequently, the MCO is now signed over from the vendor to the **Navajo Nation**, which then officially assigns it to the recipient.
- **Tax Exemption Justification:** This "chain of title" serves as a more justifiable record for the DMV, confirming the home was awarded through the CHID ARPA program and gifted by the Nation rather than purchased by the individual.
- **Implementation Status:** This change is currently in effect. All updated documentation is expected to be provided to recipients within the next month, enabling them to start the titling process in their names.
- **Fees:** While the documentation exempts recipients from sales tax, they remain responsible for standard DMV application and processing fees.

B. Invoicing, Payment Delays, and Warranty

The manufacturer's payment structure is divided into three installments:

1. **50% Initial Payment:** Paid upfront to begin manufacturing.
2. **40% Payment:** Required before the release of the MCO and the commencement of home turnover.
3. **10% Final Balance:** Paid after the walk-through and successful address of all punch list items by the manufacturer.

Current Payment Status (40% Invoice Pending)

A significant administrative delay occurred in processing the 40% interim invoices due to required reformatting to match specific work order requirements. These issues were resolved, and the first 40% payments were successfully processed at the beginning of September. Payments are now moving forward more efficiently.

- **Work Order #3 (Manufactured Homes):** 35 invoices are currently pending payment for the 40% installment.
- **Work Order #1 (Modular Homes):** 34 invoices are currently pending payment for the 40% installment.

Warranty Activation

The one-year limited warranty for the home goes into effect immediately upon the formal date of key turnover to the client.

C. Project Manager and Modular Vendor Non-Payment

A critical and escalating issue is the widespread failure to process payments for the project management teams, utility contractors, and the modular vendor responsible for Work Orders #1, #3, #4, and #5. While some partners continue to work in good faith, several have suspended services due to significant financial arrears, creating a high-risk environment for the project's completion.

1. Construction Management (CM) PM Status

The CM PM, originally contracted in April 2024, has discontinued all services due to non-payment. No payments have been issued to this firm since April 2025.

- **Operational Impact:** The departure of the CM PM creates a significant oversight gap in on-site coordination and technical quality control.
- **Reconciliation Challenges:** While the Division of Community Development (DCD) is attempting to reconcile invoices, the lack of an initial expenditure forecast in the firm's original proposal complicates the justification of escalating monthly costs and the necessary amended work order.

2. Overall Project Management (PM) Status

The primary Project Management firm has not received payment since they commenced work on the project in mid-March 2025.

- **Processing Blockage:** Although all invoices have been reviewed and approved by the DCD, they are currently stalled at the Office of the Controller (OOC).
- **Budgetary Constraint:** The OOC has not processed these payments due to inadequate funds in the specific project account. These payments are on indefinite hold pending a required budget transfer to fund the outstanding invoices.

3. Utility Assessment Contractor Status

The contractor responsible for utility assessments has received no payment since beginning their scope in June.

- **Work Stoppage:** The contractor successfully completed all assessments for Work Orders #1 and #3, and finished 50% of the assessments for Work Order #5. However, due to non-payment, they have **halted all remaining assessment work**.
- **Timeline Risk:** This stoppage directly threatens the schedule for utility hookups and infrastructure readiness, which are essential for unit occupancy.

4. Modular Vendor Non-Payment

The modular vendor responsible for Work Orders #1, #3, and #5—who had previously been paid consistently—is now facing a mounting backlog of unpaid invoices.

- **Payment Timeline:** Payments have stalled since November 2025. Invoices have piled up at the Office of the Controller with no formal update provided regarding the reason for the delay.
- **Clawback Concerns:** The vendor is increasingly leery of the Navajo Nation's financial stability. They have expressed deep concern regarding potential "clawbacks" of funds already executed for the order of 138 homes, creating a climate of extreme financial uncertainty.

Primary Drivers of Non-Payment

The non-payment issues affecting all parties stem from two primary systemic failures:

1. **Lack of Standard Operating Procedures (SOP):** There is a critical lack of formalized SOPs at the Office of the Controller (Accounts Payable) and the Fiscal Recovery Fund Department. This results in inconsistent requirements for invoice submission that change based on the individual reviewer, leading to repeated rejections even after corrections are made.
2. **Funding Logistics:** The immediate halt in payments for the Project Management team is tied to a pending budget transfer that must be completed before the OOC can release funds.

Risk Mitigation

To ensure work continuity and prevent critical delays while these financial issues are resolved:

- The Modular Vendor and their sub-contractors have agreed to take on extra responsibility to keep the work moving forward for Work Orders #1 and #3.
- The active Project Manager (PM) has assumed additional technical and administrative burdens to fill the gap left by the Construction Management PM.

While these measures have temporarily sustained progress, the suspension of services by utility and construction management firms represents a critical risk to the final delivery of the homes for work order #1, #3 and #5.

VI. Utility Connection Update

Following the exclusion of utility connections in the initial Work Orders #1 and #3, the project transitioned to a new work order. A designated contractor has been conducting assessments and designs to facilitate these connections.

RDC Directive and DCD Operational Stance

In December, a meeting was held with the Resource Development Committee (RDC) regarding utility coordination.

- **RDC Verbal Directive:** The RDC issued a verbal directive to halt all utility coordination and communication with the Navajo Tribal Utility Authority (NTUA). The Committee expressed that this scope of work is the direct responsibility of the NTUA and should not be managed by the DCD.
- **DCD Position on Occupancy:** The DCD maintains that utility connections are essential to the recipients. Turning over homes without functional utilities would render the units limited in use or entirely unoccupiable.
- **Continuation of Coordination:** While a written directive is reportedly forthcoming, the DCD has decided to proceed with NTUA coordination until a formal, written directive is received. This ensures that the momentum for site construction is not lost and that the investment in these homes results in habitable dwellings.

Funding and Deliverables Clarification

There is a critical distinction between the DCD's role in assessments and the actual construction of the utility systems:

1. **DCD Responsibility (Assessments & Design):** The DCD has only funded the field assessments and the generation of Project Facility Layouts (PFLs). This coordination represents a minimal expense.
2. **NTUA Responsibility (Construction):** Contrary to misconceptions, the DCD is **not** funding the construction of these utility systems.
3. **ARPA Funding:** The NTUA has been awarded ARPA funding, which expires at the end of December 2026, to cover the full cost of construction. By providing the completed PFLs, the DCD enables the NTUA to utilize these funds effectively before the deadline.

Current Utility Status

The following information reflects progress under the utility work order, including the status of deliverables turned over to the NTUA.

Work Order Status Summary

- **Work Order #1 (50 Units)**
 - Assessment Status: 100% Completed
 - PFL / Design Status: Completed & Turned over to NTUA
 - Construction Funding: NTUA ARPA Funds
- **Work Order #3 (150 Units)**
 - Assessment Status: 100% Completed
 - PFL / Design Status: Completed & Turned over to NTUA
 - Construction Funding: NTUA ARPA Funds
- **Work Order #5**
 - Assessment Status: 50% Completed
 - PFL / Design Status: In Progress
 - Construction Funding: TBD

Work Order #1 Detail (50 Units)

- **Electrical Status:**
 - 18 –Need to Follow Up
 - 11 – Pending Survey & Design @ District
 - 3 – SLA Approved
 - 2 – NTUA ROW Agent - In review
 - 2 – Pending Service Pole
 - 9 – No Application received
 - 1 – NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
 - 1 – Consultant/NN F&WD - Pending Cultural Survey & TES List
 - 1 – Consultant/NTUA Biologist - Pending report submittal to HPD & BRCF Request
 - 1 – TAA Approved
 - 1 – Solar Referral
 - 1 – APS - Pending HW feasibility
- **Water/Wastewater Status:**
 - 50 PFLs completed and sent to NTUA.
 - 0 Permission to Tap (PTT) packets completed.

Work Order #3 Detail (150 Units)

- **Electrical Status:**
 - 22 - NTUA Construction Completed
 - 17 - Need to Follow Up
 - 16 - CDEC - No application received
 - 15 - Non NTUA
 - 14 - Pending Survey & Design at District
 - 9 - SLA Approved

- 7 - No Application received
- 6 - NTUA ESPS - ROW Received
- 4 - CDEC - Need LOC
- 3 - NTUA ROW Agent - In review
- 3 - Consultant/NTUA Biologist - Pending Cultural Survey & TES List request
- 3 - Pending Construction
- 2 - NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF)
- 2 - JMEZ - Pending ROW
- 2 - TAA Pending NN Approval
- 2 - NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
- 2 - JMEZ - Construction Completed
- 2 - JMEZ - Pending estimate
- 1 - NN HPD/NN F&WD - Pending HPD Ltr/CRCF & BRCF
- 1 - NN F&WD - Pending BRCF (HPD Ltr/CRCF)
- 1 - JMEZ - Pending Reconnect/Disconnect Fee
- 1 - Pending Service Pole
- 1 - JMEZ - No application received
- 1 - JMEZ - Pending LOC
- 1 - Consultant/NN F&WD - Pending Cultural Report & BRCF
- 1 - CDEC - Pending ROW
- 1 - Dispute
- 1 - Pending Meter Loop
- 1 - NTUA ROW Agent - Pending Consent (HPD Ltr/CRCF & BRCF)

- **Water/Wastewater Status:**

- 150 PFLs completed and sent to NTUA.
- 26 PTT packets completed.

Factors Affecting Timeline

Progress was previously hindered by two compounding factors:

- **Safety Incident:** A contractor was involved in a safety incident in the Western Agency, resulting in the loss of equipment. Work was paused for mandatory safety reviews required by the contractor's insurance provider.
- **Non-Payment:** A four-week halt in field operations occurred (mid-September to early October) due to delayed payments from the Navajo Nation for work completed since June 2025.

NTUA Process for Utility Installation

1. **NTUA Acceptance (Lines < 200 feet):** NTUA has agreed to accept site Project Facility Layouts (PFLs) for utility lines (water, wastewater, and electric) that are within 200 feet and will place them on their construction schedules.

2. **Service Line Agreement (SLA)** (Lines $200 \leq 1500$ feet): PFLs extending beyond 200 feet are routed through the NTUA Water/Wastewater and Electrical Construction Quality Control (QC) Department for review, redlining, and correction before submission to NTUA to initiate the Service Line Agreement (SLA) process.
3. **Right-of-Way (ROW) and Tribal Authorization Application (TAA)** (Lines $> 1,500$ feet):
 - o If a utility line is further than 1,500 feet, it requires an approved Right-of-Way (ROW). This triggers the Tribal Authorization Application (TAA) process, requiring review and approval from several key Navajo Nation departments:
 - Biological Review (Navajo Fish and Wildlife)
 - Archaeological Review (Historic Preservation Department)
 - Environmental Review (General Land Development Department)
 - o Once TAA approvals are secured, NTUA can begin the necessary survey and design work for the utility construction.

VII. Requests for Unforeseen/Vital Items (Outside Original Scope)

The initial scope of Work Orders #1 and #3 did not include several items necessary for long-term occupiability. We have submitted a request for funding and approval for these vital supplemental items to the Office of the Controller, which has been pending for approximately two months. We believe these additions are necessary for homes to be livable in the long term.

A. ADA Accessibility Ramps and Parking Pads

The project requires ADA-compliant ramps for recipients with mobility issues to safely access their homes. This also necessitates the construction of a parking pad at each location to allow individuals using a wheelchair safe transfer from their vehicle to the ramp and into their home.

B. Wood Stoves

A request has also been submitted for the inclusion of wood stoves in the homes. These stoves are vital as they serve as a secondary heat source to help reduce the cost of electric for the clients, ensuring sustainable long-term occupancy during colder months.

Upon approval, we will immediately begin coordinating with manufacturers and contractors for the delivery and installation of these essential items.

VIII. Proposed Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from

Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.

IX. Request for Detailed Information

This report serves as a high-level overall status update for Work Orders #1, #3, #4 and #5. An additional report for Delegates have been issued to show more detail on project progress, delivery schedules, or turnover status broken down by Chapter or Delegate Region.



Community Housing Infrastructure Department (CHID) Council Delegate Amber Kanazbah Crotty Status Report: : Work Order #3, #4 & #5

Prepared For: Council Delegate – Amber Kanazbah Crotty

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for Cove, Sanostee and Toadlena/Two Greyhills Chapters.

I. Executive Summary

This report provides a status update for Delegate Amber Kanazbah Crotty regarding manufactured home deliveries and utility infrastructure for Work Orders #3, #4, and #5 within the region, covering the Cove, Sanostee, and Toadlena/Two Greyhills Chapters.

Work Order #3 (WO#3) Status: All eight homes assigned to this work order are fully complete, delivered, and set. Key turnovers and Manufacturer's Certificate of Origin (MCO) documentation have been finalized for all eight recipients, and final invoices have been submitted for processing.

Work Order #4 (WO#4) Changes: The five homes originally intended for this work order have been removed from the regional scope to prioritize the successful completion and closeout of WO#3.

Work Order #5 (WO#5) Execution: Executed on November 19, 2025, this order includes 138 homes and incorporates all recipients previously removed from WO#4. While production and field assessments have commenced, contractors are proceeding with caution due to concerns regarding potential funding pullbacks by the Navajo Nation. This cautious approach is currently impacting projected completion dates.

Utility Assessment & Infrastructure: Project Facility Layouts (PFLs) for water and wastewater are complete for all assessed sites and have been submitted to the Navajo Tribal Utility Authority (NTUA).

- **Water/Wastewater:** Three sites have successfully transitioned to the construction phase, while the remaining sites are pending approval or final field assessments.
- **Electric:** Significant progress has been made, with four site constructions confirmed as complete and one home officially in-service. Other sites are currently in the application phase or awaiting Right-of-Way (ROW) and Service Line Agreement (SLA) approvals.

Project Challenges and Regulatory Updates:

- **Site Inaccessibility:** One site has been deemed inaccessible due to the high cost of heavy equipment work; a recommendation for an alternate site has been submitted.
- **Regulatory Directives:** A verbal directive from the Resources Development Committee (RDC) has requested the discontinuation of utility coordination with the NTUA. The department is continuing current processes while awaiting a formal written directive to clarify the project's path forward.
- **Supplemental Items:** Procurement for essential supplemental items, including ADA accessibility ramps and wood stoves, remains pending separate funding approval from the Office of the Controller.

II. Project Scope Change

The five homes previously intended for delivery under Work Order #4 have been removed from the scope. The delegate's region is now solely focused on completing Work Order #3.

III. Constituent Home Delivery and Completion Status

Homes with Keys Turned Over (8 Homes)

- **Irene Etcitty (Sanostee Chapter):**
 - **Timeline:** Home delivered February 28, 2025, and set March 12, 2025.
 - **Skirting/Painting:** Completed May 1, 2025, and painting on May 21, 2025.
 - **Walk-Through/Punch List:** Done May 14, 2025.
 - **Steps and Gutters:** Completed by July 25, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Jayne Talk-Sanchez (Cove Chapter):**
 - **Timeline:** Home delivered February 19, 2025, and set March 7, 2025.
 - **Skirting/Painting:** Completed May 8, 2025, and painting on May 22, 2025.
 - **Walk-Through/Punch List:** Done May 22, 2025.
 - **Steps and Gutters:** Completed by July 25, 2025.
 - **Key turnover:** Completed October 7, 2025.
 - **MCO:** Turned over on October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Lorenzo Tahe (Sanostee Chapter):**
 - **Timeline:** Home delivered February 19, 2025, and set March 5, 2025.
 - **Skirting/Painting:** Completed May 5, 2025, and painting on May 22, 2025.
 - **Walk-Through/Punch List:** Done May 14, 2025.
 - **Steps and Gutters:** Completed by July 25, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Loretta McCain (Cove Chapter):**
 - **Timeline:** Home delivered February 28, 2025, and set March 24, 2025.
 - **Skirting/Painting:** Completed May 6, 2025, and painting on May 22, 2025.

- **Walk-Through/Punch List:** Done May 23, 2025.
 - **Steps and Gutters:** Completed by July 25, 2025.
 - **Key turnover:** Completed October 7, 2025.
 - **MCO:** Delivered on October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Marlene Yazzie (Sanostee Chapter):**
 - **Timeline:** Home delivered February 18, 2025, and set March 4, 2025.
 - **Skirting/Painting:** Completed April 30, 2025, and painting on May 21, 2025.
 - **Walk-Through/Punch List:** Done May 13, 2025.
 - **Steps and Gutters:** Completed by July 25, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Shedale Bainbridge (Toadlena/Two Grey Hill Chapter):**
 - **Timeline:** Home delivered February 26, 2025, and set March 13, 2025.
 - **Skirting/Painting:** Completed April 29, 2025, and painting on May 21, 2025.
 - **Walk-Through/Punch List:** Done May 20, 2025.
 - **Steps and Gutters:** Completed by July 24, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Uriah Dixon Simpson (Cove Chapter):**
 - **Timeline:** Home delivered March 31, 2025, and set April 2, 2025.
 - **Skirting/Painting:** Completed May 9, 2025, and painting on May 22, 2025.
 - **Walk-Through/Punch List:** Done May 21, 2025.
 - **Steps and Gutters:** Completed by July 25, 2025.
 - **Key turnover:** Completed October 7, 2025.
 - **MCO:** Turned over on October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Patricia A. Salt (Toadlena/Two Grey Hill Chapter):**
 - **Timeline:** Home delivered February 21, 2025, and set March 6, 2025.
 - **Skirting/Painting:** Completed July 28, 2025, and painting on August 12, 2025.
 - **Walk-Through/Punch List:** Done July 14, 2025.
 - **Steps and Gutters:** Completed by September 8, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.

Inaccessible site

- **Evelyn Begay – (Sheepsprings)**
 - Inaccessible site which requires a substantial amount of heavy equipment work at a high cost. Contractors have assessed and recommended an alternate site be selected.

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**

- If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
- NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Loretta McCann (Cove):**
 - Field Work Completed On: Tuesday, July 22, 2025
 - PFL Completed: Monday, August 4, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
- **Jayne Talk-Sanchez (Cove):**
 - Field Work Completed On: Thursday, July 17, 2025
 - PFL Completed: Thursday, September 18, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Uriah Dixon Simpson (Cove):**
 - Field Work Completed On: Tuesday, July 22, 2025
 - PFL Completed: Monday, September 22, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Patricia A. Salt (Toadlena-Two Grey Hills):**
 - Field Work Completed On: Tuesday, July 15, 2025
 - PFL Completed: Monday, September 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

- **Shedale Bainbridge (Toadlena-Two Grey Hills):**
 - Field Work Completed On: Tuesday, July 15, 2025
 - PFL Completed: Monday, July 28, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
- **Marlene Yazzie (Sanostee):**
 - Field Work Completed On: Monday, July 21, 2025
 - PFL Completed: Thursday, July 24, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
- **Lorenzo Tahe (Sanostee):**
 - Field Work Completed On: Wednesday, July 16, 2025
 - PFL Completed: Saturday, July 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Irene Etcitty (Sanostee):**
 - Field Work Completed On: Thursday, July 17, 2025
 - PFL Completed: Tuesday, July 29, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with NTUA. All homes are in the Northern agency and on Navajo Nation Trust Land.

- **Irene Etcitty (Priority One)**
 - **Project Status:** No NTUA application received.
 - **Updates:** Recipient outreach is currently ongoing to facilitate the application process.
- **Jayne Talk-Sanchez (Priority One)**
 - **Project Status:** No NTUA application received.
 - **Updates:** Client has existing services and has independently paid a private contractor to reconnect water and electrical utilities.
- **Lorenzo Tahe (Priority One/Priority Two)**
 - **Project Status:** NTUA Construction Completed.

- **Updates:** Physical construction is finished; project is now pending a field assessment to verify completion.
- **Loretta McCain (Priority One)**
 - **Project Status:** SLA Approved.
 - **Updates:** ROW/SLA was approved on 6/10/2025. The project is currently pending a field assessment by NTUA staff.
- **Marlene Yazzie (Priority One/Priority Two)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** All construction activities for this project are now finalized.
- **Shedale Bainbridge (Priority One)**
 - **Project Status:** NTUA Construction Completed / In-Service.
 - **In-Service Date:** 5/27/2025.
 - **Updates:** Construction is complete and electrical services are now live.
- **Uriah Dixon Simpson (Priority Two)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction activities for this project have reached completion.
- **Patricia A. Salt (Priority One)**
 - **Project Status:** Pending Construction / Active.
 - **Updates:** Project has advanced into the active construction phase and is moving toward final meter loop installation.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Dr. Andy Nez Status Report: Work Order #3, #4 & #5

Prepared For: Council Delegate – Dr. Andy Nez

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Fort Defiance Chapter

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries and infrastructure development for Council Delegate Dr. Andy Nez's region, specifically covering Work Orders #3, #4, and #5 for the Fort Defiance Chapter.

Work Order #3 (WO#3) Status: Completed and Turned Over

The three homes assigned to this work order are fully complete, delivered, and installed.

- **Key and MCO Turnover:** Key turnovers and the release of the Manufacturer's Certificate of Origin (MCO) for all three homes were successfully finalized on December 17, 2025.
- **Utility Status:** One home is currently in-service with live electrical construction. The remaining two homes are pending survey and engineering design at the NTUA District Office.
- **Financials:** Final 10% invoices for these units were submitted on October 16, 2025.
- **Pending Items:** Installation of ADA accessibility ramps and wood stoves is awaiting supplemental funding approval from the Office of the Controller.

Work Order #4 (WO#4) Status: Scope Adjustment

A significant scope change has occurred regarding WO#4. The seven homes originally scheduled under this work order have been removed. The administrative focus for this region has shifted toward the final closeout of WO#3, while the previous WO#4 recipients have been integrated into Work Order #5.

Work Order #5 (WO#5) Status: Execution and Production

Work Order #5 was officially executed on November 19, 2025, and encompasses 138 manufactured homes.

- **Production:** The vendor has initiated production and site assessments.

- **Funding Concerns:** Project progress is currently being managed with caution due to contractor concerns regarding the long-term funding stability of the project.

Utility Assessments and Infrastructure

Utility coordination is currently in a transitional state following verbal directives from the Resources Development Committee (RDC) to discontinue coordination with NTUA.

- **Water/Wastewater:** Project Facility Layouts (PFLs) for all assessed sites were completed and submitted to NTUA on December 31, 2025, for final approval and construction transition.
- **Electric:** NTUA is actively connecting homes with existing on-site utilities and processing Service Line Agreements (SLAs) for homes requiring new extensions.

II. Project Scope Change

The seven homes previously intended for delivery under Work Order #4 have been removed from the scope. The delegate's region is now solely focused on completing Work Order #3.

III. Constituent Home Delivery and Completion Status

Homes Delivered, Set and Scheduled for Key Turnover (Work Order #3 – 3 Homes)

- **Christine Watchman (Fort Defiance Chapter)**
 - **Timeline:** Home delivered and set on July 22, 2025.
 - **Skirting:** Work completed between August 19, 2025, and September 3, 2025.
 - **Key Turnover:** Completed on December 17, 2025.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5233).
- **Danny Begay Jr. (Fort Defiance Chapter)**
 - **Timeline:** Home delivered and set on August 11, 2025.
 - **Skirting:** Work completed between August 19, 2025, and September 3, 2025.
 - **Key Turnover:** Completed on December 17, 2025.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5243).
- **Katherine Marie Cantsee (Fort Defiance Chapter)**
 - **Timeline:** Home delivered and set on November 13, 2025.
 - **Skirting:** Work completed between December 1, 2025, and January 7, 2026.
 - **Key Turnover:** Completed on December 17, 2025.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5184).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**

- If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
- NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Christine Watchman (Fort Defiance)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Katherine Marie Cantsee (Fort Defiance)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 14, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Danny Y. Begay Jr. (Fort Defiance)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 14, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with the Navajo Tribal Utility Authority (NTUA) for the three homes completed under Work Order #3. All sites are with services coordinated through the NTUA District Office.

Utility Status and Notes (Work Order #3 - 3 Homes)

- **Christine Watchman (Priority One)**
 - **Project Status:** NTUA Construction Completed / In-Service.
 - **Updates:** Construction is complete and the project is live. Meter loop SEI has passed.
- **Danny Y. Begay Jr. (Priority Two)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Katherine Marie Cantsee (Priority Two/Priority One)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently at the district office for survey and design.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Arbin Mitchell Status Report: Work Order #3, #4 & #5

Prepared For: Council Delegate – Arbin Mitchell

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Klagetoh, Houck, Lupton, Nahata Dziil, and Wide Ruins Chapters

I. Executive Summary

This report provides a status update on manufactured home deliveries and utility infrastructure for Delegate Arbin Mitchell's region, covering the Klagetoh, Houck, Lupton, Nahata Dziil, and Wide Ruins Chapters. It details the execution and scope adjustments for Work Orders #3, #4, and #5.

Work Order #3 (WO#3) Status

Work Order #3 encompasses fifteen manufactured homes.

- Deliveries and Setup:** Fourteen homes have been successfully delivered and set on their respective sites. One additional home has been delivered and is scheduled to be set.
- Completed Turnovers:** As of late December 2025, key and Manufacturer's Certificate of Origin (MCO) turnovers have been finalized for three sites.
- Upcoming Schedule:** The majority of remaining turnovers are scheduled for January 6 and January 7, 2026, with three additional sites currently in the scheduling process.
- Payment Contingency:** Final turnover for the remaining sites is strictly contingent upon the Office of the Controller processing the 40% second installment invoice to the manufacturer.
- Supplemental Equipment:** Procurement and installation of ADA Accessibility Ramps and Wood Stoves are currently pending separate supplemental funding approval from the Office of the Controller.

Work Order #4 (WO#4) Scope Adjustment

- Scope Realignment:** The eight homes originally planned for Work Order #4 have been officially removed from this specific scope.
- Transition:** To maintain continuity with the current vendor, these recipients have been transitioned to Work Order #5.

Work Order #5 (WO#5) Execution

- **Contract Status:** WO#5 was executed on November 19, 2025, and encompasses 138 manufactured homes.
- **Vendor Activities:** The vendor has initiated production and field site assessments. However, contractors are currently proceeding with caution due to concerns regarding the potential retraction of project funds by the Navajo Nation, which may impact projected completion dates.

Utility Infrastructure Progress

A contracted team is currently conducting comprehensive utility assessments (water, wastewater, and electric) for all sites.

- **Water and Wastewater:** Field data collection and Project Facility Layout (PFL) designs are complete for all **15 assessed sites**. These designs are prepared for formal submission to the Navajo Tribal Utility Authority (NTUA).
- **Electrical Services:** Service Line Agreements (SLAs) and Right-of-Way (ROW) documentation are being processed or have been approved for eight sites.
- **Construction Progress:** Electrical construction is confirmed complete for one site (Priority One), while another site is currently awaiting the start of physical construction.
- **Regulatory Status:** A verbal directive has been issued to discontinue utility coordination with the NTUA. The department is currently moving forward with existing processes while awaiting an official written directive to formalize this change.

II. Project Scope Change

The eight homes previously intended for delivery under Work Order #4 have been removed from the scope. The delegate's region is now solely focused on completing Work Order #3.

III. Constituent Home Delivery and Completion Status

Homes Delivered, Set, and Scheduled for Key Turnover (Work Order #3 - 15 Homes)

Dolores Nez (Houck Chapter)

- **Timeline:** Home delivered and set on August 12, 2025.
- **Skirting:** Work completed between August 22, 2025, and September 2, 2025.
- **Key Turnover:** Scheduled for January 6, 2026.
- **MCO:** Will be turned over on January 6, 2026.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5239).

Presley Murphy (Houck Chapter)

- **Timeline:** Home delivered and set on August 12, 2025.
- **Skirting:** Work completed between August 22, 2025, and September 2, 2025.
- **Key Turnover:** Scheduled for January 6, 2026.
- **MCO:** Will be turned over on January 6, 2026.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5246).

Justina Lea Tsosie Jones (Klagetoh Chapter)

- **Timeline:** Home delivered and set on August 13, 2025.

- **Skirting:** Work completed between August 20, 2025, and September 2, 2025.
- **Key Turnover:** Completed on December 30, 2025.
- **MCO:** Turned over on December 30, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5247).

Rose M. Roanhorse (Klagetoh Chapter)

- **Timeline:** Home delivered and set on August 13, 2025.
- **Skirting:** Work completed between August 20, 2025, and September 2, 2025.
- **Key Turnover:** Completed on December 30, 2025.
- **MCO:** Turned over on December 30, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5241).

Margaret Ann Tsosie (Klagetoh Chapter)

- **Timeline:** Home delivered and set on August 18, 2025.
- **Skirting:** Work completed between August 21, 2025, and September 2, 2025.
- **Key Turnover:** Completed on December 30, 2025.
- **MCO:** Turned over on December 30, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5244).

Elvira Lou Yellowhorse (Houck Chapter)

- **Timeline:** Home delivered and set on August 28, 2025.
- **Skirting:** Work completed between September 22, 2025, and October 20, 2025.
- **Key Turnover:** Scheduled for January 6, 2026.
- **MCO:** Will be turned over on January 6, 2026.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5253).

Melissa Ann Yazzie (Nahata Dziil Chapter)

- **Timeline:** Home delivered and set on October 7, 2025.
- **Skirting:** Work completed between October 28, 2025, and November 5, 2025.
- **Key Turnover:** Scheduled for January 7, 2026.
- **MCO:** Will be turned over on January 7, 2026.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5176).

Uolanda Begay (Lupton Chapter)

- **Timeline:** Home delivered and set on October 6, 2025.
- **Skirting:** Work completed between October 28, 2025, and November 5, 2025.
- **Key Turnover:** Scheduled for January 6, 2026.
- **MCO:** Will be turned over on January 6, 2026.
- **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5175).

Andrea Begay (Nahata Dziil Chapter)

- **Timeline:** Home delivered and set on October 22, 2025.
- **Skirting:** Work completed between October 29, 2025, and November 5, 2025.
- **Key Turnover:** Scheduled for January 7, 2026.
- **MCO:** Will be turned over on January 7, 2026.
- **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5208).

Billy Ashley (Wide Ruins Chapter)

- **Timeline:** Home delivered and set on October 23, 2025.
- **Skirting:** Work completed between November 4, 2025, and November 21, 2025.
- **Key Turnover:** Currently in the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5195).

Merinda Manymules (Nahata Dziil Chapter)

- **Timeline:** Home delivered and set on October 22, 2025.
- **Skirting:** Work completed between October 30, 2025, and November 5, 2026.
- **Key Turnover:** Scheduled for January 7, 2026.
- **MCO:** Will be turned over on January 7, 2026.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5209).

Juanita Stevens (Lupton Chapter)

- **Timeline:** Home delivered and set on November 10, 2025.
- **Skirting:** Work completed between November 12, 2025, and November 21, 2025.
- **Key Turnover:** Scheduled for January 6, 2026.
- **MCO:** Will be turned over on January 6, 2026.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5210).

Anselm Lee (Wide Ruins Chapter)

- **Timeline:** Home delivered and set on October 27, 2025.
- **Skirting:** Work completed between November 3, 2025, and November 19, 2025.
- **Key Turnover:** Currently in the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5179).

Beulah M. Choudhary (Lupton Chapter)

- **Timeline:** Home delivered and scheduled to be set on December 19, 2025.
- **Skirting:** TBD
- **Key Turnover:** Scheduled for January 6, 2026.
- **MCO:** Will be turned over on January 6, 2026.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5199).

Julia Parker (Wide Ruins Chapter)

- **Timeline:** Home delivered and set on October 23, 2025.
- **Skirting:** Work completed between October 31, 2025, and November 21, 2025.
- **Key Turnover:** Currently in the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5180).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the

original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Elvira Lou Yellowhorse (Houck):**
 - Field Work Completed On: 11/4/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Dolores Nez (Houck):**
 - Field Work Completed On: 11/4/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Presley Murphy (Houck):**
 - Field Work Completed On: 11/4/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Rose M. Roanhorse (Klagetoh):**
 - Field Work Completed On: 11/5/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Justina Lea Tsosie Jones (Klagetoh):**
 - Field Work Completed On: 11/5/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Margaret Ann Tsosie (Klagetoh):**
 - Field Work Completed On: 11/5/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Juanita Stevens (Lupton):**
 - Field Work Completed On: 11/6/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending

- PFL Approved on: TBD
- **Beulah M. Choudhary (Lupton):**
 - Field Work Completed On: 11/6/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Uolanda Begay (Lupton):**
 - Field Work Completed On: 11/6/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Andrea Begay (Nahata Dziil):**
 - Field Work Completed On: 11/3/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Merinda Manymules (Nahata Dziil):**
 - Field Work Completed On: 11/3/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Melissa Ann Yazzie (Nahata Dziil):**
 - Field Work Completed On: 11/3/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Anselm Lee (Wide Ruins):**
 - Field Work Completed On: 11/5/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Julia Parker (Wide Ruins):**
 - Field Work Completed On: 11/4/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD
- **Billy Ashley (Wide Ruins):**
 - Field Work Completed On: 11/5/2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: pending
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWS) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with the Navajo Tribal Utility Authority (NTUA) for the six homes completed under Work Order #3. All sites are with services coordinated through the NTUA District Office.

Utility Status and Notes (Work Order #3 - 15 Homes)

- **Dolores Nez (Priority Two)**
 - **Project Status:** Pending BRCF (HPD Letter/CRCF).
 - **Updates:** Archaeology report was submitted to NN HPD on 11/12/2025.
- **Margaret Ann Tsosie (Priority Two)**
 - **Project Status:** Pending Cultural Survey & TES List request.
 - **Updates:** Currently awaiting the consultant's cultural survey and biological reports.
- **Rose M. Roanhorse (Priority Three/Cistern)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project has been assigned to the district office for preliminary design work.
- **Elvira Lou Yellowhorse (Priority One)**
 - **Project Status:** ESPS - ROW Received.
 - **Updates:** Right-of-Way documentation has been received and is in processing.
- **Juanita Stevens (Priority One)**
 - **Project Status:** SLA Approved.
 - **Updates:** The Service Line Agreement has been approved and finalized.
- **Presley Murphy (Priority One)**
 - **Project Status:** ESPS - ROW Received.
 - **Updates:** Right-of-Way documentation has been received and is in processing.
- **Justina Lea Tsosie Jones (Priority Two/Cistern)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently at the district office awaiting survey and engineering design.
- **Uolanda Begay (Priority One)**
 - **Project Status:** SLA Approved.
 - **Updates:** The Service Line Agreement has been approved and finalized.
- **Anselm Lee**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Initial design and survey work are currently pending at the district level.
- **Beulah M. Choudhary**
 - **Project Status:** Construction Completed.
 - **Updates:** Site is pad-ready and construction is finished.

- **Billy Ashley**
 - **Project Status:** TAA Pending NN Approval.
 - **Updates:** Part of the Wide Ruins Phase III Power Line Project; currently awaiting Navajo Nation approval for the TAA.
- **Julia Parker**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is in queue for survey and design at the district office.
- **Melissa Ann Yazzie (Priority One)**
 - **Project Status:** Pending Construction.
 - **Updates:** Project is currently awaiting the start of physical construction.
- **Andrea Begay (Priority One)**
 - **Project Status:** ESPS - ROW Received.
 - **Updates:** Right-of-Way documentation has been received and is being reviewed.
- **Merinda Manymules (Priority One/Priority Four)**
 - **Project Status:** ESPS - ROW Received.
 - **Updates:** Right-of-Way documentation has been received and is in processing.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order

#1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Brenda Jesus Status Report: : Work Order #3, #4 & #5

Prepared For: Council Delegate - Brenda Jesus

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Oak Springs and St. Michaels Chapters

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries and utility infrastructure for Council Delegate Brenda Jesus' region, specifically covering the Oak Springs and St. Michaels Chapters.

Work Order Status

- **Work Order #3 (WO#3):** The primary focus for this region is the finalization of eight homes.
 - **Delivery and Installation:** All eight manufactured homes have been successfully delivered and set within the Chapter.
 - **Key Turnover:** Formal key turnover for all recipients was completed on December 18, 2025.
 - **Documentation:** Manufacturer's Certificates of Origin (MCOs) were turned over for seven of the recipients on December 17, 2025. The MCO for the final recipient is currently pending. Further releases remain contingent upon the Office of the Controller's payment of the 40% second installment invoices.
 - **Supplemental Items:** The procurement and installation of ADA Accessibility Ramps and Wood Stoves for these units remain pending, awaiting supplemental funding approval from the Office of the Controller.
- **Work Order #4 (WO#4):** The two homes previously assigned to this work order have been removed from the scope for this region and reallocated.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this work order covers 138 manufactured homes, including the recipients formerly under WO#4. While production and field assessments have commenced, contractors are currently proceeding with caution due to concerns regarding the stability of project funding. Formal timelines will be finalized once the Navajo Nation clarifies the funding status.

Utility Assessments and Construction

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been completed for all assessed sites. These designs were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, and are currently awaiting final approval.
- **Electric Service:** NTUA has completed connections for homes with existing on-site utility infrastructure. For homes requiring extensions, NTUA is processing Service Line Agreements (SLAs) and Right-of-Ways (ROWS).
- **Regulatory Update:** A verbal directive was recently issued by the Resources Development Committee (RDC) **to** discontinue all utility coordination with the NTUA. The department is maintaining current processes while awaiting an official written directive to formalize this change in project scope.

II. Project Scope Change

The two homes previously intended for delivery under Work Order #4 have been removed from the scope. The delegate's region is now solely focused on completing Work Order #3.

III. Constituent Home Delivery and Completion Status

The following details the progress for the seven constituents who have received their homes in the Oak Springs Chapter:

Homes Delivered, Set and Scheduled for Key Turnover (Work Order #3 - 8 Homes)

Ella Dayea (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 21, 2025.
- **Skirting:** Work completed between September 23, 2025, and October 20, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5245).

Wanda Cowboy-Lefebvre (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 22, 2025.
- **Skirting:** Work completed between September 24, 2025, and October 20, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5248).

Jeffery Roanhorse (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 26, 2025.
- **Skirting:** Work completed between September 25, 2025, and October 21, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5251).

Johnathan Dayea (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 21, 2025.
- **Skirting:** Work completed between September 24, 2025, and October 20, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** Turned over on December 17, 2025.

- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5249).

Lorraine Fowler (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 22, 2025.
- **Skirting:** Work completed between September 25, 2025, and October 20, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5252).

Theresa Etsitty (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 26, 2025.
- **Skirting:** Work completed between September 29, 2025, and October 21, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5250).

Charlotte Sam (Oak Springs Chapter)

- **Timeline:** Home delivered and set on September 17, 2025.
- **Skirting:** Work completed between September 29, 2025, and October 21, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5254).

Mary Lynch-Pena (Oak Springs Chapter)

- **Timeline:** Home delivered and set on November 10, 2025.
- **Skirting:** Work completed between November 12, 2025, and November 21, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** TBD
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5215).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment and Construction Update (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Theresa Etsitty (Oak Springs)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lorraine Fowler (Oak Springs)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Jeffery E. Roanhorse (Oak Springs)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Johnnathan Dayea (Oak Springs)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Wanda Cowboy - Lefebvre (Oak Springs)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Charlotte Sam (Oak Springs)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Mary Lynch - Pina (Oak Springs)**
 - Field Work Completed On: November 02, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Ella Dayea (Oak Springs)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with the Navajo Tribal Utility Authority (NTUA) for the eight homes in Delegate Jesus's region. All sites are with services coordinated through the NTUA District Office.

Utility Status and Notes (Work Order #3 - 10 Homes)

- **Ella Dayea (Priority Two)**
 - **Project Status:** ROW.
 - **Updates:** NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
- **Johnathan Dayea (Priority One/Priority Two)**
 - **Project Status:** SLA
 - **Updates:** SLA Approved
- **Theresa Etsitty (Priority One)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Wanda Cowboy-Lefebvre (Priority One)**
 - **Project Status:** Consultant/NTUA Biologist - Pending Cultural Survey & TES List request
 - **Updates:** Released for construction on 10/27. Meter loop SEI has passed; currently pending HWA clearance.
- **Charlotte Sam (Priority Three)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
 - **Updates:** Released for construction on 10/23. Meter loop SEI has passed; currently pending HWA clearance.
- **Jeffery E. Roanhorse (Priority One/Priority Two)**
 - **Project Status:** Pending Survey & Design @ District
 - **Updates:** Customer hired a private electrician and the meter loop is installed. An overhead (OH) service upgrade is required.
- **Lorraine Flower (Priority Three/Priority One)**
 - **Project Status:** No Application received.
 - **Updates:** No service application has been received for this client at this time.
- **Mary Lynch-Pena (Priority Four)**

- **Project Status:** TAA Pending NN Approval.
- **Updates:** Documentation for BRCF and CRCF is complete; project is currently awaiting TAA approval from the Navajo Nation.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Carl Roessel Slater Status Report: Work Order #4 & #5

Prepared For: Council Delegate – Carl Roessel Slater

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for the Round Rock, Lukachukai, Rough Rock, and Rock Point Chapters

I. Executive Summary

This report provides an update on the status of Community Housing Infrastructure Department (CHID) Work Orders for Delegate Carl Roessel Slater's region, covering Round Rock, Lukachukai, Rough Rock, and Rock Point Chapters

Current Status & Scope Change: The eight recipients previously assigned to Work Order #4 (WO4) have been removed from that scope, and consequently, no deliveries or installations are currently scheduled.

Work Order #5: All recipients removed from WO4 will be transitioned into Work Order Number Five (WO#5), which was executed on November 19, 2025, and includes 138 manufactured homes. The vendor for WO#5 is currently developing the production and delivery schedule.

Home Type Recommendation: The project recommends utilizing manufactured homes (HUD Code) over modular homes (IRC) for this scope of work.

- **Reasoning:** On the Navajo Nation, where only homesite leasing is permitted (not land ownership), the primary advantage of modular homes (property value retention) is negated.
- **Advantage:** Manufactured homes, combined with the CHID's custom heavy-duty specifications, provide the necessary durability while offering significant benefits in **cost** and delivery speed. The HUD approval process avoids the extensive and time-consuming delays caused by the requirement for on-site Arizona State Inspectors, enabling expedited placement on the existing WO#5.

Opting for the manufactured home pathway is the advantageous choice, offering the best combination of durability, cost-effectiveness, and timely delivery. Utility assessments and construction will be re-initiated once the vendor's site-specific schedules from WO#5 are finalized.

II. Project Scope Change

The eight homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The DCD will take all recipients from this region's former Work Order #4 and place them on a new work order that is now pending.

Home Type Analysis: Modular vs. Manufactured

The delegates and their chapters within this region have expressed a preference for modular homes over manufactured homes. To address this preference, an analysis was conducted comparing the two types of construction in the context of the Navajo Nation's unique requirements.

- Modular Homes are built to the International Residential Code (IRC), and their primary advantage is property value retention. When set on privately owned land, an IRC-built home maintains its value and ensures a higher appraisal for future resale. However, modular homes require inspection by the State of Arizona during construction, which has historically caused significant delays due to the lack of available State inspectors and the requirement for representatives to be on-site (as seen with the Order 1 modular homes).
- Manufactured Homes are built to the Housing and Urban Development (HUD) Code. Approvals for manufactured homes are made at the federal level, eliminating the need for an on-site State inspector and significantly increasing the speed of construction and delivery.

CHID Specifications and Land Ownership

The specifications set forth by the CHID Department ensure that both modular and manufactured homes are built to a beefed-up, heavy-duty standard that significantly enhances durability and lifespan.

Given that the Navajo Nation does not allow ownership of land, but rather uses a homesite leasing arrangement, the primary advantage of a modular home (retaining property value) is lost. The manufactured home, despite its different building code, will meet the required durability standards due to the special CHID specifications.

Recommendation and Expedited Delivery Option

The project's recommendation is to purchase manufactured homes for this scope of work.

This is the best choice for the Navajo Nation because:

1. **Cost:** Manufactured homes are less expensive.
2. **Delivery Speed:** Utilizing the HUD approval process bypasses the significant delays caused by the availability of Arizona State Inspectors, allowing the construction to move forward as soon as possible.

3. **Durability:** The CHID specifications ensure the manufactured homes are built sturdy and to last a longer span, mitigating the traditional concerns associated with standard manufactured housing.
4. **Value Retention:** Since clients do not have ownership of the property (only leased land), the manufactured home is the most advantageous choice as the client would not see the benefit of value retention offered by a modular home.

Importantly, the CHID Department is currently moving forward with another Work Order specifically for manufactured homes. The delegate and their chapters are advised that opting for the manufactured home option will allow their recipients to be added to this existing manufactured home work order, enabling faster home deliveries and reducing overall wait times compared to the delays associated with the modular home inspection process.

The project team is planning to meet with the delegate and their chapters to provide a clear understanding of the advantages and disadvantages of both home types, explaining why the manufactured home option, with the enhanced CHID specifications and the opportunity for expedited placement on the new work order, offers the best combination of durability, cost, and timely delivery given the land ownership issues on the reservation.

IV. Constituent Home Delivery and Completion Status

Though initial recipients were assigned to Work Order #4, no deliveries are scheduled, and no installations are scheduled. No homes are currently assigned, pending, delivered, or completed in the region due to the removal of Work Order #4 and the pending transfer of recipients to a new work order.

IV. Utilities Assessment Update

Utility Assessment & Coordination The Resources Development Committee (RDC) has recently questioned the current utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA.

While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department will continue to move forward with existing processes until that written notice is received.

Design & Construction Aside from the ongoing administrative review mentioned above, standard utility assessment, design, and construction updates are not applicable at this time. These processes will fully resume for Delegate Slater's region once the recipients have been scheduled on work order #5 production and delivery schedule.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Cherilyn Yazzie Status Report: : Work Order #3 & #5

Prepared For: Council Delegate – Cherilyn Yazzie

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for the Whitecone, Indian Wells, Greasewood Springs, Teesto, and Dilkon Chapters

I. Executive Summary

This report provides a status update for manufactured home deliveries and utility assessments under Work Order #3 (WO#3) and Work Order #5 (WO#5) for the region represented by Council Delegate Cherilyn Yazzie, covering the Whitecone, Indian Wells, Greasewood Springs, Teesto, and Dilkon Chapters.

Work Order #3: Resolution and Strategic Justification

The project faced a period of scope review between June and August 2025. Following subsequent support from Delegate Yazzie in late August, the department proceeded with the original plan. This decision was necessitated by several critical factors:

- **Contractual & Financial Risks:** Manufactured homes had already been purchased and assigned to nine pre-identified recipients who had received official award letters.
- **Funding Preservation:** The project utilizes ARPA funding. Reallocation would have required legislative action, posing a high risk of the funds expiring and reverting to the U.S. Treasury.
- **Operational Continuity:** Alternative projects, such as bathroom renovations managed by external authorities, were deemed high-risk due to existing management being behind schedule.

Delivery and Installation Progress (WO#3)

Significant progress has been made regarding the nine homes in the Whitecone, Indian Wells, and Dilkon Chapters:

- **Status of Installations:** Seven of the nine homes were delivered and set between November and December 2025. The remaining two homes are scheduled for delivery on **January 2, 2026**.
- **Key Turnover:** The formal transfer of homes and Manufacturer's Certificates of Origin (MCO) is currently being scheduled. However, turnover remains strictly contingent upon the Office of the Controller processing the 40% second installment invoice.

- **Supplemental Needs:** Procurement for ADA-compliant ramps and wood stoves is currently pending separate supplemental funding approval.

Utility Assessment and Regulatory Updates

Technical assessments are ongoing to ensure homes are move-in ready:

- **Water/Wastewater:** Project Facility Layouts (PFLs) are complete for all assessed sites. One PFL was submitted to NTUA in late December 2025, while the remaining eight are in the final processing stage.
- **Electric:** NTUA is actively connecting homes with existing on-site utilities. For sites requiring new extensions, Service Line Agreements (SLAs) and Right-of-Way (ROW) consents are in progress.
- **Regulatory Note:** The Resources Development Committee (RDC) recently issued a verbal directive to discontinue utility coordination with NTUA. The department is currently awaiting written formalization of this change but continues to move forward with existing processes in the interim.

Work Order #5 Execution

WO#5 was executed on November 19, 2025, and includes 138 manufactured homes, integrating recipients previously removed from earlier work orders. While production and field assessments have commenced, the vendor is proceeding with caution due to concerns regarding potential funding pullbacks. Finalized delivery schedules will be provided once the funding status is clarified.

II. Project Update: Work Order #3 Status and Resolution

The housing units for the region represented by Delegate Yazzie were initially included under Work Order #3. The project faced significant scope review and potential alteration between June and late August 2025 due to instructions from the Delegate Yazzie.

Timeline of Events and Resolution:

1. **June 2025:** Delegate Yazzie initially sent correspondence her intent to remove her delegate region's recipients from Work Order #3.
2. **Late August 2025:** A subsequent letter from Delegate Yazzie was received, indicating support for the housing project.
3. **Final Determination:** Despite the initial request for recipient removal, and due to external pressure from the Office of the Controller to expend the allotted ARPA funding, the recipients for Work Order #3 within Delegate Yazzie's region were not removed.

Justification for Moving Forward:

The decision to proceed with Work Order #3 for the existing recipients was based on several critical factors:

- **Contractual Commitments and Recipient Notification:** The manufactured homes had already been purchased, labeled for delivery, and all intended recipients had received official award letters assuring them a home. Reversing this commitment would have resulted in significant administrative and financial impacts.
- **Funding Preservation (ARPA):** A critical factor was the difficulty of removing the allocated funds. Doing so would require legislative action, a process that is time-intensive. This delay could have potentially caused the funding to expire and be sent back to the U.S. Treasury, jeopardizing the entire housing initiative for the region.
- **NECA Timeline:** Delegate Yazzie had expressed interest in reallocating the funds toward existing bathroom renovation/addition projects managed by Navajo Engineering and Construction Authority (NECA). Given that NECA was reportedly behind schedule on their current projects, this reallocation was deemed an uncertain path, providing additional justification to move forward with the, housing deliveries under Work Order #3 that were already near completion.

Current Status:

As a result of these factors, the deliveries, installations, and key turnovers for all pre-assigned recipients in Delegate Yazzie's region under Work Order #3 are moving forward.

III. Constituent Home Delivery and Completion Status

Homes to be Delivered or Already Delivered, Set (Work Order #3 – 9 Homes)

Lorraine Jackson (Dilkon Chapter)

- **Timeline:** Home will be delivered and set on January 2, 2026.
- **Skirting:** Work scheduled to begin on January 8, 2026.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5211).

Charmayne Mitchell (Dilkon Chapter)

- **Timeline:** Home to be delivered and set on January 2, 2026.
- **Skirting:** Work scheduled to begin on January 8, 2026.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5212).

Terrilynn Hardy (Dilkon Chapter)

- **Timeline:** Home delivered and set on December 11, 2025.
- **Skirting:** Work scheduled to begin on January 7, 2026.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5186).

Pauline and Kee John (Indian Wells Chapter)

- **Timeline:** Home delivered and set on November 6, 2025.
- **Skirting:** Work completed between November 10, 2025, and November 18, 2025.
- **Key Turnover:** In the process of being scheduled.

- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5178).

Margo Rose Skeet (Indian Wells Chapter)

- **Timeline:** Home delivered and set on December 30, 2025.
- **Skirting:** TBD.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5194).

Nellie Hayes (Indian Wells Chapter)

- **Timeline:** Home delivered and set on December 11, 2025.
- **Skirting:** TBD.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5183).

Jacqueline Benally (Whitecone Chapter)

- **Timeline:** Home delivered and set on December 29, 2025.
- **Skirting:** TBD.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5196).

Diane Lee Clark Irving (Whitecone Chapter)

- **Timeline:** Home delivered and set on December 30, 2025.
- **Skirting:** TBD.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5197).

Kenita Glenda Shebala (Whitecone Chapter)

- **Timeline:** Home delivered and set on December 29, 2025.
- **Skirting:** TBD.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5198).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Lorraine Jackson (Dilkon)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Charmayne Mitchell (Dilkon)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Terrilynn Hardy (Dilkon)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Pauline and Kee John (Indian Wells)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Margo Rose Skeet (Indian Wells)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Nellie Hayes (Indian Wells)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Jacqueline Benally (Whitecone)**
 - Field Work Completed On: October 30, 2025

- PFL Completed: Pending
- PFL Submitted to NTUA on: Pending
- PFL Approved on: TBD
- **Diane Lee Clark Irving (Whitecone)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Kenita Glenda Shebala (Whitecone)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with the Navajo Tribal Utility Authority (NTUA) for the six homes completed under Work Order #3. All sites are with services coordinated through the NTUA District Office.

Utility Status and Notes (Work Order #3 - 9 Homes)

- **Lorraine Jackson**
 - **Project Status:** Pending.
 - **Updates:** Status is currently pending; home delivery is also pending.
- **Charmayne Mitchell**
 - **Project Status:** Pending.
 - **Updates:** Status is currently pending; home is noted as Pad Ready.
- **Terrilynn Hardy**
 - **Project Status:** Pending.
 - **Updates:** Status is currently pending; home delivery is also pending.
- **Pauline and Kee John**
 - **Project Status:** Pending Consent.
 - **Updates:** Currently with the NTUA ROW Agent pending consent (HPD Letter/CRCF & BRCF).
- **Margo Rose Skeet**
 - **Project Status:** Pending.

- **Updates:** Home delivery is pending.
- **Nellie Hayes**
 - **Project Status:** Pending.
 - **Updates:** Home has been delivered.
- **Jacqueline Benally**
 - **Project Status:** Pending.
 - **Updates:** Status is currently pending; home is noted as Pad Ready.
- **Diane Lee Clark Irving**
 - **Project Status:** Pending.
 - **Updates:** Initial processing is currently pending.
- **Kenita Glenda Shebala**
 - **Project Status:** Pending.
 - **Updates:** Initial processing is currently pending.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Casey Allen Johnson Status Report: Work Order #1, #3, #4 & #5

Prepared For: Council Delegate – Casey Allen Johnson

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for Birdsprings, Leupp, Cameron, and Coalmine Canyon Chapters

I. Executive Summary

This report provides a status update on manufactured home deliveries and infrastructure development for Council Delegate Casey Allen Johnson's region, covering Work Orders #1, #3, #4, and #5.

Work Order #1 (WO#1) & Work Order #3 (WO#3) Status

- Inventory & Delivery:** A total of six homes are in progress across these two work orders. Five of these homes have been successfully Delivered and Set on-site.
- Turnover Requirements:** The release of the Manufacturer's Certificate of Origin (MCO) and final key turnover for all delivered homes are strictly contingent upon the successful processing and payment of the 40% second installment invoice by the Office of the Controller.
- Site Completion:** Major on-site work (skirting, steps, and gutters) is complete for three of the delivered homes, with work currently in progress for the remaining delivered units.
- Pending Deliveries:** One site under WO#1 has a pad ready, and one site under WO#3 is awaiting a delivery date following a completed site assessment.
- Supplemental Items:** The delivery of ADA Accessibility Ramps and Wood Stoves is currently pending separate supplemental funding approval from the Office of the Controller.

Work Order #4 (WO#4) & Work Order #5 (WO#5) Status

- Scope Adjustment:** The four homes previously assigned to WO#4 have been removed from the scope for this region.
- WO#5 Execution:** WO#5 was executed on November 19, 2025, and includes 138 manufactured homes. This order incorporates all recipients previously removed from WO#4 and utilizes the same vendor as WO#1 and WO#3.
- Current Standing:** Production and field assessments have commenced; however, contractors are progressing with caution due to concerns regarding potential funding withdrawals by the Navajo Nation.

Utility Assessment & NTUA Coordination

- **PFL Status:** Project Facility Layouts (PFLs) for water and wastewater are complete for all assessed sites.
- **Submission Tracking:** PFLs for the active sites were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025.
- **Electrical Connectivity:** NTUA has begun connecting homes with existing on-site electric and is currently processing Service Line Agreements (SLAs) and Right-of-Ways (ROWs) for new extensions.
- **Regulatory Update:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. While the department is awaiting a formal written directive, it is continuing existing processes in the interim to maintain project momentum.

II. Project Scope Change

The four homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The delegate's region is now solely focused on completing the homes under Work Order #1 and Work Order #3.

III. Constituent Home Delivery and Completion Status

Homes Pending Delivery or Delivered and Set (Work Order #1 - 6 Homes)

Final completion, including Key turnover and final site work, is still pending for all delivered homes.

- **Benjamin Mitchell (Birdsprings Chapter, WO1)**
 - **Timeline:** Home shipped on July 23, 2025, and set on August 15, 2025.
 - **Skirting:** Work completed between September 17, 2025, and October 6, 2025.
 - **Steps/Gutters:** Steps completed December 16, 2025; Gutters completed November 19, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Notes:** Electric Home; door knobs have been replaced.
- **Latanya Dickson (Birdsprings Chapter, WO1)**
 - **Timeline:** Home shipped on August 5, 2025, and set on August 15, 2025.
 - **Skirting:** Work completed between September 18, 2025, and October 6, 2025.
 - **Steps/Gutters:** Steps completed December 16, 2025; Gutters completed November 19, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Notes:** Electric Home; door knobs have been replaced.
- **Maebelle Livingston (Leupp Chapter, WO1)**
 - **Timeline:** Home shipped on July 9, 2025, and set on July 17, 2025.
 - **Skirting:** Work completed between September 15, 2025, and October 6, 2025.

- **Steps/Gutters:** Steps completed December 16, 2025; Gutters completed November 19, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Rodney Todacheenie (Leupp Chapter, WO1)**
 - **Timeline:** Home shipped on August 5, 2025, and set on August 14, 2025.
 - **Skirting:** Work completed between September 16, 2025, and October 6, 2025.
 - **Steps/Gutters:** Steps completed December 16, 2025; Gutters completed November 19, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
- **Raymond Huskon (Cameron Chapter, WO1)**
 - **Timeline:** Home shipped on October 30, 2025, and set on November 11, 2025.
 - **Skirting:** Work completed between November 17, 2025, and December 29, 2025.
 - **Interior Status:** Complete as of December 11, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Notes:** Electric Home; door knobs have been replaced.
- **Ella Bedonie (Coalmine Canyon Chapter, WO3)**
 - **Timeline:** Site assessment complete as of September 24, 2025.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5202).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Benjamin Mitchell (Birdsprings, WO1)**
 - Field Work Completed On: July 29, 2025
 - PFL Completed: October 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Latanya Dickson (Birdsprings, WO1)**
 - Field Work Completed On: July 29, 2025
 - PFL Completed: August 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Maebelle Livingston (Leupp, WO1)**
 - Field Work Completed On: July 29, 2025
 - PFL Completed: August 22, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Rodney Todacheenie (Leupp, WO1)**
 - Field Work Completed On: July 29, 2025
 - PFL Completed: August 05, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Raymond Huskon (Cameron, WO1)**
 - Field Work Completed On: Pending
 - PFL Completed: Not in Procore
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Ella Bedonie (Coalmine Canyon, WO3)**
 - Field Work Completed On: November 03, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWS) required for new extensions.

V. Utilities Construction Update

This section summarizes the utility status for the six homes under Work Order #1 in the delegate's region. NTUA does not start planning, design, or construction until the home is on site and an application has been received.

Utility Status and Notes (Work Order #1 & #3 - 6 Homes)

- **Benjamin Mitchell (Priority Three/Cistern)**
 - **Project Status:** Pending Service Pole.
 - **Updates:** Notice to Proceed (NTP) was sent on November 4th, 2025.
- **Latanya Dickson (Priority Two/Cistern)**
 - **Project Status:** Pending Service Pole.
 - **Updates:** Notice to Proceed (NTP) was sent on November 4th, 2025.
- **Maebelle Livingston (Priority One)**
 - **Project Status:** SLA Approved.
 - **Updates:** The Service Line Agreement has been approved for this project.
- **Rodney Todacheenie (Priority One/Priority Two)**
 - **Project Status:** Pending Cultural Award and TES List.
 - **Updates:** Currently awaiting the Cultural Award and TES List; archaeological/biological reporting (DR) is pending.
- **Raymond Huskon (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Ella Bedonie (Priority One/Priority Three)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Crystalyne Curley Status Report: Work Order #4 & #5

Prepared For: Council Delegate – Crystalyne Curley

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for the Tselani/Cottonwood, Many Farms, Blue Gap/Tachee, Low Mountain, and Nazlini Chapters

I. Executive Summary

This report provides a critical update on the status of Community Housing Infrastructure Department (CHID) Work Orders for Delegate Crystalyne Curley's region, covering Tselani/Cottonwood, Many Farms, Blue Gap/Tachee, Low Mountain, and Nazlini Chapters.

Current Status & Scope Change: The nine recipients previously assigned to Work Order #4 (WO4) have been removed from that scope, and consequently, no deliveries or installations are currently scheduled.

Work Order #5: All recipients removed from WO4 will be transitioned into Work Order Number Five (WO#5), which was executed on November 19, 2025, and includes 138 manufactured homes. The vendor for WO#5 is currently developing the production and delivery schedule.

Home Type Recommendation: The project recommends utilizing manufactured homes (HUD Code) over modular homes (IRC) for this scope of work.

- **Reasoning:** On the Navajo Nation, where only homesite leasing is permitted (not land ownership), the primary advantage of modular homes (property value retention) is negated.
- **Advantage:** Manufactured homes, combined with the CHID's custom heavy-duty specifications, provide the necessary durability while offering significant benefits in **cost** and delivery speed. The HUD approval process avoids the extensive and time-consuming delays caused by the requirement for on-site Arizona State Inspectors, enabling expedited placement on the existing WO#5.

Opting for the manufactured home pathway is the advantageous choice, offering the best combination of durability, cost-effectiveness, and timely delivery. Utility assessments and construction will be re-initiated once the vendor's site-specific schedules from WO#5 are finalized.

II. Project Scope Change

The nine homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The DCD will take all recipients from this region's former Work Order #4 and place them on a new work order that is now pending.

Home Type Analysis: Modular vs. Manufactured

The delegates and their chapters within this region have expressed a preference for modular homes over manufactured homes. To address this preference, an analysis was conducted comparing the two types of construction in the context of the Navajo Nation's unique requirements.

- Modular Homes are built to the International Residential Code (IRC), and their primary advantage is property value retention. When set on privately owned land, an IRC-built home maintains its value and ensures a higher appraisal for future resale. However, modular homes require inspection by the State of Arizona during construction, which has historically caused significant delays due to the lack of available State inspectors and the requirement for representatives to be on-site (as seen with the Order 1 modular homes).
- Manufactured Homes are built to the Housing and Urban Development (HUD) Code. Approvals for manufactured homes are made at the federal level, eliminating the need for an on-site State inspector and significantly increasing the speed of construction and delivery.

CHID Specifications and Land Ownership

The specifications set forth by the CHID Department ensure that both modular and manufactured homes are built to a beefed-up, heavy-duty standard that significantly enhances durability and lifespan.

Given that the Navajo Nation does not allow ownership of land, but rather uses a homesite leasing arrangement, the primary advantage of a modular home (retaining property value) is lost. The manufactured home, despite its different building code, will meet the required durability standards due to the special CHID specifications.

Recommendation and Expedited Delivery Option

The project's recommendation is to purchase manufactured homes for this scope of work.

This is the best choice for the Navajo Nation because:

1. **Cost:** Manufactured homes are less expensive.
2. **Delivery Speed:** Utilizing the HUD approval process bypasses the significant delays caused by the availability of Arizona State Inspectors, allowing the construction to move forward as soon as possible.

3. **Durability:** The CHID specifications ensure the manufactured homes are built sturdy and to last a longer span, mitigating the traditional concerns associated with standard manufactured housing.
4. **Value Retention:** Since clients do not have ownership of the property (only leased land), the manufactured home is the most advantageous choice as the client would not see the benefit of value retention offered by a modular home.

Importantly, the CHID Department is currently moving forward with another Work Order specifically for manufactured homes. The delegate and their chapters are advised that opting for the manufactured home option will allow their recipients to be added to this existing manufactured home work order, enabling faster home deliveries and reducing overall wait times compared to the delays associated with the modular home inspection process.

The project team is planning to meet with the delegate and their chapters to provide a clear understanding of the advantages and disadvantages of both home types, explaining why the manufactured home option, with the enhanced CHID specifications and the opportunity for expedited placement on the new work order, offers the best combination of durability, cost, and timely delivery given the land ownership issues on the reservation.

IV. Constituent Home Delivery and Completion Status

Though initial recipients were assigned to Work Order #4, no deliveries are scheduled, and no installations are scheduled. No homes are currently assigned, pending, delivered, or completed in the region due to the removal of Work Order #4 and the pending transfer of recipients to a new work order.

IV. Utilities Assessment Update

Utility Assessment & Coordination The Resources Development Committee (RDC) has recently questioned the current utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA.

While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department will continue to move forward with existing processes until that written notice is received.

Design & Construction Aside from the ongoing administrative review mentioned above, standard utility assessment, design, and construction updates are not applicable at this time. These processes will fully resume for Delegate Curley's region once the recipients have been scheduled on work order #5 production and delivery schedule.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Curtis Yanito Status Report: Work Order #3, #4 & #5

Prepared For: Council Delegate - Curtis Yanito

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for Aneth, Teec Nos Pos, Sweetwater, and Red Mesa Chapters.

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries, infrastructure development, and utility assessments for Council Delegate Curtis Yanito's region, covering the Aneth, Teec Nos Pos, Sweetwater, and Red Mesa Chapters.

Work Order #3 (WO#3) Status

The scope of WO#3 includes 11 manufactured homes intended for regional constituents.

- **Completed Turnovers:** Ten (10) homes have been fully completed, delivered, and set. Final site work—including skirting, steps, and gutters—is finished. As of November 1, 2025, the keys and Manufacturer's Certificate of Origin (MCO) have been successfully turned over to these ten recipients.
- **Pending Delivery:** One (1) home remains pending delivery due to the presence of a Burn Out Unit on-site and significant accessibility issues.
- **Administrative Requirements:** Final key turnovers are contingent upon the Office of the Controller processing the 40% second installment invoices. Additionally, several supplemental items (ADA ramps and wood stoves) are pending separate funding approvals.

Work Order #4 (WO#4) and Work Order #5 (WO#5) Status

- **Project Scope Change:** All ten (10) homes previously categorized under WO#4 have been officially removed from Delegate Yanito's regional scope.
- **Execution of WO#5:** Work Order #5 was executed on November 19, 2025, and encompasses **138 manufactured homes**. This order includes all recipients previously removed from WO#4.
- **Current Progress:** The vendor has initiated production and field assessments for WO#5. However, contractors are proceeding with caution due to concerns regarding Navajo Nation funding security, which may impact future delivery and installation schedules.

Utility Assessment and Infrastructure

A specialized team has been engaged to conduct water, wastewater, and electric assessments for all project sites.

- **Assessment Status:** Project Facility Layouts (PFLs) have been completed for all assessed sites. These designs are being transitioned to the Navajo Tribal Utility Authority (NTUA) for construction.
- **Electric Connectivity:** NTUA has commenced connections for sites with existing infrastructure. Sites requiring extensions are in the process of securing Service Line Agreements (SLAs) and Right-of-Ways (ROWs).
- **Identified Challenges:** Field assessments identified two critical site issues: one home was set 10 feet outside the official Home Site Lease (HSL) boundary, and another project is currently in dispute due to a lack of permittee consent.
- **Regulatory Update:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with NTUA. The department is currently awaiting a formal written directive to finalize this change but is continuing existing processes in the interim to maintain momentum.

II. Project Scope Change

The 10 homes previously listed under Work Order #4 (WO#4) have been removed from the scope of Delegate Curtis Yanito's region. The delegate's region is now solely focused on completing the 11 homes under WO#3.

III. Constituent Home Delivery and Completion Status

Homes with Keys Turned Over

The following is a detailed status of the ten manufactured homes completed under Work Order #3 and the one outstanding home:

- **Cecynthia Lee (Aneth Chapter):**
 - **Timeline:** Home delivered Mar 24, 2025, and set Mar 28, 2025.
 - **Skirting:** Completed May 28, 2025, and painting on May 29, 2025.
 - **Walk-Through/Punch List:** Done June 11, 2025.
 - **Steps and Gutters:** Completed by July 30, 2025, and June 18, 2025.
 - **Key turnover:** Completed October 9, 2025.
 - **MCO:** Turned over on October 9, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5114).
- **Otis R. Oldman (Aneth Chapter):**
 - **Timeline:** Home delivered Feb 29, 2025, and set Apr 16, 2025.
 - **Skirting:** Completed May 28, 2025, and painting on May 29, 2025.
 - **Walk-Through/Punch List:** Done June 9, 2025.
 - **Steps and Gutters:** Completed by July 30, 2025, and June 18, 2025.
 - **Key turnover:** Completed October 9, 2025.
 - **MCO:** Turned over on October 9, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5110).

- **Rosetta J. Rippy (Aneth Chapter):**
 - **Timeline:** Home delivered Feb 28, 2025, and set Apr 17, 2025.
 - **Skirting:** Completed May 29, 2025, and painting on May 29, 2025.
 - **Walk-Through/Punch List:** Done June 9, 2025.
 - **Steps and Gutters:** Completed by July 30, 2025, and June 18, 2025.
 - **Key turnover:** Completed October 9, 2025.
 - **MCO:** Turned over on October 9, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5108).
- **Tisheena Yazzie (Red Mesa Chapter):**
 - **Timeline:** Home delivered Mar 24, 2025, and set Mar 28, 2025.
 - **Skirting:** Completed May 21, 2025, and painting on May 27, 2025.
 - **Walk-Through/Punch List:** Done June 13, 2025.
 - **Steps and Gutters:** Completed by July 30, 2025, and June 18, 2025.
 - **Key turnover:** Completed October 10, 2025.
 - **MCO:** Turned over on October 10, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5113).
- **Dorinda Ann Jim (Teeec Nos Pos Chapter):**
 - **Timeline:** Home delivered Apr 8, 2025, and set Apr 10, 2025.
 - **Skirting:** Completed May 14, 2025, and painting on May 23, 2025.
 - **Walk-Through/Punch List:** Done June 6, 2025.
 - **Steps and Gutters:** Completed by July 29, 2025, and June 19, 2025.
 - **Key turnover:** Completed October 16, 2025.
 - **MCO:** Turned over on October 16, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5117).
- **Earl King (Teeec Nos Pos Chapter):**
 - **Timeline:** Home delivered Mar 30, 2025, and set Mar 29, 2025.
 - **Skirting:** Completed July 29, 2025, and painting on Aug 12, 2025.
 - **Walk-Through/Punch List:** Done June 5, 2025.
 - **Steps and Gutters:** Completed by July 29, 2025, and Sep 8, 2025.
 - **Key turnover:** Completed October 16, 2025.
 - **MCO:** Turned over on October 16, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5115).
- **Little Dan, Jr. & Matilda Susan Dan (Sweetwater Chapter):**
 - **Timeline:** Home delivered Apr 15, 2025, and set Apr 18, 2025.
 - **Skirting:** Completed May 20, 2025, and painting on May 27, 2025.
 - **Walk-Through/Punch List:** Done June 16, 2025.
 - **Steps and Gutters:** Completed by July 29, 2025, and June 19, 2025.
 - **Key turnover:** Completed October 15, 2025.
 - **MCO:** Turned over on October 15, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5119).
- **Margaret Begay & Amos Sloan (Sweetwater Chapter):**
 - **Timeline:** Home delivered Feb 30, 2025, and set Apr 7, 2025.
 - **Skirting:** Completed May 16, 2025, and painting on May 23, 2025.
 - **Walk-Through/Punch List:** Done June 13, 2025.
 - **Steps and Gutters:** Completed by July 29, 2025, and June 19, 2025.
 - **Key turnover:** Completed October 15, 2025.

- **MCO:** Turned over on October 15, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5111).
- **Dianne C. Morgan (Teeec Nos Pos Chapter):**
 - **Timeline:** Home delivered Apr 6, 2025, and set on Apr 8, 2025.
 - **Skirting:** Completed May 13, 2025, and painting on May 23, 2025.
 - **Walk-Through/Punch List:** Done June 4, 2025.
 - **Steps and Gutters:** Completed by July 29, 2025, and June 19, 2025.
 - **Key turnover:** Completed October 16, 2025.
 - **MCO:** Turned over on October 16, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5118).
- **Lashell Coggesshall (Red Mesa Chapter):**
 - **Timeline:** Home delivered Mar 30, 2025, and set on Apr 1, 2025.
 - **Skirting:** Completed May 23, 2025, and painting on May 27, 2025.
 - **Walk-Through/Punch List:** Done June 12, 2025.
 - **Steps and Gutters:** Completed by July 29, 2025, and June 18, 2025.
 - **Key turnover:** Turned over on October 10, 2025.
 - **MCO:** Turned over on October 10, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5116).
- **Shondiin C. Cardenas (Red Mesa):**
 - **Timeline:** Home delivered and set on February 29, 2025.
 - **Skirting:** Site work occurred between May 21, 2025, and May 27, 2025.
 - **Key turnover:** Completed on October 15, 2025.
 - **MCO:** Turnover date listed as October 15, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5109).

Home Delivery Pending

Tina Chee (Sweetwater Chapter): The status is pending delivery due to a Burn Out Unit on site and Accessibility issues.

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the

original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Cecynthia Lee (Aneth)**
 - Field Work Completed On: July 23, 2025
 - PFL Completed: August 18, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Rosetta J. Rippy (Aneth)**
 - Field Work Completed On: July 8, 2025
 - PFL Completed: August 5, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
- **Otis R. Oldman (Aneth)**
 - Field Work Completed On: July 28, 2025
 - PFL Completed: September 29, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tisheena Yazzie (Red Mesa)**
 - Field Work Completed On: July 28, 2025
 - PFL Completed: September 25, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Lashell Coggeshall (Red Mesa)**
 - Field Work Completed On: July 23, 2025
 - PFL Completed: July 31, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Shondiin Cardenas (Red Mesa)**
 - Field Work Completed On: July 23, 2025
 - PFL Completed: September 22, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Dianne C. Morgan (Teeec Nos Pos)**
 - Field Work Completed On: July 22, 2025

- PFL Completed: August 6, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Earl King (Teeec Nos Pos)**
 - Field Work Completed On: July 23, 2025
 - PFL Completed: August 18, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Dorinda Ann Jim (Teeec Nos Pos)**
 - Field Work Completed On: July 22, 2025
 - PFL Completed: September 11, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Margaret Begay/Amos Sloan (Sweetwater)**
 - Field Work Completed On: July 28, 2020
 - PFL Completed: August 18, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
- **Little Dan Jr/Matilda S. Dan (Sweetwater)**
 - Field Work Completed On: July 27, 2025
 - PFL Completed: September 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tina Chee (Sweetwater)**
 - Field Work Proposed to be Completed On: December 4, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with the Navajo Tribal Utility Authority (NTUA) for the 11 homes completed under Work Order #3. All sites are with services coordinated NTUA District Office.

- **Dorinda Ann Jim (Priority Two)**
 - **Project Status:** Pending Construction.

- **Updates:** Project is pending construction; however, the home was set 10 feet outside of the Home Site Lease (HSL) area, which requires adjustment.
- **Little Dan, Jr. & Matilda Susan Dan (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished and the project has been finalized.
- **Earl King (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished; currently pending the final meter loop installation.
- **Otis R. Oldman (Priority One)**
 - **Project Status:** Pending Meter Loop.
 - **Updates:** Right-of-Way (ROW) documentation is received; project is awaiting meter loop installation.
- **Tisheena Yazzie (Priority Two)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished; currently pending the cultural survey and HWA clearance.
- **Lashell Coggeshall (Priority Two)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished; currently pending HWA paperwork.
- **Cecynthia Lee (Priority Two)**
 - **Project Status:** Pending Cultural Survey & TES List.
 - **Updates:** Awaiting biological and cultural survey results; currently no application for services has been received.
- **Rosetta J. Rippy (Priority One)**
 - **Project Status:** SLA Approved.
 - **Updates:** The SLA is approved, but no application for services has been received from the customer.
- **Dianne C. Morgan (Priority Two/Priority Three)**
 - **Project Status:** SLA Approved.
 - **Updates:** SLA is approved; project is pending HWA clearance.
- **Margaret Begay & Amos Sloan (Priority Two/Priority One)**
 - **Project Status:** Dispute.
 - **Updates:** Project is currently in a dispute status because the permittee does not want to provide consent for the line.
- **Tina Chee (Priority Two)**
 - **Project Status:** Pending Survey & Design.
 - **Updates:** The home is pad-ready; the project is currently at the District Office for survey and design.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Danny Simpson Status Report: Work Order #3, #4 & #5

Prepared For: Council Delegate – Danny Simpson

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Nageezi, White Rock, Huerfano, Lake Valley, Standing Rock, and Crownpoint Chapters.

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries and utility infrastructure for Work Orders #3, #4, and #5 within Delegate Danny Simpson's region.

Work Order Progress

- **Work Order #3 (WO#3):** All twelve homes are complete, delivered, and set. Following the successful payment of the 40% second installment invoice, all key and Manufacturer's Certificate of Origin (MCO) turnovers were finalized as of November 28, 2025.
 - **Pending Supplemental Items:** The installation of ADA Accessibility Ramps and Wood Stoves is currently pending separate supplemental funding approval from the Office of the Controller.
- **Work Order #4 (WO#4):** This work order is experiencing significant delays. While the Navajo Nation has completed all pre-construction actions (topographic maps, geotechnical studies, and utility assessments), the vendor has not yet provided a construction schedule or responded to inquiries.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this order includes 138 manufactured homes and incorporates all recipients previously removed from WO#4. While production and field assessments have commenced, contractors are proceeding with caution due to concerns regarding the potential "pull-back" of project funds.

Utility Assessment and Construction

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been completed for all assessed sites. Most PFLs were submitted to the Navajo Tribal Utility Authority (NTUA) on **December 31, 2025**, while others are in the final stages of submission.
- **Electric Service (NTUA):** NTUA has commenced connections for all sites with existing electrical infrastructure. For sites requiring extensions, Service Line Agreements (SLAs) and Right-of-Way (ROW) applications are currently being processed.
- **Electric Service (Non-NTUA):** For recipients served by alternate utility companies (JMEC, COF, and CDEC), NTUA is facilitating payments through ARPA - Light Up

Navajo funds. Currently, two homes have completed construction and are live, while others are pending BIA approval or homeowner service applications.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusion of utility assessments and issued a verbal directive to discontinue utility coordination with the NTUA. The Division of Community Development (DCD) is currently awaiting an official written directive; until then, the department continues to move forward with existing processes to avoid project stagnation.

II. Project Delay for Work Order #4

Work Order #4 (WO#4) encompasses six recipients from the delegate's region, and this work order is currently experiencing significant delays. The Navajo Nation has completed its required action items by providing the modular vendor with all necessary documentation, including:

- Topographic maps for the sites.
- Geotechnical studies for the sites.
- Utility assessments for the sites.

The project is now pending a construction schedule from the vendor to determine when and how the units will be placed. There has not been any response from the modular vendor, and the Navajo Nation is currently waiting for them to provide an update.

III. Constituent Home Delivery and Completion Status

Homes Scheduled for Key Turnover (Work Order #3 - 12 Homes)

All twelve homes are complete, and key turnovers have been completed for all.

- **Teddy Lopez (Nageezi):**
 - **Timeline:** Home delivered July 18, 2025, and set August 8, 2025.
 - **Skirting:** Completed August 11, 2025 - August 19, 2025.
 - **Keys Turned Over:** October 29, 2025.
 - **MCO Delivered:** October 29, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5238).
- **Betty Armenta (White Rock):**
 - **Timeline:** Home delivered April 23, 2025, and set May 1, 2025.
 - **Skirting:** Completed June 10, 2025 - June 20, 2025.
 - **Keys Turned Over:** October 22, 2025.
 - **MCO Delivered:** October 22, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5120).
- **Ella Martinez (Huerfano):**
 - **Timeline:** Home delivered May 1, 2025, and set May 7, 2025.
 - **Skirting:** Completed June 3, 2025 - June 19, 2025.

- **Keys Turned Over:** October 30, 2025.
 - **MCO Delivered:** October 30, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5144).
- **Elton Benally (Huerfano):**
 - **Timeline:** Home delivered April 24, 2025, and set May 7, 2025.
 - **Skirting:** Completed June 4, 2025 - June 19, 2025.
 - **Keys Turned Over:** October 30, 2025.
 - **MCO Delivered:** October 30, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5124).
- **Franklin Begay (Lake Valley):**
 - **Timeline:** Home delivered April 24, 2025, and set May 2, 2025.
 - **Skirting:** Completed June 12, 2025 - June 20, 2025.
 - **Keys Turned Over:** October 22, 2025.
 - **MCO Delivered:** October 22, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5141).
- **Garrison Juan (White Rock):**
 - **Timeline:** Home delivered April 23, 2025, and set May 2, 2025.
 - **Skirting:** Completed June 11, 2025 - June 20, 2025.
 - **Keys Turned Over:** October 22, 2025.
 - **MCO Delivered:** October 22, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5122).
- **Judy Harrison (Nageezi):**
 - **Timeline:** Home delivered May 1, 2025, and set May 9, 2025.
 - **Skirting:** Completed June 5, 2025 - June 19, 2025.
 - **Keys Turned Over:** October 29, 2025.
 - **MCO Delivered:** October 29, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5143).
- **Leonard Yazzie (Standing Rock):**
 - **Timeline:** Home delivered May 1, 2025, and set May 8, 2025.
 - **Skirting:** Completed June 25, 2025 - July 2, 2025.
 - **Keys Turned Over:** September 24, 2025.
 - **MCO Delivered:** September 24, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5145).
- **Lucita Betonie (Crownpoint):**
 - **Timeline:** Home delivered May 1, 2025, and set May 3, 2025.
 - **Skirting:** Completed June 15, 2025 - June 23, 2025.
 - **Keys Turned Over:** October 23, 2025.
 - **MCO Delivered:** October 23, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5147).
- **Sharon Begay (Standing Rock):**
 - **Timeline:** Home delivered April 30, 2025, and set May 8, 2025.
 - **Skirting:** Completed June 13, 2025 - June 23, 2025.
 - **Keys Turned Over:** September 24, 2025.
 - **MCO Delivered:** September 24, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5146).
- **Sharlinda Martin (Crownpoint):**

- **Timeline:** Home delivered May 15, 2025, and set May 27, 2025.
- **Skirting:** Completed June 17, 2025 - June 23, 2025.
- **Keys Turned Over:** October 23, 2025.
- **MCO Delivered:** October 23, 2025.
- **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5153).
- **Stanley Blackie (Lake Valley):**
 - **Timeline:** Home delivered April 23, 2025, and set May 1, 2025.
 - **Skirting:** Completed June 9, 2025 - June 20, 2025.
 - **Keys Turned Over:** October 22, 2025.
 - **MCO Delivered:** October 22, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5123).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing

water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.

- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Sharlinda Martin (Crownpoint)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Lucita Betonie (Crownpoint)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending

- PFL Approved on: TBD
- **Ella Martinez (Huerfano)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: August 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Elton Benally (Huerfano)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: August 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Franklin Begay (Lake Valley)**
 - Field Work Completed On: July 31, 2025
 - PFL Completed: August 27, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Stanley Blackie (Lake Valley)**
 - Field Work Completed On: July 31, 2025
 - PFL Completed: August 18, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Teddy Lopez (Nageezi)**
 - Field Work Completed On: December 03, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Judy Harrison (Nageezi)**
 - Field Work Completed On: July 31, 2025
 - PFL Completed: August 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Leonard Yazzie (Standing Rock)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: September 10, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Sharon Begay (Standing Rock)**
 - Field Work Completed On: December 03, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Betty Armenta (White Rock)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: August 22, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

- **Garrison Juan (White Rock)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: September 29, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services for the nine homes completed under Work Order #3, which utilize non-NTUA providers: Jemez Electric Cooperative (JMEC), City of Farmington (COF), and Continental Divide Electric Cooperative (CDEC).

The Navajo Tribal Utility Authority (NTUA) is currently assisting with fees and payments using their ARPA - Light Up Navajo program funds to assist recipients who fall under alternate utility companies.

Utility Status and Notes (Work Order #3 - 12 Homes)

- **Teddy Lopez (Priority One)**
 - **Project Status:** Construction Completed.
 - **Updates:** Utility provider is JMEC. All construction activities are finalized.
- **Betty Armenta (Priority One)**
 - **Project Status:** Meter Pole Relocation Required.
 - **Updates:** Utility provider is JMEC. Requires meter pole relocation closer to the CHID trailer. An electrician is needed to install the meter loop.
- **Ella Martinez (Priority One)**
 - **Project Status:** ROW Under Review.
 - **Updates:** Utility provider is COF. The Right-of-Way is currently under review at the Bureau of Indian Affairs (BIA).
- **Elton Benally (Priority Two/Priority One)**
 - **Project Status:** Meter Pole Upgrade Required.
 - **Updates:** Utility provider is JMEC. Meter pole needs to be inspected and requires an upgrade.
- **Franklin Begay (Priority One)**
 - **Project Status:** Pending BIA Approval.
 - **Updates:** Utility provider is JMEC. Requires a 90-yard service line. Pending BIA approval; JMEC is set to send an invoice.

- **Garrison Juan (Priority One/Priority Two)**
 - **Project Status:** Pending SLA Submittal.
 - **Updates:** Utility provider is JMEC. Currently pending SLA submittal to the BIA; JMEC is set to send an invoice.
- **Judy Harrison (Priority One)**
 - **Project Status:** HSL Modification Pending.
 - **Updates:** Utility provider is JMEC. The approved Home Site Lease (HSL) is currently being modified through the BIA.
- **Leonard Yazzie (Priority One)**
 - **Project Status:** Construction Completed / In-Service.
 - **In-Service Date:** 8/12/2025.
 - **Updates:** Utility provider is NTUA (Ft. Defiance). Construction is finished and the service is live.
- **Sharlinda Martin (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Lucita Betonie (Priority Two)**
 - **Project Status:** Pending ROW.
 - **Updates:** Utility provider is CDEC. Currently working on the BIA crossing permit and NTUA crossing letter.
- **Sharon Begay (Priority Two/Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is NTUA. No application for services has been submitted.
- **Stanley Blackie (Priority Four)**
 - **Project Status:** ROW Needed.
 - **Updates:** Utility provider is JMEC. PSA has been submitted to HQ-Espanola; JMEC is currently preparing the Statement of Work (SOW).

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.

- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Charles-Newton Status Report

Prepared For: Council Delegate - Eugenia Charles-Newton

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for the Shiprock Chapter

I. Executive Summary

This report outlines the current status of manufactured home deliveries and infrastructure projects for constituents within Delegate Eugenia Charles-Newton's Shiprock region under the Community Housing Infrastructure Department (CHID).

- **Current Status:** While the Shiprock region was initially removed from housing projects (specifically Work Orders #3 and #4) in early 2025 at the Delegate's request, these constituents have been reintegrated into the current project scope.
- **Work Order #5 Integration:** Work Order #5 (WO#5), executed on November 19, 2025, includes 138 manufactured homes. Crucially, this work order incorporates all recipients who were previously removed from Work Order #4.
- **Operational Progress:** The assigned vendor has begun production and site-specific field assessments. Any recipients not covered under WO#5 are slated for assignment to separate work orders with an alternative vendor.
- **Project Risks:** Contractors are currently proceeding with caution due to concerns that project funding may be rescinded by the Navajo Nation. This uncertainty is impacting projected completion dates.
- **Next Steps:** The Division of Community Development (DCD) is awaiting finalized delivery schedules from the vendor. Detailed utility assessments and construction timelines for the Shiprock region will be initiated as these site-specific assignments are finalized.

II. Project Scope Change

Following the Delegate's request, all housing units initially designated for the Shiprock region under any Work Order (including WO#3 and WO#4 projects) were officially taken out of the scope for Delegate Charles-Newton's area.

- **Result:** The Shiprock region currently has zero active units under any CHID Work Order.

III. Constituent Home Delivery and Completion Status

No homes are currently assigned, pending, delivered, or completed in the Shiprock region.

IV. Utilities Assessment Update

Utility Assessment & Coordination The Resources Development Committee (RDC) has recently questioned the current utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA.

While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Design & Construction Aside from the ongoing administrative review mentioned above, standard utility assessment, design, and construction updates are not applicable at this time. These processes will fully resume for Delegate Newton's region once the recipients have been scheduled on work order #5 production and delivery schedule.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Germaine Simonson Status Report: Work Order #4

Prepared For: Council Delegate – Germaine Simonson

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for the Hardrock, Black Mesa, Pinon, Whippoorwill, and Forest Lake Chapters

I. Executive Summary

This report provides a critical update on the status of Community Housing Infrastructure Department (CHID) Work Orders for Delegate Germaine Simonson's region, covering Hardrock, Black Mesa, Pinon, Whippoorwill, and Forest Lake Chapters.

Current Status & Scope Change: The ten recipients previously assigned to Work Order #4 (WO4) have been removed from that scope, and consequently, no deliveries or installations are currently scheduled.

Work Order #5: All recipients removed from WO4 will be transitioned into Work Order Number Five (WO#5), which was executed on November 19, 2025, and includes 138 manufactured homes. The vendor for WO#5 is currently developing the production and delivery schedule.

Home Type Recommendation: The project recommends utilizing manufactured homes (HUD Code) over modular homes (IRC) for this scope of work.

- **Reasoning:** On the Navajo Nation, where only homesite leasing is permitted (not land ownership), the primary advantage of modular homes (property value retention) is negated.
- **Advantage:** Manufactured homes, combined with the CHID's custom heavy-duty specifications, provide the necessary durability while offering significant benefits in **cost** and delivery speed. The HUD approval process avoids the extensive and time-consuming delays caused by the requirement for on-site Arizona State Inspectors, enabling expedited placement on the existing WO#5.

Opting for the manufactured home pathway is the advantageous choice, offering the best combination of durability, cost-effectiveness, and timely delivery. Utility assessments and construction will be re-initiated once the vendor's site-specific schedules from WO#5 are finalized.

II. Project Scope Change

The ten homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The DCD will take all recipients from this region's former Work Order #4 and place them on a new work order that is now pending.

Home Type Analysis: Modular vs. Manufactured

The delegates and their chapters within this region have expressed a preference for modular homes over manufactured homes. To address this preference, an analysis was conducted comparing the two types of construction in the context of the Navajo Nation's unique requirements.

- Modular Homes are built to the International Residential Code (IRC), and their primary advantage is property value retention. When set on privately owned land, an IRC-built home maintains its value and ensures a higher appraisal for future resale. However, modular homes require inspection by the State of Arizona during construction, which has historically caused significant delays due to the lack of available State inspectors and the requirement for representatives to be on-site (as seen with the Order 1 modular homes).
- Manufactured Homes are built to the Housing and Urban Development (HUD) Code. Approvals for manufactured homes are made at the federal level, eliminating the need for an on-site State inspector and significantly increasing the speed of construction and delivery.

CHID Specifications and Land Ownership

The specifications set forth by the CHID Department ensure that both modular and manufactured homes are built to a beefed-up, heavy-duty standard that significantly enhances durability and lifespan.

Given that the Navajo Nation does not allow ownership of land, but rather uses a homesite leasing arrangement, the primary advantage of a modular home (retaining property value) is lost. The manufactured home, despite its different building code, will meet the required durability standards due to the special CHID specifications.

Recommendation and Expedited Delivery Option

The project's recommendation is to purchase manufactured homes for this scope of work.

This is the best choice for the Navajo Nation because:

1. **Cost:** Manufactured homes are less expensive.
2. **Delivery Speed:** Utilizing the HUD approval process bypasses the significant delays caused by the availability of Arizona State Inspectors, allowing the construction to move forward as soon as possible.

3. **Durability:** The CHID specifications ensure the manufactured homes are built sturdy and to last a longer span, mitigating the traditional concerns associated with standard manufactured housing.
4. **Value Retention:** Since clients do not have ownership of the property (only leased land), the manufactured home is the most advantageous choice as the client would not see the benefit of value retention offered by a modular home.

Importantly, the CHID Department is currently moving forward with another Work Order specifically for manufactured homes. The delegate and their chapters are advised that opting for the manufactured home option will allow their recipients to be added to this existing manufactured home work order, enabling faster home deliveries and reducing overall wait times compared to the delays associated with the modular home inspection process.

The project team is planning to meet with the delegate and their chapters to provide a clear understanding of the advantages and disadvantages of both home types, explaining why the manufactured home option, with the enhanced CHID specifications and the opportunity for expedited placement on the new work order, offers the best combination of durability, cost, and timely delivery given the land ownership issues on the reservation.

IV. Constituent Home Delivery and Completion Status

Though initial recipients were assigned to Work Order #4, no deliveries are scheduled, and no installations are scheduled. No homes are currently assigned, pending, delivered, or completed in the region due to the removal of Work Order #4 and the pending transfer of recipients to a new work order.

IV. Utilities Assessment Update

Utility Assessment & Coordination The Resources Development Committee (RDC) has recently questioned the current utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA.

While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department will continue to move forward with existing processes until that written notice is received.

Design & Construction Aside from the ongoing administrative review mentioned above, standard utility assessment, design, and construction updates are not applicable at this time. These processes will fully resume for Delegate Simonson's region once the recipients have scheduled on work order #5 production and delivery schedule.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate George Tolth Status Report: Work Order #3 & #4

Prepared For: Council Delegate - George Tolth

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Casamero Lake, Ojo Encino, Baca-Prewitt, Whitehorse Lake, Littlewater, and Pueblo Pintado Chapters.

I. Executive Summary

This report provides a status update on manufactured home deliveries and infrastructure implementation for **Council Delegate George Tolth's** region, covering Casamero Lake, Ojo Encino, Baca-Prewitt, Whitehorse Lake, Littlewater, and Pueblo Pintado Chapters for Work Orders #3, #4, and #5.

Work Order #3 (WO#3) Status

- **Completion & Turnover:** All ten manufactured homes in this work order are complete. Key turnovers and the release of Manufacturer's Certificates of Origin (MCO) were successfully finalized for all ten recipients between October 29, 2025, and November 19, 2025.
- **Fiscal Status:** Final 10% invoices for all units have been submitted to the Office of the Controller (ranging from July to September 2025).
- **Supplemental Items:** Delivery of ADA Accessibility Ramps and Wood Stoves remains pending for WO#1 and WO#3, contingent upon supplemental funding approval from the Office of the Controller.

Work Order #4 (WO#4) Status

- **Project Stagnation:** This work order, involving six recipients, is currently experiencing significant delays due to a lack of responsiveness from the assigned modular vendor.
- **Navajo Nation Compliance:** The Navajo Nation has fulfilled all its requirements, including the submission of topographic maps, geotechnical studies, and utility assessments. The project is currently stalled awaiting a construction and placement schedule from the vendor.

Work Order #5 (WO#5) Status

- **Execution & Scope:** WO#5 was officially executed on November 19, 2025, covering 138 manufactured homes. This order includes recipients previously removed from Work Order #4.

- **Vendor Caution:** While production and field assessments have begun, contractors are proceeding with caution due to concerns regarding potential funding pullbacks. This uncertainty is currently impacting projected completion dates.

Infrastructure and Utility Assessment Status

- **Water and Wastewater:** Project Facility Layouts (PFLs) are complete for all assessed sites. Five PFLs were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, for final review.
- **Electrical Progress:** Connections are being finalized for sites with existing infrastructure. For sites requiring new extensions, Service Line Agreements (SLAs) and Right-of-Ways (ROWS) are being processed. One recipient site is fully connected via an alternate provider (JMEC), while others are pending applications or Letters of Compliance.
- **Critical Regulatory Update:** The Resources Development Committee (RDC) has recently issued a verbal directive to discontinue all utility coordination with the NTUA. While the department continues to move forward with existing processes, they are currently awaiting an official written directive to formalize this transition.

II. Project Delay for Work Order #4

Work Order #4 (WO#4) encompasses six recipients from the delegate's region, and this work order is currently experiencing significant delays. The Navajo Nation has completed its required action items by providing the modular vendor with all necessary documentation, including:

- Topographic maps for the sites.
- Geotechnical studies for the sites.
- Utility assessments for the sites.

The project is now pending a construction schedule from the vendor to determine when and how the units will be placed. There has not been any response from the modular vendor, and the Navajo Nation is currently waiting for them to provide an update.

III. Constituent Home Delivery and Completion Status

Homes Scheduled for Key Turnover (Work Order #3 - 10 Homes)

All ten homes are complete, and key turnover is being scheduled following the payment of the 40% second installment invoice.

- **Ana Whitesinger (Casamero Lake Chapter):**
 - **Timeline:** Home delivered and set on May 22, 2025.
 - **Skirting:** Work completed between June 30, 2025, and July 3, 2025.
 - **Key turnover:** Completed on November 5, 2025.
 - **MCO:** Turned over on November 5, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5152).

- **Alfred Begay (Casamero Lake Chapter):**
 - **Timeline:** Home delivered and set on May 22, 2025.
 - **Skirting:** Work completed between June 27, 2025, and July 2, 2025.
 - **Key turnover:** Completed on November 5, 2025.
 - **MCO:** Turned over on November 5, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5148).
- **Devona Juan (Baca-Prewitt Chapter):**
 - **Timeline:** Home delivered and set on May 19, 2025.
 - **Skirting:** Work completed between June 23, 2025, and June 20, 2025.
 - **Key turnover:** Completed on November 19, 2025.
 - **MCO:** Turned over on November 19, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5121).
- **Henry Henio (Whitehorse Lake Chapter):**
 - **Timeline:** Home delivered and set on May 27, 2025.
 - **Skirting:** Work completed between July 1, 2025, and July 9, 2025.
 - **Key turnover:** Completed on November 4, 2025.
 - **MCO:** Turned over on November 4, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5151).
- **Kee Jim (Ojo Encino Chapter):**
 - **Timeline:** Home delivered and set on June 5, 2025.
 - **Skirting:** Work completed between July 8, 2025, and July 10, 2025.
 - **Key turnover:** Completed on October 29, 2025.
 - **MCO:** Turned over on October 29, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5156).
- **Lavern Sandoval (Whitehorse Lake Chapter):**
 - **Timeline:** Home delivered and set on June 20, 2025.
 - **Skirting:** Work completed between July 2, 2025, and July 10, 2025.
 - **Key turnover:** Completed on November 4, 2025.
 - **MCO:** Turned over on November 4, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5169).
- **Linda Augustine (Ojo Encino Chapter):**
 - **Timeline:** Home delivered and set on June 5, 2025.
 - **Skirting:** Work completed between July 8, 2025, and July 10, 2025.
 - **Key turnover:** Completed on October 29, 2025.
 - **MCO:** Turned over on October 29, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5157).
- **Dorothy L. Augustine (Littlewater Chapter):**
 - **Timeline:** Home delivered and set on May 23, 2025.
 - **Skirting:** Work completed on July 3, 2025.
 - **Key turnover:** Completed on November 12, 2025.
 - **MCO:** Turned over on November 12, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5150).
- **Louise Woody (Littlewater Chapter):**
 - **Timeline:** Home delivered and set on May 23, 2025.
 - **Skirting:** Work completed between July 1, 2025, and July 3, 2025.
 - **Key turnover:** Completed on November 12, 2025.

- **MCO:** Turned over on November 12, 2025.
- **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5149).
- **Fannie Mae Vanderver (Baca-Prewitt Chapter):**
 - **Timeline:** Home delivered and set on May 19, 2025.
 - **Skirting:** Work completed between June 26, 2025, and July 2, 2025.
 - **Key turnover:** Completed on November 19, 2025.
 - **MCO:** Turned over on November 19, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5142).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment and Construction Update (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.

- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Devona Jaun (Baca-Prewitt)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: August 26, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Fannie May Vanderver (Baca-Prewitt)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Alfred Begay (Casamero Lake)**

- Field Work Completed On: August 11, 2025
 - PFL Completed: September 04, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Ana Whitesinger (Casamero Lake)**
 - Field Work Completed On: December 02, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Louise Woody (Littlewater)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: October 02, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Dorothy L. Augustine (Littlewater)**
 - Field Work Completed On: December 02, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Kee Jim (Ojo Encino)**
 - Field Work Completed On: August 13, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Linda Augustine (Ojo Encino)**
 - Field Work Completed On: August 12, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Terry Toledo (Pueblo Pintado)**
 - Field Work Completed On: August 13, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Henry Henio (Whitehorse Lake)**
 - Field Work Completed On: August 12, 2025
 - PFL Completed: September 25, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lavern Sandoval (Whitehorse Lake)**
 - Field Work Completed On: August 13, 2025
 - PFL Completed: September 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services for the ten homes completed under Work Order #3, which utilize non-NTUA providers: Jemez Electric Cooperative (JMEC) and Continental Divide Electric Cooperative (CDEC).

The Navajo Tribal Utility Authority (NTUA) is currently assisting with some fees and payments using their ARPA - Light Up Navajo program funds to assist any recipients that are out of their service area and fall under alternate utility companies.

Utility Status and Notes (Work Order #3 - 10 Homes)

- **Ana Whitesinger (Unknown Priority)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Alfred Begay (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Devona Juan (Priority Two/Priority Three)**
 - **Project Status:** Pending Letter of Compliance.
 - **Updates:** Utility provider is CDEC. Pending Letter of Compliance (LOC) and payment of connection fees to proceed.
- **Henry Henio (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is currently unknown. No application for services has been received.
- **Kee Jim (Priority Two/Priority One)**
 - **Project Status:** Construction Completed / Connected.
 - **Updates:** Utility provider is JMEC. Construction is finished and the home is successfully connected to power.
- **Lavern Sandoval (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Linda Augustine (Priority One)**

- **Project Status:** Application Needed.
- **Updates:** Utility provider is JMEC. A service application is required; JMEC has scheduled a site visit for 9/26.
- **Louise Woody (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Fannie May Vanderver (Unknown Priority)**
 - **Project Status:** Pending Letter of Compliance.
 - **Updates:** Utility provider is CDEC. Pending Letter of Compliance (LOC); the work order is designated as a Right-of-Way project.
- **Terry Toledo (Priority One)**
 - **Project Status:** Meter Loop Relocation Required.
 - **Updates:** Utility provider is JMEC. The meter loop needs to be relocated near the CHID trailer; an electrician is required for installation.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from

Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Helena Nez Begay Status Report: : Work Order 1#, #3, #4 & #5

Prepared For: Council Delegate – Helena Nez Begay

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for Bodaway-Gap, Coppermine, K'aibii'to, Lechée, and Tonalea/Red Lake Chapters

I. Executive Summary

This report provides a status update for **Council Delegate Helena Nez Begay's** region regarding manufactured home deliveries and utility infrastructure for Work Orders #1, #3, #4, and #5.

Work Orders #1 (WO1) & #3 (WO3) Status

A total of **ten homes** are currently within the scope of these work orders for the region.

- **Delivery and Installation:** Five homes have been successfully delivered and set on-site. Two additional sites have completed assessments and are awaiting delivery, while one site was removed due to homesite issues.
- **MCO and Key Turnover:** Two recipients have already received their Manufacturer's Certificate of Origin (MCO) as of December 17, 2025. For the remaining homes, the release of the MCO and formal key turnover is contingent upon the successful payment of the 40% second installment invoice by the Office of the Controller.
- **Supplemental Items:** Delivery of ADA Accessibility Ramps and Wood Stoves remains pending. These items require separate supplemental funding approval before procurement can begin.

Work Order #4 (WO4) & Work Order #5 (WO5) Status

- **Scope Realignment:** The eight homes previously intended for delivery under WO4 have been removed from that scope and transferred to WO5.
- **WO5 Execution:** WO5 was executed on November 19, 2025, and includes 138 manufactured homes. Production and field assessments have commenced; however, contractors are proceeding with caution due to concerns regarding the potential pullback of project funds by the Navajo Nation.

Utility Infrastructure Status (Water, Wastewater, and Electric)

- **PFL Progress:** Project Facility Layouts (PFLs) are complete for all assessed sites. These PFLs were officially submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, for final approval and construction transition.
- **Electric Connectivity:** NTUA has initiated connections for homes with existing on-site utility infrastructure. For sites requiring new extensions, NTUA is currently processing Service Line Agreements (SLAs) and Right-of-Ways (ROWS).
- **Regulatory Update:** The Resources Development Committee (RDC) has recently questioned the inclusion of utility assessments in these work orders. A verbal directive has been issued to discontinue utility coordination with NTUA. The department is continuing with existing processes while awaiting an official written directive to formalize this change.

II. Project Scope Change

The eight homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The delegate's region is now solely focused on completing the ten homes remaining under Work Order #1 and Work Order #3.

III. Constituent Home Delivery and Completion Status

Homes Pending Delivery and Delivered and Set (Work Order #1 & #3 - 9 Homes)

- **Larrison Black (Lechee Chapter, WO1)**
 - **Timeline:** Home shipped on July 11, 2025, and set on July 29, 2025.
 - **Skirting:** Work completed between August 27, 2025, and October 7, 2025.
 - **Steps/Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** 40% Invoice #4006 submitted July 23, 2025.
- **Regina Reid (Coppermine Chapter, WO1)**
 - **Timeline:** Home shipped on July 10, 2025, and set on July 30, 2025.
 - **Skirting:** Work completed between August 26, 2025, and October 7, 2025.
 - **Steps/Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** 40% Invoice #4002 submitted July 23, 2025.
- **Arlene Betsoi & Aaron Dobson (Tonalea/Red Lake Chapter, WO3)**
 - **Timeline:** Home delivery/set TBD.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5187).
- **Arlene Fowler (Tonalea/Red Lake Chapter, WO3)**
 - **Timeline:** Home delivery/set TBD.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5217).

- **Clara & Glen Smith (K'aibii'to Chapter, WO3)**
 - **Timeline:** Home shipped on December 8, 2025, and set on January 5, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5205).
- **Linda Israel (K'aibii'to Chapter, WO3)**
 - **Timeline:** Home shipped on December 3, 2025, and set on January 5, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5206).
- **Susie Begay (Bodaway-Gap Chapter, WO3)**
 - **Timeline:** Site assessment complete as of September 25, 2025.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5203).
- **Suzanna Tacheena (Bodaway-Gap Chapter, WO3)**
 - **Timeline:** Home shipped on November 18, 2025, and set on December 2, 2025.
 - **Skirting:** Work completed between December 10, 2025, and December 29, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5204).
- **Marcinda Shepherd (Coppermine Chapter, WO1)**
 - **Timeline:** Site assessment complete as of October 28, 2025; Pad ready as of July 28.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** TBD.
- **Melinda Black (LeChee):**
 - **Timeline:** Removed from Work Order #1 due to Homesite Issues.

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the

original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Larrison F. Black (Lechee, WO1)**
 - Field Work Completed On: August 25, 2025
 - PFL Completed: September 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Regina Reid (Coppermine, WO1)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: October 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Arlene Betsoi & Aaron Dobson (Tonalea/Red Lake, WO3)**
 - Field Work Completed On: November 05, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Arlene Fowler (Tonalea/Red Lake, WO3)**
 - Field Work Completed On: November 05, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Clara & Glen Smith (K'aibii'to, WO3)**
 - Field Work Completed On: November 04, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Linda Israel (K'aibii'to, WO3)**
 - Field Work Completed On: November 04, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Susie A. Begay (Bodaway-Gap, WO3)**
 - Field Work Completed On: November 03, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025

- PFL Approved on: TBD
- **Suzanna Tacheene (Bodaway-Gap, WO3)**
 - Field Work Completed On: November 03, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Marcinda Shepherd (Coppermine, WO1)**
 - Field Work Completed On: November 03, 2025
 - PFL Completed: November 11, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the utility status for the ten homes under Work Order #1 and Work Order #3 in the delegate's region. NTUA does not start planning, design, or construction until the home is on site and an application has been received.

Utility Status and Notes (Work Order #1 & #3 - 10 Homes)

NTUA does not start planning, design, or construction until the home is on site and an application has been received. The status for all homes is:

- **Larrison F. Black (Priority One)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Regina Reid (Priority Two/Cistern)**
 - **Project Status:** ESPS - ROW Received.
 - **Updates:** Right-of-Way documentation has been received and is currently in processing.
- **Marcinda Shepherd (Priority Four/Cistern)**
 - **Project Status:** Pending report submittal to HPD & BRCF Request.
 - **Updates:** Archaeological and biological surveys are complete; currently pending the final legal survey. The project length (over a mile) necessitates a Tribal Access Authorization (TAA).
- **Arlene Betsoi & Aaron Dobson (Priority One)**

- **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Arlene Fowler (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Clara & Glen Smith (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Linda Israel (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Susie A. Begay (Priority Two/Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Suzanna Tacheene (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from

Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Herman Daniels Status Report: Work Order 1#, #4 & #5

Prepared For: Council Delegate – Herman Daniels

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Navajo Mountain, Shonto, Oljato, and Tsah Bii Kin Chapters

I. Executive Summary

This report provides a status update on manufactured home deliveries and infrastructure completion for Council Delegate Herman Daniels, covering the Navajo Mountain, Shonto, Oljato, and Tsah Bii Kin Chapters under Work Orders #1, #4, and #5.

Key Progress and Status:

- **Work Order #1 (WO1) Status:** The delegate's region is currently focused on the completion of homes under WO1. As of January 2, 2026, three homes have been delivered and set, with skirting and interior finishes largely completed for these units. An additional home is scheduled to be set on January 7, 2026. A fourth home will reach interior completion on January 6, 2026. The remaining sites are either pad-ready or undergoing final site assessments.
- **Work Order #4 (WO4) & Work Order #5 (WO5) Transition:** To streamline project management, six homes previously assigned to WO4 were removed from that scope. These homes have been transitioned into the newly executed Work Order #5, which was finalized on November 19, 2025. WO5 includes a total of 138 manufactured homes, and the vendor is currently preparing the production and installation schedule.
- **Key Turnover Pending Payment:** The formal "Key Turnover" process and the release of the Manufacturer's Certificate of Origin (MCO) remain at a standstill. This critical final step is contingent upon the payment of the 40% second installment invoice, which was submitted to the Office of the Controller on July 23, 2025, and remains pending.
- **Utility Infrastructure & PFLs:** Utility assessments are underway for all active sites to develop Project Facility Layouts (PFLs).
 - **PFL Status:** Water and wastewater PFLs have been completed for several assessed sites, though several submissions to the Navajo Tribal Utility Authority (NTUA) are still pending.
 - **NTUA Construction:** NTUA has initiated connections for homes with existing electric utility on-site. However, planning and construction for new utility extensions have not yet begun for the majority of sites, as the required service applications are still pending.

- **Regulatory Directive:** A verbal directive has been issued by the Resources Development Committee (RDC) to discontinue utility coordination with the NTUA. The department is currently awaiting written formalization of this directive while continuing with existing processes in the interim.

II. Project Scope Change

The six homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The delegate's region is now solely focused on completing the homes under Work Order #1.

III. Constituent Home Delivery and Completion Status

Homes pending Delivery or Delivered and Set (Work Order #1 - 6 Homes)

Final completion, including Key turnover and final site work, is still pending for the delivered homes.

- **Sonya Sloan (Navajo Mountain Chapter)**
 - **Timeline:** Home shipped on August 1, 2025, and set on August 19, 2025.
 - **Skirting:** Work completed between September 9, 2025, and October 8, 2025.
 - **Steps/Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** TBD (40% Invoice #4007 submitted July 23, 2025).
- **Lorraine & Scott Fowler (Navajo Mountain Chapter)**
 - **Timeline:** Home shipped on August 1, 2025, and set on August 20, 2025.
 - **Skirting:** Work completed between September 8, 2025, and October 8, 2025.
 - **Steps/Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** TBD (40% Invoice #4009 submitted July 23, 2025).
- **Leland & Paulette Tomasiyo (Navajo Mountain Chapter)**
 - **Timeline:** Site assessment complete; home set/delivery TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** TBD.
- **Tamela Madison (Oljato Chapter)**
 - **Timeline:** Home shipped on November 26, 2025, and set on December 9, 2025.
 - **Skirting:** Work completed between December 19, 2025, and December 31, 2025.
 - **Interior Status:** Complete as of January 6, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** TBD.

- **Susie Young (Shonto Chapter)**
 - **Timeline:** Home shipped on December 9, 2025, and to be set on January 7, 2026.
 - **Skirting:** Work scheduled to begin January 12, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** TBD.
- **Kayto Sullivan, Sr. (Oljato Chapter)**
 - **Timeline:** Site assessment complete; pad ready as of October 1.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** TBD.
- **Mallorie A. Begay (Shonto):**
 - **Timeline:** Home already received through the HIP program.
 - **Skirting:** Not applicable.
 - **Key turnover:** Not applicable (project cancelled/removed).
 - **MCO:** Not applicable (project cancelled/removed).
 - **Final 10% invoice:** Not applicable.
- **Skacy Laughter (Shonto Chapter)**
 - **Timeline:** Data TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** TBD
- **Winifred Atene (Oljato):**
 - **Timeline:** Home already received through Navajo Hopi Land Commission Office.
 - **Skirting:** Not applicable.
 - **Key turnover:** Not applicable (project cancelled/removed).
 - **MCO:** Not applicable (project cancelled/removed).
 - **Final 10% invoice:** Not applicable.

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is

currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Sonya Sloan (Navajo Mountain)**
 - Field Work Completed On: August 06, 2025
 - PFL Completed: October 14, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lorraine & Scott Fowler (Navajo Mountain)**
 - Field Work Completed On: August 06, 2025
 - PFL Completed: October 14, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Leland & Paulette Tomasiyo (Navajo Mountain)**
 - Field Work Completed On: September 22, 2025
 - PFL Completed: November 11, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tamela Madison (Oljato)**
 - Field Work Completed On: September 17, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Susie Young (Shonto)**
 - Field Work Completed On: August 25, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Kayto Sullivan, Sr. (Oljato)**
 - Field Work Completed On: September 17, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.

- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the utility status for the 9 homes under Work Order #1 in the delegate's region. NTUA does not start planning, design, or construction until the home is on site and an application has been received.

Utility Status and Notes (Work Order #1 - 6 Homes)

NTUA does not start planning, design, or construction until the home is on site and an application has been received. The status for all homes is:

- **Sonya Sloan (Priority One/Priority Two)**
 - **Project Status:** Pending Survey & Design.
 - **Updates:** Project is currently in the survey and engineering design phase.
- **Lorraine & Scott Fowler (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Existing electric utility is already on site, but a service application has not been submitted.
- **Susie Young (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been submitted at this time.
- **Tamela Madison (Priority One/Cistern)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been submitted at this time.
- **Leland & Paulette Tomasiyo (Priority Two/Priority Three)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been submitted at this time.
- **Kayto Sullivan, Sr. (Priority Four/Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been submitted at this time.

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.

- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Yazzie Status Report: Work Order #3, #4 & #5

Prepared For: Council Delegate - Lester Yazzie

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Tsayatoh, Manuelito, Chichiltah, Breadsprings, and Rock Springs Chapters.

I. Executive Summary

This report provides a status update for manufactured home deliveries and infrastructure development within Delegate Lester Yazzie's region, specifically covering progress under Work Orders #3, #4, and #5 for the Tsayatoh, Manuelito, Chichiltah, Breadsprings, and Rock Springs Chapters.

Work Order #3 (WO#3) Status

Work Order #3 consists of eight (8) manufactured homes that have been successfully delivered and set. However, the completion of the formal turnover process remains contingent on critical administrative and financial actions:

- **Turnover Progress:** To date, seven (7) recipients have received their Manufacturer's Certificate of Origin (MCO), and six (6) have received their keys. One (1) recipient is awaiting a scheduled key turnover, and another is completing final documentation.
- **Financial Bottleneck:** The primary obstacle for the remaining turnovers is the pending payment of the 40% second installment invoices by the Office of the Controller. The manufacturer will only release final documentation and proceed with turnovers upon receipt of these funds.
- **Pending Supplemental Items:** The procurement and installation of wood stoves and ADA-compliant accessibility ramps are currently on hold pending supplemental funding approval.

Work Order #4 (WO#4) Status

This work order is experiencing significant delays. While the Navajo Nation has completed all preliminary requirements—including the submission of topographic maps, geotechnical studies, and utility assessments—the project is currently stalled. The program is awaiting a construction and placement schedule from the modular vendor, who has not yet responded to status requests.

Work Order #5 (WO#5) Status

Executed on November 19, 2025, Work Order #5 is the largest current undertaking, encompassing 138 manufactured homes.

- **Scope:** This order includes all recipients previously removed from Work Order #4.
- **Current Activity:** The vendor has initiated production and field assessments.
- **Risk Factors:** Contractors are progressing with caution due to concerns regarding potential funding recalls. This hesitation is currently impacting the establishment of firm delivery and installation dates.

Utility Assessment and Infrastructure Update

Comprehensive utility assessments for water, wastewater, and electricity are underway to ensure homes are "site-ready."

- **Water & Wastewater:** Project Facility Layouts (PFLs) have been completed for all assessed sites. Projects under 200 feet are being transitioned directly to NTUA construction, while those exceeding 200 feet are undergoing third-party QA/QC review.
- **NTUA Electric:** Construction is moving forward for homes with existing on-site utility infrastructure. For new extensions, NTUA is currently processing necessary Service Line Agreements (SLAs).
- **CDEC Electric:** A significant number of recipients utilizing Continental Divide Electric Cooperative (CDEC) currently show a status of "No application received," indicating a need for constituent action to initiate service requests.
- **Regulatory Update:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. The department is currently moving forward with existing processes while awaiting an official written directive to formalize this change.

II. Project Delay for Work Order #4

Work Order #4 (WO#4) encompasses two recipients from the delegate's region, and this work order is currently experiencing significant delays. The Navajo Nation has completed its required action items by providing the modular vendor with all necessary documentation, including:

- Topographic maps for the sites.
- Geotechnical studies for the sites.
- Utility assessments for the sites.

The project is now pending a construction schedule from the vendor to determine when and how the units will be placed. There has not been any response from the modular vendor, and the Navajo Nation is currently waiting for them to provide an update.

III. Constituent Home Delivery and Completion Status

Homes Scheduled for Key Turnover (Work Order #3 - 8 Homes)

Nancy M. Stevens (Tsayatoh Chapter)

- **Timeline:** Home delivered and set on August 11, 2025.
- **Skirting:** Work completed between August 14, 2025, and August 21, 2025.
- **Key Turnover:** Completed on December 3, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5242).

Nillie Money (Manuelito Chapter)

- **Timeline:** Home delivered and set on July 23, 2025.
- **Skirting:** Work completed between August 7, 2025, and August 21, 2025.
- **Key Turnover:** Completed on December 3, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5237).

Louise Longhair (Breadsprings Chapter)

- **Timeline:** Home delivered and set on July 3, 2025.
- **Skirting:** Work completed between August 7, 2025, and August 20, 2025.
- **Key Turnover:** Completed on November 11, 2025.
- **MCO:** Turned over on November 11, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5228).

Celilia R. Lincoln (Breadsprings Chapter)

- **Timeline:** Home delivered and set on July 3, 2025.
- **Skirting:** Work completed between August 6, 2025, and August 21, 2025.
- **Key Turnover:** Currently in the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5223).

Charmaine R. Montoya (Tsayatoh Chapter)

- **Timeline:** Home delivered and set on July 2, 2025.
- **Skirting:** Work completed between August 8, 2025, and August 21, 2025.
- **Key Turnover:** Completed on December 3, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5229).

Tina L. Curtis-Kilafaken (Rock Springs Chapter)

- **Timeline:** Home delivered and set on July 2, 2025.
- **Skirting:** Work completed between August 12, 2025, and August 21, 2025.
- **Key Turnover:** Completed on November 19, 2025.
- **MCO:** Turned over on November 19, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5222).

Zonnie Willie (Manuelito Chapter)

- **Timeline:** Home delivered and set on July 23, 2025.
- **Skirting:** Work completed between August 8, 2025, and August 21, 2025.
- **Key Turnover:** Completed on December 3, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5234).

Tamara Begay-Smith (Rock Springs Chapter)

- **Timeline:** Home delivered and set on October 24, 2025.
- **Skirting:** Work completed between October 27, 2025, and November 5, 2025.
- **Key Turnover:** Completed on November 20, 2025.

- **MCO:** Turned over on November 19, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5189).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Celilia R. Lincoln (Breadsprings)**
 - Field Work to be Completed On: December 02, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Louise Longhair (Breadsprings)**
 - Field Work to be Completed On: December 02, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Zonnie Willie (Manuelito)**
 - Field Work to be Completed On: December 01, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Willie Money (Manuelito)**

- Field Work to be Completed On: December 01, 2025
- PFL Completed: Pending
- PFL Submitted to NTUA on: Pending
- PFL Approved on: TBD
- **Tina L. Curtis-Kilafaken (Rock Springs)**
 - Field Work to be Completed On: December 03, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Tamara A. Begay-Smith (Rock Springs)**
 - Field Work Completed On: October 28, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Charmaine R. Montoya (Tsayatoh)**
 - Field Work Completed On: October 28, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Nancy M. Stevens (Tsayatoh)**
 - Field Work Completed On: October 28, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update (Non-NTUA Utilities)

This section summarizes the status for electrical services for the completed homes under Work Order #3, which utilize the non-NTUA provider Continental Divide Electric Cooperative (CDEC). The Navajo Tribal Utility Authority (NTUA) is currently assisting with some fees and payments using their ARPA - Light Up Navajo program funds to assist any recipients that are out of their service area and fall under alternate utility companies.

Utility Status and Notes (Work Order #3 - 7 Homes)

- **Celilia R. Lincoln (Priority One)**

- **Project Status:** Unknown.
 - **Updates:** Utility provider is CDEC. Current status is unknown.
- **Louise Longhair (Priority Two/Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted. Work order is designated as a Right-of-Way project.
- **Zonnie Willie (Priority One/Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Nillie Money (Priority One/Priority Three)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Tina L. Curtis-Kilafaken (Priority Two)**
 - **Project Status:** Pending Fee Payment.
 - **Updates:** Utility provider is CDEC. Customer is required to pay fees for disconnect/reconnect services.
- **Tamarah A. Begay (Unknown Priority)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Charmaine R. Montoya (Priority Two)**
 - **Project Status:** Needs Letter of Compliance.
 - **Updates:** Utility provider is CDEC. Customer requested assistance; currently needs a Letter of Compliance (LOC).
- **Nancy M. Stevens (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.

Utility Priority Definitions

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.

- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Nathan Notah Status Report: Work Order #3, #4 & #5

Prepared For: Council Delegate – Nathan Notah

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Naschitti and Twin Lakes Chapters

I. Executive Summary

This report provides a status update on the delivery and completion of manufactured homes for Council Delegate Nathan Notah's region, specifically covering Work Orders #3, #4, and #5 for the Naschitti and Twin Lakes Chapters.

Work Order #3 (WO#3) Completion

All six manufactured homes assigned to this work order are now fully complete. Following the fulfillment of second installment payments, formal key turnovers were conducted on December 10-11, 2025. All six Manufacturer's Certificates of Origin (MCO) were released to constituents on December 17, 2025. Final 10% invoices for all six units were submitted to the Office of the Controller on October 16, 2025.

Supplemental Items & Scope Changes

- **Work Order #4 (WO#4):** The five homes originally scheduled under this work order have been removed from this scope and reallocated to Work Order #5 to streamline delivery.
- **Supplemental Procurement:** While the homes are delivered, ADA-accessible ramps and wood stoves remain pending. These items require separate supplemental funding approval from the Office of the Controller before procurement can begin.

Work Order #5 (WO#5) Implementation

WO#5 was executed on November 19, 2025, and encompasses 138 manufactured homes. The vendor has initiated production and site assessments. However, contractors are currently proceeding with significant caution due to requested clarifications regarding the long-term status of Navajo Nation funding, which is impacting projected completion dates.

Utility Infrastructure & Regulatory Status

Utility assessments for all six homesites in the current scope have undergone field data collection.

- **Electric:** Progress is varied. One site reached "In-Service" status on October 1, 2025. The remaining five sites are in various stages of administrative processing, including Service Line Agreement (SLA) approval, Right-of-Way (ROW) documentation, and pending HWA clearances.
- **Water/Wastewater:** Project Facility Layouts (PFLs) have been completed and submitted to the NTUA for two priority sites as of December 31, 2025. The remaining four sites are currently in the design drafting phase following field work completed in mid-November.
- **Regulatory Directive:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. While the department is moving forward with existing processes in the interim, a formal written directive from the Division of Community Development (DCD) is pending.

II. Project Scope Change

The five homes previously intended for delivery under Work Order #4 have been removed from the scope. The delegate's region is now solely focused on completing Work Order #3.

III. Constituent Home Delivery and Completion Status

Homes Delivered, Set, or Pending Turnover (Work Order #3 - 6 Homes)

Lorraine Denetdale (Naschitti Chapter)

- **Timeline:** Home delivered and set on July 25, 2025.
- **Skirting:** Work completed between August 15, 2025, and September 4, 2025.
- **Key Turnover:** Completed on December 10, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5236).

Roland Thomas Begay (Twin Lakes Chapter)

- **Timeline:** Home delivered and set on July 21, 2025.
- **Skirting:** Work completed between August 13, 2025, and September 3, 2025.
- **Key Turnover:** Completed on December 11, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5230).

Tom K. Johnson (Twin Lakes Chapter)

- **Timeline:** Home delivered and set on July 22, 2025.
- **Skirting:** Work completed between August 18, 2025, and September 3, 2025.
- **Key Turnover:** Completed on December 11, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5232).

Rochelle Bryant (Naschitti Chapter)

- **Timeline:** Home delivered and set on July 1, 2025.
- **Skirting:** Work completed between August 14, 2025, and September 4, 2025.
- **Key Turnover:** Completed on December 10, 2025.

- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5226).

John Yazzie (Naschitti Chapter)

- **Timeline:** Home delivered and set on July 1, 2025.
- **Skirting:** Work completed between August 18, 2025, and September 4, 2025.
- **Key Turnover:** Completed on December 10, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5225).

Ryland Jim (Twin Lakes Chapter)

- **Timeline:** Home delivered and set on July 21, 2025.
- **Skirting:** Work completed between August 12, 2025, and September 3, 2025.
- **Key Turnover:** Completed on December 11, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5231).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring

distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.

- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Rochelle Bryant (Naschitti)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending

- PFL Approved on: TBD
- **Lorraine Denetdale (Naschitti)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **John Yazzie (Naschitti)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Tom K. Johnson (Twin Lakes)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Ryland R. Jim (Twin Lakes)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Roland Thomas Begay (Twin Lakes)**
 - Field Work Completed On: November 02, 2025
 - PFL Completed: November 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWS) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with the Navajo Tribal Utility Authority (NTUA) for the six homes completed under Work Order #3. All sites are with services coordinated through the NTUA District Office.

Utility Status and Notes (Work Order #3 - 6 Homes)

- **Lorraine Denetdale (Priority Three/Priority Two)**
 - **Project Status:** Pending Cultural Award and BRCF.

- **Updates:** Awaiting documentation from the NTUA Archaeologist and NN F&WD. Meter loop installation is complete; project is currently pending HWA clearance.
- **Roland Thomas Begay (Priority One)**
 - **Project Status:** NTUA Construction Completed / In-Service.
 - **In-Service Date:** 10/1/2025.
 - **Updates:** Construction is complete and the project is live. Meter loop SEI has passed.
- **Tom K. Johnson (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Rochelle Bryant (Priority Two)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently at the district office for engineering design. Meter loop installation is complete; project is pending HWA clearance.
- **John Yazzie (Priority Two/Priority One)**
 - **Project Status:** ESPS - ROW Received.
 - **Updates:** Right-of-Way documentation has been received. Meter loop installation is complete; project is pending HWA clearance.
- **Ryland R. Jim (Priority Two)**
 - **Project Status:** SLA Approved.
 - **Updates:** Service Line Agreement is approved. The project was released for construction on 10/23.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Norman M. Begay Status Report: Work Order #3, #4 & #5

Prepared For: Council Delegate – Norman M. Begay

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Alamo, To'hajiilee, and Ramah Chapters.

I. Executive Summary

This report provides a comprehensive status update for Council Delegate Norman M. Begay regarding manufactured home deliveries, key turnovers, and utility infrastructure for the Alamo, To'hajiilee, and Ramah Chapters under Work Orders #3, #4, and #5.

Work Order Status

- **Work Order #3 (WO#3):** All eight (8) manufactured homes are complete, delivered, and set. Key and Manufacturer's Certificate of Origin (MCO) turnovers for all recipients were finalized between October 21, 2025, and November 20, 2025. Final 10% invoices were submitted for payment on September 17, 2025. Supplemental items, including ADA accessibility ramps and wood stoves, are currently pending supplemental funding approval from the Office of the Controller.
- **Work Order #4 (WO#4):** This work order includes three (3) recipients and is currently experiencing significant delays. While the Navajo Nation has submitted all required topographic maps, geotechnical studies, and utility assessments, the vendor has not responded with a construction or placement schedule.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this work order encompasses 138 manufactured homes, including all recipients previously removed from WO#4. While production and field assessments have commenced, contractors are proceeding with caution due to concerns that project funds may be rescinded, which is currently impacting projected completion dates.

Utility Assessments & Infrastructure

- **Water and Wastewater:** Project Facility Layouts (PFLs) for all assessed sites were completed by October 30, 2025. These designs were formally submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, and are currently awaiting final approval and construction scheduling.
- **Electric Service (NTUA):** Connections are being prioritized for homes with existing on-site infrastructure. Service Line Agreements (SLAs) and Right-of-Way (ROW) clearances are being processed for sites requiring new extensions.

- **External Cooperatives:** * For sites utilizing CDEC, no service applications have been received to date.
 - For sites utilizing Socorro Electric Cooperative, status and priority levels are currently being verified with the provider.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusion of utility assessments in these work orders. A verbal directive has been issued to discontinue all utility coordination with the NTUA. The Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change; however, the department continues to move forward with existing processes until that written notice is received.

II. Project Delay for Work Order #4

Work Order #4 (WO#4) encompasses three recipients from the delegate's region, and this work order is currently experiencing significant delays. The Navajo Nation has completed its required action items by providing the modular vendor with all necessary documentation, including:

- Topographic maps for the sites.
- Geotechnical studies for the sites.
- Utility assessments for the sites.

The project is now pending a construction schedule from the vendor to determine when and how the units will be placed. There has not been any response from the modular vendor, and the Navajo Nation is currently waiting for them to provide an update.

III. Constituent Home Delivery and Completion Status

Homes Completed and Key Turnover (Work Order #3 - 8 Homes)

All eight homes are complete, and key turnover is being scheduled following the payment of the 40% second installment invoice.

- **Darrell Singer (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 12, 2025.
 - **Skirting:** Site work occurred between July 15, 2025, and July 21, 2025.
 - **Key turnover:** Completed on November 20, 2025.
 - **MCO:** Turned over on November 20, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5163).
- **Geraldyn Shorty (To'hajiilee Chapter):**
 - **Timeline:** Home delivered and set on June 10, 2025.
 - **Skirting:** Site work occurred between July 17, 2025, and July 22, 2025.
 - **Key turnover:** Completed on October 21, 2025.
 - **MCO:** Turned over on October 21, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5160).

- **Margie Piaso (To'hajiilee Chapter):**
 - **Timeline:** Home delivered and set on June 9, 2025.
 - **Skirting:** Site work occurred between July 17, 2025, and July 22, 2025.
 - **Key turnover:** Completed on October 21, 2025.
 - **MCO:** Turned over on October 21, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5159).
- **Ray Abeyta (To'hajiilee Chapter):**
 - **Timeline:** Home delivered and set on June 10, 2025.
 - **Skirting:** Site work occurred between July 16, 2025, and July 22, 2025.
 - **Key turnover:** Completed on October 21, 2025.
 - **MCO:** Turned over on October 21, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5158).
- **Roxanna Ganadonegro (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 11, 2025.
 - **Skirting:** Site work occurred between July 14, 2025, and July 21, 2025.
 - **Key turnover:** Completed on November 20, 2025.
 - **MCO:** Turned over on November 20, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5165).
- **Yvonne Apachito (To'hajiilee Chapter):**
 - **Timeline:** Home delivered and set on June 9, 2025.
 - **Skirting:** Site work occurred between July 16, 2025, and July 22, 2025.
 - **Key turnover:** Completed on October 21, 2025.
 - **MCO:** Turned over on October 21, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5161).
- **Issac Delgarito (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 12, 2025.
 - **Skirting:** Site work occurred between July 15, 2025, and July 21, 2025.
 - **Key turnover:** Completed on November 20, 2025.
 - **MCO:** Turned over on November 20, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5162).
- **Kendall Apachito (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 11, 2025.
 - **Skirting:** Site work occurred between July 14, 2025, and July 21, 2025.
 - **Key turnover:** Completed on November 20, 2025.
 - **MCO:** Turned over on November 20, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5166).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Kendall K. Apachito (Alamo)**
 - Field Work Completed On: October 17, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Isaac Delgarito (Alamo)**
 - Field Work Completed On: October 16, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Roxanna Ganadonegro (Alamo)**
 - Field Work Completed On: October 17, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Darrell Singer (Alamo)**
 - Field Work Completed On: October 16, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Ray Abeyta (To'hajiilee)**
 - Field Work Completed On: October 20, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Margie Piaso (To'hajiilee)**
 - Field Work Completed On: October 21, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Geraldyn Shorty (To'hajiilee)**
 - Field Work Completed On: October 20, 2025

- PFL Completed: October 30, 2025
- PFL Submitted to NTUA on: December 31, 2025
- PFL Approved on: TBD
- **Yvonne Apachito (To'hajiilee)**
 - Field Work Completed On: October 21, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services for the completed homes under Work Order #3, which are utilizing non-NTUA providers: Continental Divide Electric Cooperative (CDEC) and Socorro Electric Cooperative. The Navajo Tribal Utility Authority (NTUA) is currently assisting with some fees and payments using their ARPA - Light Up Navajo program funds to assist any recipients that are out of their service area and fall under alternate utility companies.

Utility Status and Notes (Work Order #3 - 7 Homes)

- **Darrell Singer (Priority One/Priority Four)**
 - **Project Status:** Unknown.
 - **Updates:** Utility provider is Socorro Electric Cooperative. Status and priority are currently being verified.
- **Geraldyn Shorty (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Margie Piaso (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Ray Abeyta (Priority Two/Cistern)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Roxanna Ganadonegro (Priority Two)**

- **Project Status:** Unknown.
- **Updates:** Utility provider is Socorro Electric Cooperative. Status is currently being verified.
- **Yvonne Apachito (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Kendall K. Apachito (Priority Two)**
 - **Project Status:** Unknown.
 - **Updates:** Utility provider is Socorro Electric Cooperative. Status is currently being verified.
- **Issac Delgarito (Unknown)**
 - **Project Status:** Unknown.
 - **Updates:** Utility provider is Socorro Electric Cooperative. Priority and status are currently being verified.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from

Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Otto Tso Status Report: Work Order 1#, #4 & #5

Prepared For: Council Delegate – Otto Tso

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Tuba City Chapter

I. Executive Summary

This report provides a status update on the manufactured housing projects for the Tuba City Chapter, managed under Work Orders #1, #4, and #5 for Council Delegate Otto Tso.

Work Order #1 (WO1) Status: Tuba City Chapter

This order encompasses 13 homes. Contrary to earlier summaries, the project has moved into the active delivery and completion phase:

- **Delivery and Installation:** To date, eight (8) of the thirteen homes have been successfully delivered and set on-site.
- **Completion Progress:** Five (5) of the set homes have reached 100% interior completion. One recipient has already taken possession of keys, while the others are in the final scheduling stages.
- **Administrative Hurdles:** Official key turnover and the release of the Manufacturer's Certificate of Origin (MCO) for the remaining sites are currently contingent upon the Office of the Controller processing the 40% second installment invoice.
- **Supplemental Scope:** Procurement for ADA accessibility ramps and wood stoves is pending separate supplemental funding approval, as these items were not included in the original scope of work.

Work Order #4 (WO4) & Work Order #5 (WO5)

- **Strategic Realignment:** The five homes originally allocated to WO4 have been removed from its scope. These recipients have been transitioned into WO5 to allow the region to focus immediate resources on the successful completion of the WO1 project.
- **WO5 Execution:** WO5 was executed on November 19, 2025, and includes 138 manufactured homes. Production and field assessments are underway; however, the vendor is proceeding with caution due to ongoing concerns regarding the long-term status of project funding.

Utility Assessment and Infrastructure

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been completed for all assessed sites. However, the Division of Community Development (DCD) is navigating a recent verbal directive from the Resources Development Committee (RDC) to suspend utility coordination with the NTUA. Until a formal written directive is issued, the department is maintaining existing processes.
- **Electrical Services:** For sites with existing infrastructure, the Navajo Tribal Utility Authority (NTUA) has already begun connections. Sites requiring new extensions are currently in the Service Line Agreement (SLA) and Right-of-Way (ROW) processing phase.
- **Application Requirements:** A critical bottleneck remains as most recipients have not yet submitted formal applications for services to the NTUA. NTUA policy prohibits the commencement of planning, design, or construction until the home is on-site and a formal application is received.

II. Project Scope Change

The five homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The delegate's region is now solely focused on completing the homes under Work Order #1.

III. Constituent Home Delivery and Completion Status

Homes with Pending Delivery or Delivered & Set (Work Order #1 - 13 Homes)

Deliveries and set dates are currently being scheduled for homes where site preparation is complete. All homes are in the Tuba City Chapter and managed under WO1 by Homes Direct.

- **Michelle L. Nez (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on November 12, 2025, and set on December 2, 2025.
 - **Skirting:** Work completed between December 12, 2025, and December 30, 2025.
 - **Interior Status:** Complete as of January 6, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Fred B. Willie (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on November 12, 2025, and set on December 5, 2025.
 - **Skirting:** Work completed between December 12, 2025, and December 30, 2025.
 - **Interior Status:** Complete as of January 7, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Melissa Woody (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on November 12, 2025, and set on December 16, 2025.
 - **Skirting:** Work scheduled to begin January 12, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.

- **Invoicing:** Final 10% Invoice TBD.
- **Melvin Woody (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on November 18, 2025, and set on December 17, 2025.
 - **Skirting:** Work scheduled to begin January 12, 2026.
 - **Key Turnover:** Owner already has keys.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Lee Secody (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on November 15, 2025, and set on December 17, 2025.
 - **Skirting:** Work scheduled to begin January 12, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Eddie & Merlinda Dodson (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on December 9, 2025, and scheduled to be set January 15, 2026.
 - **Skirting:** Work scheduled to begin January 12, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Kelly L. Labato (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on November 13, 2025, and set on December 4, 2025.
 - **Skirting:** Work completed between December 11, 2025, and December 30, 2025.
 - **Interior Status:** Complete as of January 5, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Mary Reeves (Tuba City Chapter, WO1)**
 - **Timeline:** Site assessment complete as of October 6, 2025.
 - **Status:** Set date and skirting TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Ruth Tohannie (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on November 14, 2025, and set on December 3, 2025.
 - **Skirting:** Work completed between December 11, 2025, and December 30, 2025.
 - **Interior Status:** Complete as of January 6, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Bercinda Tohannie (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on November 15, 2025, and set on December 4, 2025.
 - **Skirting:** Work completed between December 12, 2025, and December 30, 2025.
 - **Interior Status:** Complete as of January 5, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.

- **Invoicing:** Final 10% Invoice TBD.
- **Cynthia Nez (Tuba City Chapter, WO1)**
 - **Timeline:** Home shipped on December 9, 2025, and scheduled to be set January 15, 2026.
 - **Skirting:** Work scheduled to begin January 12, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.
- **Eric & Bella Butler (Tuba City Chapter, WO1)**
 - **Timeline:** Chapter removed client.
- **Jesse J. Bilagody (Tuba City Chapter, WO1)**
 - **Timeline:** Data TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Invoicing:** Final 10% Invoice TBD.

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment and Construction Update (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Michelle L. Nez (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025

- PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Fred B. Willie (Tuba City, WO1)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Melissa Woody (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Melvin Woody (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Lee Secody (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Eddie & Merlinda Dodson (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Kelly L. Labato (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Mary Reeves (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Ruth Tohannie (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Bercinda Tohannie (Tuba City, WO1)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: Pending

- PFL Submitted to NTUA on: Pending
- PFL Approved on: TBD
- **Cynthia A. Nez (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Eric & Bella Butler (Tuba City, WO1)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: Not in Procore
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Jesse J. Bilagody (Tuba City, WO1)**
 - Field Work Completed On: Pending
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the utility status for the 13 homes under Work Order #1 in the delegate's region. NTUA does not start planning, design, or construction until the home is on site and an application has been received.

Utility Status and Notes (Work Order #1 - 13 Homes)

The status for all 13 homes is:

- **Bercinda L. Tohannie (Priority One/Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Cynthia A. Nez (Priority Three/Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Eddie & Merlinda Dodson (Priority Two/Priority One)**
 - **Project Status:** No application received.

- **Updates:** No application for services has been received at this time.
- **Eric & Bella Butler (Priority Two/Priority One)**
 - **Project Status:** SLA Approved.
 - **Updates:** The Service Line Agreement has been approved for this project.
- **Fred B. Willie (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Jesse J. Bilagody (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Kelly L. Labato (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Lee Secody (Priority One/Priority Four)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Mary Reeves (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Melissa Woody (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Melvin Woody (Priority Two/Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Michelle L. Nez (Priority One/Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Ruth Tohannie (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.

- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Rickie Nez Status Report: Work Order #3, #4 & #5

Prepared For: Council Delegate - Rickie Nez

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for Burnham, Nenahnezad, Newcomb, San Juan, and Upper Fruitland Chapters.

I. Executive Summary

This report provides a status update for the Community Housing Infrastructure Department (CHID) region overseen by Council Delegate Rickie Nez regarding Work Orders #3, #4, and #5.

Work Order #3 (WO#3) Status

- **Completion:** All thirteen manufactured homes are complete, delivered, and set.
- **Key & MCO Turnover:** The formal transfer of keys and Manufacturer's Certificates of Origin (MCO) for all thirteen homes was finalized by October 7, 2025.
- **Supplemental Items:** Procurement and installation of ADA Accessibility Ramps and Wood Stoves are currently pending separate supplemental funding approval from the Office of the Controller.

Work Order #4 (WO#4) Status

- **Scope Realignment:** Six homes originally designated for WO#4 were removed from that scope to streamline regional priorities.

Work Order #5 (WO#5) Status

- **WO#5 Execution:** Executed on November 19, 2025, this work order includes 138 manufactured homes and incorporates all recipients previously removed from WO#4.
- **Project Risks:** While production and field assessments have commenced, contractors are progressing with caution due to concerns regarding potential funding pullbacks by the Navajo Nation.

Utility Assessments and Infrastructure

Comprehensive assessments for water, wastewater, and electrical services are underway to ensure homes are site-ready:

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been completed for all 13 assessed sites. Currently, three sites have transitioned to the construction phase, while the remaining sites are awaiting NTUA approval or construction funding.
- **Electric Service:**
 - **Completed:** Eight homes have finalized NTUA electrical construction and are fully connected.
 - **In Progress:** Four homes are currently in the Service Line Agreement (SLA) or Right-of-Way (ROW) phase.
 - **Pending:** One recipient has not yet submitted the required service application to NTUA.

Regulatory and Policy Updates

The Resources Development Committee (RDC) has recently raised questions regarding the inclusion of utility assessments in the current scope. A verbal directive has been issued to discontinue utility coordination with the NTUA. The department is continuing with existing processes while awaiting an official written directive to formalize this change.

II. Project Scope Change

The six homes previously intended for delivery under Work Order #4 have been removed from the scope. The delegate's region is now solely focused on completing Work Order #3.

III. Constituent Home Delivery and Completion Status

Homes with Keys Turned Over (13 Homes)

- **Ruby L. Canuto** (Nenahnezad Chapter):
 - **Timeline:** Home delivered January 24, 2025, and set February 4, 2025.
 - **Skirting/Painting:** Completed March 25, 2025 - April 21, 2025.
 - **Steps and Gutters:** Completed by May 1, 2025, and July 21, 2025.
 - **Key turnover:** Completed September 25, 2025.
 - **MCO:** Turned over on September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Shirley and Wilfred Tsosie** (San Juan Chapter):
 - **Timeline:** Home delivered January 26, 2025, and set February 6, 2025.
 - **Skirting/Painting:** Completed April 7, 2025 - April 22, 2025.
 - **Steps and Gutters:** Completed by April 30, 2025, and July 21, 2025.
 - **Key turnover:** Completed September 25, 2025.
 - **MCO:** Turned over on September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Roy Benally** (Nenahnezad Chapter):
 - **Timeline:** Home delivered January 27, 2025, and set February 10, 2025.
 - **Skirting/Painting:** Completed April 3, 2025 - April 22, 2025.
 - **Steps and Gutters:** Completed by May 1, 2025, and July 22, 2025.
 - **Key turnover:** Completed September 25, 2025.

- **MCO:** Turned over on September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Henry Hogue** (San Juan Chapter):
 - **Timeline:** Home delivered February 4, 2025, and set February 18, 2025.
 - **Skirting/Painting:** Completed April 1, 2025 - April 22, 2025.
 - **Steps and Gutters:** Completed by May 1, 2025, and July 22, 2025.
 - **Key turnover:** Completed September 25, 2025.
 - **MCO:** Turned over on September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Janice Mescal** (Upper Fruitland Chapter):
 - **Timeline:** Home delivered January 25, 2025, and set February 7, 2025.
 - **Skirting/Painting:** Completed March 27, 2025 - April 21, 2025.
 - **Steps and Gutters:** Completed by May 1, 2025, and July 21, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Eddie R. Burton** (Upper Fruitland Chapter):
 - **Timeline:** Home delivered February 2, 2025, and set February 13, 2025.
 - **Skirting/Painting:** Completed March 29, 2025 - April 21, 2025.
 - **Steps and Gutters:** Completed by May 1, 2025, and July 22, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Jona Lapahie-Keedah** (Burnham Chapter):
 - **Timeline:** Home delivered February 13, 2025, and set February 20, 2025.
 - **Skirting/Painting:** Completed April 17, 2025 - April 28, 2025.
 - **Steps and Gutters:** Completed by May 2, 2025, and July 23, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Dennison Yazzie** (Burnham Chapter):
 - **Timeline:** Home delivered February 14, 2025, and set February 27, 2025.
 - **Skirting/Painting:** Completed April 15, 2025 - April 28, 2025.
 - **Steps and Gutters:** Completed by May 2, 2025, and July 23, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Andrew L. Begay** (Burnham Chapter):
 - **Timeline:** Home delivered February 17, 2025, and set February 28, 2025.
 - **Skirting/Painting:** Completed April 11, 2025 - April 28, 2025.
 - **Steps and Gutters:** Completed by May 2, 2025, and July 24, 2025.
 - **Key turnover:** Completed October 1, 2025.
 - **MCO:** Turned over on October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Carrie Chee** (Newcomb Chapter):
 - **Timeline:** Home delivered February 10, 2025, and set February 17, 2025.

- **Skirting/Painting:** Completed April 25, 2025 - April 29, 2025.
- **Steps and Gutters:** Completed by May 2, 2025, and July 23, 2025.
- **Key turnover:** Completed October 7, 2025.
- **MCO:** Turned over on October 7, 2025.
- **Final 10% invoice:** Submitted on July 9, 2025.
- **Genevieve Peterson** (Newcomb Chapter):
 - **Timeline:** Home delivered February 11, 2025, and set February 26, 2025.
 - **Skirting/Painting:** Completed April 23, 2025 - April 29, 2025.
 - **Steps and Gutters:** Completed by May 2, 2025, and July 23, 2025.
 - **Key turnover:** Completed October 7, 2025.
 - **MCO:** Turned over on October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Bessie Claw Paul** (Newcomb Chapter):
 - **Timeline:** Home delivered February 25, 2025, and set March 11, 2025.
 - **Skirting/Painting:** Completed April 22, 2025 - April 29, 2025.
 - **Steps and Gutters:** Completed by May 2, 2025, and July 24, 2025.
 - **Key turnover:** Completed October 7, 2025.
 - **MCO:** Turned over on October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.
- **Faith Gilmore Haskie** (San Juan Chapter):
 - **Timeline:** Home delivered February 12, 2025, and set February 18, 2025.
 - **Skirting/Painting:** Completed April 8, 2025 - April 22, 2025.
 - **Steps and Gutters:** Completed by April 25, 2025, and July 22, 2025.
 - **Key turnover:** Completed September 25, 2025.
 - **MCO:** Turned over on September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025.

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Jona Laphie-Keedah (Burnham):**
 - Field Work Completed On: Wednesday, July 2, 2025
 - PFL Completed: Tuesday, September 16, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Andrew L. Begay (Burnham):**
 - Field Work Completed On: Monday, June 30, 2025
 - PFL Completed: Friday, July 18, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
- **Dennison Yazzie (Burnham):**
 - Field Work Completed On: Monday, June 30, 2025
 - PFL Completed: Thursday, July 24, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Ruby L. Canuto (Nenahnezad):**
 - Field Work Completed On: Wednesday, July 1, 2015
 - PFL Completed: Wednesday, August 27, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
- **Roy Benally - (Nenahnezad):**
 - Field Work Completed On: Monday, June 23, 2025
 - PFL Completed: Thursday, September 18, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Bessie Claw Paul (Newcomb):**
 - Field Work Completed On: Friday, July 11, 2025
 - PFL Completed: Monday, July 21, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Carrie Chee (Newcomb):**
 - Field Work Completed On: Thursday, July 10, 2025
 - PFL Completed: Friday, July 18, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Genevieve Peterson (Newcomb):**
 - Field Work Completed On: Thursday, July 10, 2025
 - PFL Completed: Monday, July 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

- **Shirley and Wilfred Tsosie (San Juan):**
 - Field Work Completed On: Tuesday, June 24, 2025
 - PFL Completed: Monday, July 14, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Faith Gilmore (San Juan):**
 - Field Work Completed On: Tuesday, June 24, 2025
 - PFL Completed: Tuesday, July 8, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
 -
- **Henry Hogue (San Juan):**
 - Field Work Completed On: Wednesday, June 25, 2025
 - PFL Completed: Monday, September 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Janice Mescal (Upper Fruitland):**
 - Field Work Completed On: Tuesday, July 1, 2025
 - PFL Completed: Friday, July 11, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Eddie R. Burton (Upper Fruitland):**
 - Field Work Completed On: Wednesday, June 25, 2025
 - PFL Completed: Tuesday, July 15, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWS) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with the Navajo Tribal Utility Authority (NTUA) for the twelve homes completed under Work Order #3. All sites are with services coordinated through the NTUA District Office.

Utility Status and Notes (Work Order #3 - 13 Homes)

- **Carrie Chee (Priority One)**
 - **Project Status:** NTUA Construction Completed.

- **Updates:** Construction is finished and the project has been finalized.
- **Eddie R. Burton (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished and the project has been finalized.
- **Genevieve Peterson (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished and the project has been finalized.
- **Henry Hogue (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished and the project has been finalized.
- **Jona Lapahie-Keedah (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished and the project has been finalized.
- **Ruby L. Canuto (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished and the project has been finalized.
- **Shirley and Wilfred Tsosie (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished and the project has been finalized.
- **Andrew L. Begay (Priority Two)**
 - **Project Status:** Pending SLA Submittal.
 - **Updates:** Project is currently with the NTUA ROW Agent pending SLA submittal (HPD Letter/CRCF & BRCF).
- **Dennison Yazzie (Priority Two/Priority Three)**
 - **Project Status:** Pending HPD Letter/CRCF & BRCF.
 - **Updates:** Project is currently with NN HPD/NN F&WD awaiting required documentation.
- **Roy Benally (Priority Two)**
 - **Project Status:** Pending SLA Submittal.
 - **Updates:** Project is currently with the NTUA ROW Agent pending SLA submittal.
- **Bessie Claw Paul (Priority One)**
 - **Project Status:** No Application received.
 - **Updates:** No service application has been received from the customer at this time.
- **Janice Mescal (Priority One/Priority Two)**
 - **Project Status:** SLA Approved.
 - **Updates:** The Service Line Agreement has been approved.
- **Faith Gilmore Haskie (unknown)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is finished and the project has been finalized.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Shaandiin Parrish Status Report: Work Order 1#, #3, #4 & #5

Prepared For: Council Delegate – Shaandiin Parrish

Date: January 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for Chilchinbeto, Dennehotso, and Kayenta Chapters

I. Executive Summary

This report provides a status update on manufactured home deliveries, utility assessments, and infrastructure coordination for Council Delegate Shaandiin Parrish's region, covering Work Orders #1, #3, #4, and #5.

Work Order Status Updates

- **Work Order #1 (WO#1):** All six homes in the Chilchinbeto and Kayenta Chapters have been delivered and set. Installation of essential secondary components—including skirting, steps, and gutters—is 100% complete for all sites. These homes are currently in the final stage of scheduling key turnovers and MCO transfers.
 - Supplemental Funding: Procurement and installation of ADA accessibility ramps and wood stoves—essential for full habitability—are pending separate supplemental funding approvals as they were outside the original scope of work.
- **Work Order #3 (WO#3):** All six homes in the Chilchinbeto and Dennehotso Chapters have been successfully delivered and set as of December 2025. Skirting work for these sites is scheduled for completion by early January 2026. Note that key turnover and MCO release for these homes remain strictly contingent upon the Office of the Controller's payment of the 40% second installment invoice.
 - Supplemental Funding: Procurement and installation of ADA accessibility ramps and wood stoves—essential for full habitability—are pending separate supplemental funding approvals as they were outside the original scope of work.
- **Work Order #4 (WO#4):** To optimize project management, the five homes originally assigned to WO#4 have been consolidated into Work Order #1.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this work order includes 138 homes and incorporates all recipients previously moved from WO#4. While production and field assessments have begun, contractors are proceeding with caution due to concerns regarding the stability of project funding.

Utility Assessment and Infrastructure

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been completed for all 12 assessed sites under WO#1 and WO#3. These designs were formally submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, for final approval and construction integration.
- **Electric Construction:** NTUA has commenced connections for homes with existing on-site infrastructure. For homes requiring new extensions, NTUA is currently processing necessary Service Line Agreements (SLAs) and Right-of-Ways (ROWS).
- **Regulatory Changes:** The Resources Development Committee (RDC) has issued a verbal directive to halt utility coordination with NTUA. The department is continuing with current processes until a formal written directive is received to ensure project continuity.

II. Project Scope Change

The five homes previously intended for delivery under Work Order #4 (WO4) have been removed and added to Work Order #1. The delegate's region is now solely focused on completing the homes under Work Order #1 and Work Order #3

III. Constituent Home Delivery and Completion Status

Homes Delivered and Set (Work Order #1 - 6 Homes)

All 6 homes are in the Chilchinbeto and Kayenta Chapters and managed under WO1.

- **Andrew Bradley (Kayenta Chapter, WO1)**
 - **Timeline:** Home shipped on September 9, 2025, and set on September 23, 2025.
 - **Skirting:** Work completed between October 20, 2025, and November 4, 2025.
 - **Steps/Gutters:** Steps completed December 17, 2025; Gutters completed November 17, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
- **Carolyn Harrison (Chilchinbeto Chapter, WO1)**
 - **Timeline:** Home shipped on July 9, 2025, and set on July 18, 2025.
 - **Skirting:** Work completed between September 11, 2025, and October 8, 2025.
 - **Steps/Gutters:** Steps completed December 17, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
- **Leanna S. John (Chilchinbeto Chapter, WO1)**
 - **Timeline:** Home shipped on September 15, 2025, and set on October 1, 2025.
 - **Skirting:** Work completed between October 22, 2025, and November 4, 2025.
 - **Steps/Gutters:** Steps completed December 17, 2025; Gutters completed November 17, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
- **Lillie Leonard (Kayenta Chapter, WO1)**

- **Timeline:** Home shipped on September 9, 2025, and set on September 24, 2025.
 - **Skirting:** Work completed between October 23, 2025, and November 4, 2025.
 - **Steps/Gutters:** Steps completed December 17, 2025; Gutters completed November 17, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
- **Lillie Peaches (Kayenta Chapter, WO1)**
 - **Timeline:** Home shipped on July 9, 2025, and set on July 31, 2025.
 - **Skirting:** Work completed between September 10, 2025, and October 8, 2025.
 - **Steps/Gutters:** Steps completed December 17, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
- **Louise Crosby (Chilchinbeto Chapter, WO1)**
 - **Timeline:** Home shipped on September 16, 2025, and set on October 2, 2025.
 - **Skirting:** Work completed between October 21, 2025, and November 4, 2025.
 - **Steps/Gutters:** Steps completed December 17, 2025; Gutters completed November 17, 2025.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.

Homes with Pending Delivery or Set (Work Order #3 - 6 Homes)

All 6 homes are in the Chilchinbeto, and Dennehotso, Chapters and managed under WO3.

- **Kimberly Kescoli (Dennehotso Chapter, WO3)**
 - **Timeline:** Home delivered and set on December 10, 2025.
 - **Skirting:** Work completed between December 19, 2025, and January 6, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5191).
- **Lavern Black (Dennehotso Chapter, WO3)**
 - **Timeline:** Home delivered and set on October 28, 2025.
 - **Skirting:** Work completed between November 19, 2025, and January 6, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5218).
- **Linda E. Keith (Dennehotso Chapter, WO3)**
 - **Timeline:** Home delivered and set on October 30, 2025.
 - **Skirting:** Work completed between November 19, 2025, and January 6, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5219).
- **Loretta T. Charley (Chilchinbeto Chapter, WO3)**
 - **Timeline:** Home delivered and set on December 5, 2025 (estimated).
 - **Skirting:** Work completed between December 18, 2025, and January 5, 2026.

- **Key Turnover:** In the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5185).
- **Loriannie Eskee (Dennehotso Chapter, WO3)**
 - **Timeline:** Home delivered and set on November 18, 2025.
 - **Skirting:** Work completed between December 2, 2025, and January 5, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5220).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment and Construction Update (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as

water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.

- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Andrew Bradley (Kayenta, WO1)**
 - Field Work Completed On: August 04, 2025
 - PFL Completed: September 26, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Carolyn Harrison (Chilchinbeto, WO1)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: August 26, 2025

- PFL Submitted to NTUA on: December 31, 2025
- PFL Approved on: TBD
- **Leanna S. John (Chilchinbeto, WO1)**
 - Field Work Completed On: September 11, 2025
 - PFL Completed: October 14, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lillie Leonard (Kayenta, WO1)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: October 10, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lillie Peaches (Kayenta, WO1)**
 - Field Work Completed On: August 04, 2025
 - PFL Completed: October 07, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Louise Crosby (Chilchinbeto, WO1)**
 - Field Work Completed On: August 04, 2025
 - PFL Completed: October 08, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Kimberly Kescoli (Dennehotso, WO3)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 14, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lavern Black (Dennehotso, WO3)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Linda E. Keith (Dennehotso, WO3)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Loretta T. Charley (Chilchinbeto, WO3)**
 - Field Work Completed On: November 05, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Loriannie Eskee (Dennehotso, WO3)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025

- PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWS) required for new extensions.

V. Utilities Construction Update

This section summarizes the utility status for the 12 homes under Work Order #1 and Work #3 in the delegate's region. NTUA does not start planning, design, or construction until the home is on site and an application has been received.

Utility Status and Notes (Work Order #1 & #3 - 12 Homes)

The following list details the current status of utility work for each home:

- **Andrew Bradley (Priority Two)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Carolyn Harrison (Priority Two/Priority Four)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Leanna S. John (Priority Two)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Lillie Leonard (Solar/Cistern)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Lillie Peaches (Priority Three/Cistern)**
 - **Project Status:** Solar Referral.
 - **Updates:** Project referred for solar power as the home is located over 4 miles from the nearest distribution line.
- **Louise Crosby (Priority Three)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Alice Jean Harris (Priority One)**

- **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Kimberly Kescoli (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Lavern Black (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Linda E. Keith (Priority Two)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Loretta T. Charley (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.
- **Loriannie Eskee (Priority One/Cistern)**
 - **Project Status:** No application received.
 - **Updates:** No application for services has been received at this time.

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from

Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Shawna Ann Claw Status Report: Work Order #1 & #5

Prepared For: Council Delegate – Shawna Ann Claw

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for the Chinle Chapter

I. Executive Summary

Status: Suspended / On Hold - Pending Application Submissions

- **Reason for Suspension:** A request was made to suspend home deliveries due to conflict of interest concerns stemming from a meeting in early May 2025. The Chapter requested to reassess new applications and wanted the homes removed from Work Order #1 until a list of qualified recipients was provided following the reassessment.
- **Current Action & Impact:** All homes and recipients initially awarded under Work Order #1 in the Chapter have been removed. The constructed homes have been placed and assigned to different Delegate regions. This resulted in zero active units for the region under Work Order #1.
- **Next Steps for Chinle Chapter:** The application submittal portal for the Chapter reopened on November 5, 2025, and will close on December 5, 2025. Following the closure, the process of assessing applications will begin. A critical concern is determining which entity will be responsible for this assessment: the CHID department or the Chinle Chapter. Qualified recipients are currently anticipated to be placed on a new Work Order. If vetting is completed within the next couple of months, they may be placed on Work Order #5; if not, they will be placed on a subsequent Work Order. Utility assessment is postponed until a new list of qualified recipients is provided.
- **Work Order #5 (WO#5) Execution:** WO#5 was executed on November 19, 2025, and includes 138 manufactured homes. It uses the same vendor as WO#1 and WO#3 and includes all recipients previously removed from WO#4. A schedule for production, delivery, and installation is currently being developed.

II. Project Scope Change

The housing units for Delegate Claw's recipients were initially included under Work Order #1. Following the Delegate's request to stop deliveries in early May 2025, these sites and homes were removed from the scope of Work Order #1.

Impact of Scope Change: The DCD removed all recipients from the Chinle Chapter from the original scope of Work Order #1, resulting in zero active units for the region under that Work Order.

Current Status and Next Steps for Chinle Chapter Recipients

- **Application Portal Reopening:** The application submittal portal for the Chinle Chapter has been reopened as of November 5, 2025 and will close on December 5, 2025.
- **Assessment Process:** Following the portal closure, the process of assessing applications will begin. This is anticipated to be a long process involving thorough vetting to ensure all applicants meet and have fulfilled all necessary criteria to be deemed qualified. A critical concern currently is determining which entity will be responsible for this assessment: the CHID department or the Chinle Chapter.
- **New Work Order:** It is currently anticipated that these qualified recipients will be assigned to a new Work Order.
 - If the vetting and assignment process is completed within the next couple of months, these recipients may be placed on Work Order #5.
 - If not, they will be placed on a different, subsequent Work Order, which is currently anticipated to be established within the next month.

Critical Priority: The current focus is on closing the application portal on December 5th, resolving the assessment responsibility question (CHID vs. Chinle Chapter), assessing the submitted applications, and formally deeming qualified recipients to move forward with the delivery process.

III. Constituent Home Delivery and Completion Status

No homes are currently assigned, pending, delivered, or completed in the Chinle Chapter due to the suspension request and the removal of the original Work Order #1 recipients.

IV. Utilities Assessment Update

Utility assessment, design, and construction updates are not applicable at this time due to the suspension of home deliveries and removal of recipients.

This process is postponed until the Delegate and the Chinle Chapter provide a new, qualified list of recipients.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from

Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Steven R. Arviso Report: Work Order #3, #4 & #5

Prepared For: Council Delegate – Steven R. Arviso

Date: January 2, 2026

Subject: Update on Manufactured Home Deliveries and Completion for Church Rock, Smith Lake, Pinedale, Thoreau, Mariano Lake, and Iyanbito Chapters.

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries and infrastructure development for Council Delegate Steven R. Arviso's region, specifically covering the progress of Work Orders #3, #4, and #5. The findings below highlight significant milestones in home completions, critical vendor delays, and the current standing of utility connectivity.

Work Order Performance

- **Work Order #3 (WO#3):** Of the 14 homes assigned to this order, 12 units are successfully completed, delivered, and set. Key turnovers and the release of Manufacturer's Certificates of Origin (MCO) were largely finalized by late 2025. Two units remain undelivered due to local accessibility hurdles and residential lease verification issues. Final closure of this work order and remaining turnovers are currently stalled pending the 40% second installment payment by the Office of the Controller.
 - **Pending Supplemental Items**
 - The procurement and installation of ADA Accessibility Ramps and Wood Stoves for Work Orders #1 and #3 remain outstanding. These essential items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be installed for recipients.
- **Work Order #4 (WO#4):** This work order is experiencing critical delays. Although the Navajo Nation has fulfilled all documentation requirements—including topographic maps, geotechnical studies, and utility assessments—the modular vendor has remained unresponsive and has yet to provide a construction schedule.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this order includes 138 manufactured homes, incorporating recipients previously removed from WO#4. While production and field assessments have initiated, contractors are moving with extreme caution due to concerns regarding potential funding pullbacks by the Navajo Nation, which is currently impacting projected completion timelines.

Infrastructure and Utilities

- **Utility Assessments:** Project Facility Layouts (PFLs) for water and wastewater are complete for all assessed sites. Most PFLs were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, with a few remaining pending due to site-specific verification issues.
- **Electrical Connectivity:**
 - **NTUA Service:** Connections are currently being established for site-ready homes. For sites requiring new extensions, Service Line Agreements (SLAs) and Right-of-Ways (ROWs) are in process.
 - **CDEC Service:** For homes serviced by the Continental Divide Electric Cooperative (CDEC) under the "Light Up Navajo" program, several recipients are flagged as "No application received." Targeted coordination is required to ensure these applications are submitted for connection.
- **Regulatory Status:** Following inquiries by the Resources Development Committee (RDC), a verbal directive was issued to discontinue utility coordination with the NTUA. The department is currently awaiting a formal written directive to finalize this change but is continuing existing processes in the interim to avoid further project stagnation.

II. Project Delay for Work Order #4

Work Order #4 (WO#4) encompasses six recipients from the delegate's region, and this work order is currently experiencing significant delays. The Navajo Nation has completed its required action items by providing the modular vendor with all necessary documentation, including:

- Topographic maps for the sites.
- Geotechnical studies for the sites.
- Utility assessments for the sites.

The project is now pending a construction schedule from the vendor to determine when and how the units will be placed. There has not been any response from the modular vendor, and the Navajo Nation is currently waiting for them to provide an update.

III. Constituent Home Delivery and Completion Status

Homes Completed Key Turnover (Work Order #3 - 12 Homes)

Alfred L. Francisco (Thoreau Chapter)

- **Timeline:** Home delivered and set on June 19, 2025.
- **Skirting:** Work completed between July 25, 2025, and August 15, 2025.
- **Key Turnover:** Completed on November 10, 2025.
- **MCO:** Turned over on November 10, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5221).

Celeste M. Chee (Iyanbito Chapter)

- **Timeline:** Home delivered and set on June 17, 2025.
- **Skirting:** Work completed between August 4, 2025, and August 20, 2025.
- **Key Turnover:** Completed on November 14, 2025.
- **MCO:** Turned over on November 14, 2025.

- **Final 10% Invoice:** Submitted on September 17, 2025 (Invoice #5168).

Evelyn Largo (Smith Lake Chapter)

- **Timeline:** Home delivered and set on June 19, 2025.
- **Skirting:** Work completed between July 24, 2025, and August 16, 2025.
- **Key Turnover:** Completed on December 9, 2025.
- **MCO:** Turned over on November 25, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5224).

Jones Begay (Pinedale Chapter)

- **Timeline:** Home delivered and set on June 20, 2025.
- **Skirting:** Work completed between July 31, 2025, and August 16, 2025.
- **Key Turnover:** Completed on November 10, 2025.
- **MCO:** Turned over on November 10, 2025.
- **Final 10% Invoice:** Submitted on September 17, 2025 (Invoice #5154).

Lawrence Bennett (Mariano Lake Chapter)

- **Timeline:** Home delivered and set on June 18, 2025.
- **Skirting:** Work completed between July 21, 2025, and August 15, 2025.
- **Key Turnover:** Completed on December 9, 2025.
- **MCO:** Turned over on November 24, 2025.
- **Final 10% Invoice:** Submitted on September 17, 2025 (Invoice #5171).

Lorinda A. Yazzie (Thoreau Chapter)

- **Timeline:** Home delivered and set on July 7, 2025.
- **Skirting:** Work completed between August 1, 2025, and August 16, 2025.
- **Key Turnover:** Completed on November 10, 2025.
- **MCO:** Turned over on November 10, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5227).

Marie L. Jim (Church Rock Chapter)

- **Timeline:** Home delivered and set on July 24, 2025.
- **Skirting:** Work completed between August 6, 2025, and August 20, 2025.
- **Key Turnover:** Completed on November 14, 2025.
- **MCO:** Turned over on November 14, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5240).

Mildred Largo (Smith Lake Chapter)

- **Timeline:** Home delivered and set on July 24, 2025.
- **Skirting:** Work completed between July 25, 2025, and August 16, 2025.
- **Key Turnover:** Completed on December 9, 2025.
- **MCO:** Turned over on November 2, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5235).

Shelia T. Skeet (Pinedale Chapter)

- **Timeline:** Home delivered and set on June 16, 2025.
- **Skirting:** Work completed between July 21, 2025, and August 15, 2025.
- **Key Turnover:** Completed on November 10, 2025.
- **MCO:** Turned over on November 10, 2025.
- **Final 10% Invoice:** Submitted on September 17, 2025 (Invoice #5167).

Tracy Cook (Mariano Lake Chapter)

- **Timeline:** Home delivered and set on June 18, 2025.
- **Skirting:** Work completed between July 22, 2025, and August 15, 2025.

- **Key Turnover:** Completed on December 9, 2025.
- **MCO:** Turned over on November 24, 2025.
- **Final 10% Invoice:** Submitted on September 17, 2025 (Invoice #5170).

George and Barbara Francisco (Iyanbito Chapter)

- **Timeline:** Home delivered and set on June 17, 2025.
- **Skirting:** Work completed between August 5, 2025, and August 20, 2025.
- **Key Turnover:** Completed on November 14, 2025.
- **MCO:** Turned over on November 14, 2025.
- **Final 10% Invoice:** Submitted on September 17, 2025 (Invoice #5164).
- **Andrew Reeder (Mariano Lake Chapter):**
 - **Timeline:** Home delivered and set on June 16, 2025.
 - **Skirting:** Site work occurred between July 22, 2025, and August 15, 2025.
 - **Key turnover:** Recipient is deceased, and Chapter is determining if spouse will receive home.
 - **MCO:** Turned over on November 24, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5172).

Homes pending delivery due to accessibility issues (Work Order #3 - 2 Homes)

- **Lena J. Smith (Church Rock Chapter):**
 - **Timeline:** Accessibility issues - awaiting the chapter to provide a replacement applicant.
 - **Skirting:** Pending
 - **Key turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5214).
- **Darlene Yazzie (Thoreau Chapter):**
 - **Timeline:** Issues with Residential lease verification and congested site conditions.
 - **Skirting:** TBD
 - **Key turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5213).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.

- After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Lena J. Smith (Church Rock)**
 - Field Work Completed On: October 23, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Marie L. Jim (Church Rock)**
 - Field Work Completed On: October 23, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **George & Barbara Francisco (Iyanbito)**
 - Field Work Completed On: October 24, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Celeste M. Chee (Iyanbito)**
 - Field Work Completed On: October 24, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tracy Cook (Mariano Lake)**
 - Field Work Completed On: October 27, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lawrence Bennett (Mariano Lake)**
 - Field Work Completed On: October 27, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025

- PFL Approved on: TBD
- **Andrew Reeder (Mariano Lake)**
 - Field Work Completed On: October 27, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Shelia T. Skeet (Pinedale)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Jones Begay (Pinedale)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Mildred Largo (Smith Lake)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Evelyn Largo (Smith Lake)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Alfred Francisco (Thoreau)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lorinda A. Yazzie (Thoreau)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Darlene Yazzie (Thoreau)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: November 12, 2025
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWS) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services for the completed homes under Work Order #3, which utilize the non-NTUA provider Continental Divide Electric Cooperative (CDEC). The Navajo Tribal Utility Authority (NTUA) is currently assisting with some fees and payments using their ARPA - Light Up Navajo program funds to assist any recipients that are out of their service area and fall under alternate utility companies.

Utility Status and Notes (Work Order #12 Homes)

- **Alfred L. Francisco**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Celeste M. Chee**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Utility provider is NTUA. Project requires internal follow-up for next steps.
- **Evelyn Largo**
 - **Project Status:** Right-of-Way Project.
 - **Updates:** Utility provider is CDEC. Home delivery is expected 6/19/2025. The work order is planned as a Right-of-Way project for late July 2025.
- **Jones Begay**
 - **Project Status:** Pending Letter of Compliance.
 - **Updates:** Utility provider is CDEC. Currently awaiting Letter of Compliance (LOC) and payment of connection fees.
- **Lawrence Bennett**
 - **Project Status:** Non-NTUA Project.
 - **Updates:** No specific utility provider listed. Home delivery status is recorded as 6/18/2025.
- **Lorinda A. Yazzie**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Marie L. Jim**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Mildred Largo**
 - **Project Status:** Meter Loop Completed.

- **Updates:** Utility provider is CDEC. Client hired a private electrician to complete the meter loop installation.
- **Shelia T. Skeet**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Tracy Cook**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **George and Barbara Francisco**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Andrew Reeder**
 - **Project Status:** Pending Letter of Compliance.
 - **Updates:** Utility provider is CDEC. Currently awaiting Letter of Compliance (LOC) and payment of connection fees.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.



Community Housing Infrastructure Department (CHID) Council Delegate Vince R. James Status Report: : Work Order #3, #4 & #5

Prepared For: Council Delegate – Vince R. James

Date: January 2, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Cornfields, Ganado, Jeddito, Kinlichee, and Steamboat Chapters

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries and utility infrastructure for Council Delegate Vince R. James' region, covering Work Orders #3, #4, and #5 for the Cornfields, Ganado, Jeddito, Kinlichee, and Steamboat Chapters.

Work Order Status and Deliveries

- **Work Order #3 (WO#3):** This order encompasses nine manufactured homes. As of January 2026, all nine homes have been delivered and set. The final delivery in this group was completed on January 19, 2026.
- **Work Order #3 Supplemental Items:** The procurement and installation of ADA Accessibility Ramps and Wood Stoves are currently pending. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be finalized.
- **Work Order #4 (WO#4):** The eight homes previously intended for delivery under this work order have been removed from the scope. The region's focus for this specific line item has shifted entirely to the completion of Work Order #3.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this order includes 138 manufactured homes and includes all recipients previously removed from WO#4. While field assessments and production have commenced, contractors are proceeding with caution due to concerns regarding the stability of project funding.

Turnover and Documentation

- **Payment Contingency:** The release of the Manufacturer's Certificate of Origin (MCO) and the formal turnover of keys are contingent upon the Office of the Controller processing the 40% second installment invoice payment.
- **Completion Progress:** MCO turnovers were successfully completed for seven homes on December 17, 2025. The scheduling of the final key turnovers for all delivered units is currently in progress.

Utility Assessment and Construction Update

- **Water and Wastewater:** Project Facility Layouts (PFLs) for water and wastewater have been completed for all nine assessed sites. These designs were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, and are currently awaiting quality control approval.
- **Electric Service:** NTUA has begun connecting homes that have existing electric utility on-site. For homes where utilities are not present, NTUA has initiated work on Service Line Agreements (SLAs) and Right-of-Ways (ROWS) required for new extensions.
- **Current Infrastructure Status (WO#3):**
 - **Pending Construction:** One site is currently pending service pole installation.
 - **Design Phase:** Two sites are pending survey and engineering design at the District office.
 - **Administrative Pending:** One site requires an application to be processed by NTUA (planning commences only after the home is on-site and an application is received).
 - **Follow-Up Required:** Five sites require internal follow-up to determine the specific next steps for utility connection.

Regulatory and Policy Developments

The Resources Development Committee (RDC) has issued a verbal directive to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes for the nine sites in WO#3 until that written notice is received.

II. Project Scope Change

The eight homes previously intended for delivery under Work Order #4 have been removed from the scope. The delegate's region is now solely focused on completing Work Order #3.

III. Constituent Home Delivery and Completion Status

Homes Delivered, Set, Turned Over or Pending Turnover (Work Order #3 - 9 Homes)

Francina A. Franscisco (Cornfields Chapter)

- **Timeline:** Home delivered and set on October 16, 2025.
- **Skirting:** Work completed between November 5, 2025, and November 19, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5255).

Geraldine Shay (Ganado Chapter)

- **Timeline:** Home delivered and set on October 16, 2025.
- **Skirting:** Work completed between November 7, 2025, and November 19, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5258).

Leslie and Annacita R. Silvers (Ganado Chapter)

- **Timeline:** Home delivered and set on October 15, 2025.
- **Skirting:** Work completed between November 5, 2025, and November 19, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5181).

Lora Jean Hildreth (Steamboat Chapter)

- **Timeline:** Home delivered and set on October 17, 2025.
- **Skirting:** Work completed between November 6, 2025, and November 18, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5190).

Sharlene Ann Holiday (Cornfields Chapter)

- **Timeline:** Home delivered and set on October 15, 2025.
- **Skirting:** Work completed between November 4, 2025, and November 19, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5188).

Billy Bruce Tahy (Steamboat Chapter)

- **Timeline:** Home delivered and set on November 7, 2025.
- **Skirting:** Work completed between November 10, 2025, and November 18, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5216).

Calvin Lee Curley (Ganado Chapter)

- **Timeline:** Home delivered and set on October 17, 2025.
- **Skirting:** Work completed between November 11, 2025, and November 18, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5193).

Edison L. Hill (Cornfields Chapter)

- **Timeline:** Home delivered and set on January 19, 2026.
- **Skirting:** TBD
- **Key Turnover:** TBD
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5200).

Tsosie Begay (Steamboat Chapter)

- **Timeline:** Home delivered and set on November 7, 2025.
- **Skirting:** Work completed between November 11, 2025, and November 19, 2025.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5207).

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 40% second installment invoice by the Office of the Controller. Once this payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

In addition to the home turnover, the delivery of certain items, such as ADA Accessibility Ramps and Wood Stoves, are pending for WO#1 and WO#3. These items were outside the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed.

V. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**

- If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
- NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Francina A. Francisco (Cornfields)**
 - **Field Work Completed On:** October 31, 2025
 - **PFL Completed:** November 19, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD
- **Sharlene Ann Holiday (Cornfields)**
 - **Field Work Completed On:** October 31, 2025
 - **PFL Completed:** November 19, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD
- **Edison L. Hill (Cornfields)**
 - **Field Work Completed On:** October 31, 2025
 - **PFL Completed:** November 19, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD
- **Leslie and Annacita R. Silvers (Ganado)**
 - **Field Work Completed On:** October 31, 2025
 - **PFL Completed:** November 20, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD

- **Calvin Lee Curley (Ganado)**
 - **Field Work Completed On:** October 30, 2025
 - **PFL Completed:** November 19, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD
- **Geraldine Shay (Ganado)**
 - **Field Work Completed On:** October 30, 2025
 - **PFL Completed:** November 20, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD
- **Lora Jean Hildreth (Steamboat)**
 - **Field Work Completed On:** October 31, 2025
 - **PFL Completed:** November 20, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD
- **Billy Bruce Tahy (Steamboat)**
 - **Field Work Completed On:** October 30, 2025
 - **PFL Completed:** November 20, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD
- **Tsosie Begay (Steamboat)**
 - **Field Work Completed On:** October 30, 2025
 - **PFL Completed:** November 20, 2025
 - **PFL Submitted to NTUA on:** December 31, 2025
 - **PFL Approved on:** TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWS) required for new extensions.

VI. Utilities Construction Update

This section summarizes the utility status for the 9 homes under Work Order #3 in the delegate's region. The current construction status is coordinated through the NTUA Fort Defiance District Office. Since these homes are new deliveries or pending delivery, NTUA does not start planning, design, or construction until the home is on site and an application has been received.

Utility Status and Notes (Work Order #3)

- **Billy Bruce Tahy (Priority One/Cistern)**

- **Project Status:** Need to Follow Up.
 - **Updates:** Internal follow-up is required to determine the next steps for this project.
- **Calvin Lee Curley (Priority Two)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Internal follow-up is required to determine the next steps for this project.
- **Edison L. Hill (Priority Two/Priority Four)**
 - **Project Status:** No Application Received.
 - **Updates:** NTUA does not commence planning, design, or construction until the home is physically on-site.
- **Francina A. Francisco (Priority One)**
 - **Project Status:** Pending Service Pole.
 - **Updates:** The project is currently awaiting the installation of the service pole.
- **Geraldine Shay (Priority One)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Internal follow-up is required to determine the next steps for this project.
- **Leslie and Annacita R. Silvers (Priority One/Priority Two)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Internal follow-up is required to determine the next steps for this project.
- **Lora Jean Hildreth (Priority One)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Sharlene Ann Holiday (Priority Two/Priority Three)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Tsosie Begay (Priority One)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Internal follow-up is required to determine the next steps for this project.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer

distances. Environmental and archaeological clearances are generally sufficient from record at this distance.

- **Priority 3: 1,501 feet to 5,280 feet** (1 mile). Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles)**. This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles)**. Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #5

This section provides an update on the execution of Work Order Number Five (WO#5) for manufactured housing.

Work Order Number Five was executed on November 19, 2025, and will include 138 manufactured homes. This work order utilizes the same vendor currently assigned to Work Order #1 and Work Order #3. The order includes all recipients who were previously removed from Work Order #4; any recipients not included in WO#5 will be assigned to separate work orders under a different vendor.

The vendor has commenced production and field assessments, with deliveries and installations for each site expected to begin soon. However, contractors have expressed significant concern that funds for this work order may be pulled back by the Navajo Nation if the project is deemed unfunded. Consequently, contractors are progressing with caution, a stance that is currently impacting the projected completion dates.

More information will be provided once delivery schedules have been finalized and the funding status is clarified.

Exhibit F

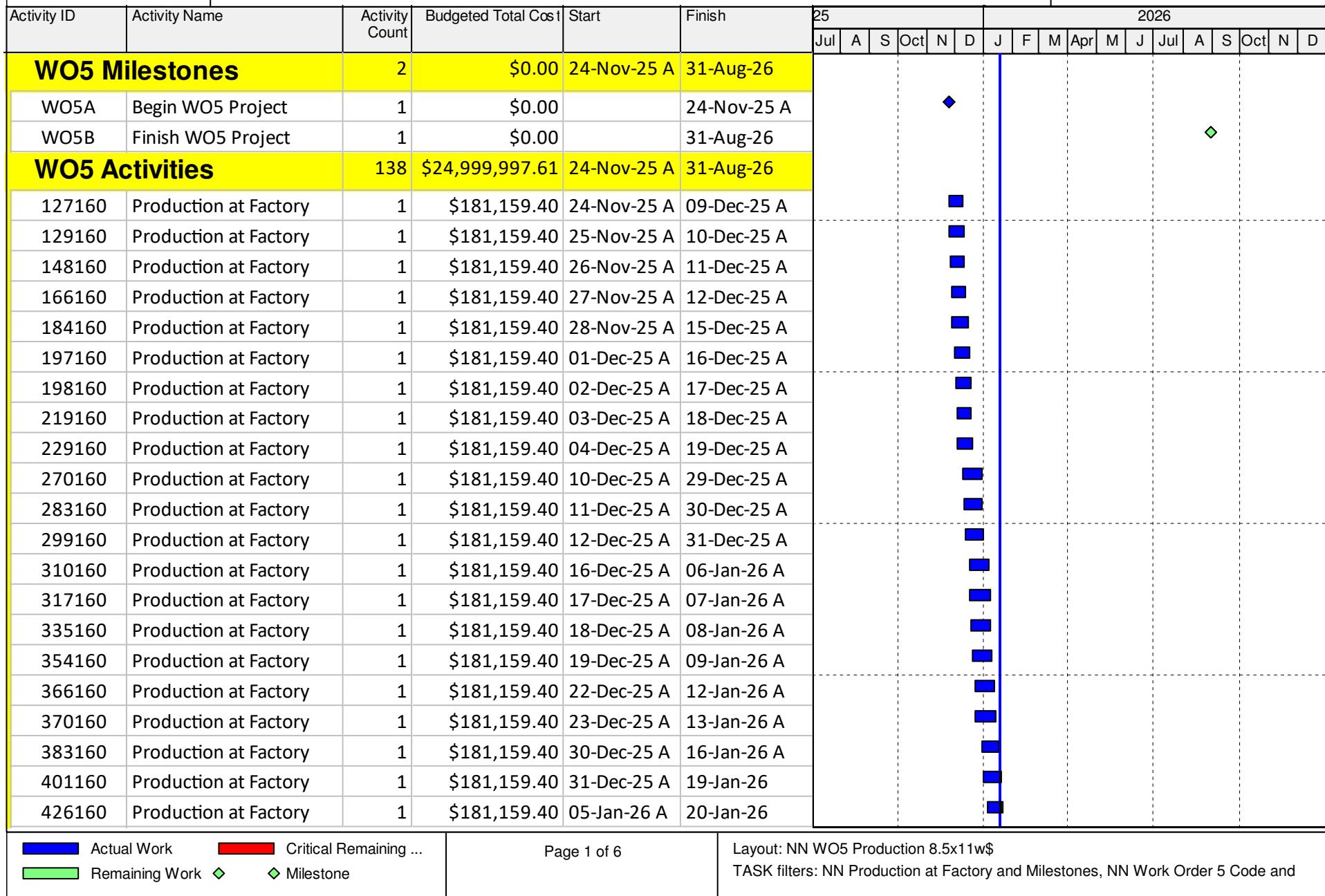
Construction Schedule

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 5

Production

Run Date: 21-Jan-26 16:14



Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 5

Production

Run Date: 21-Jan-26 16:14

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2025					2026										
						Jul	A	S	Oct	N	D	J	F	M	Apr	M	J	Jul	A	S	Oct
438160	Production at Factory	1	\$181,159.40	07-Jan-26 A	22-Jan-26							■									
441160	Production at Factory	1	\$181,159.40	08-Jan-26 A	23-Jan-26							■									
447160	Production at Factory	1	\$181,159.40	09-Jan-26 A	26-Jan-26							■									
449160	Production at Factory	1	\$181,159.40	12-Jan-26 A	27-Jan-26							■									
456160	Production at Factory	1	\$181,159.40	13-Jan-26 A	28-Jan-26							■									
466160	Production at Factory	1	\$181,159.40	14-Jan-26 A	29-Jan-26							■									
467160	Production at Factory	1	\$181,159.40	19-Jan-26	03-Feb-26							■									
468160	Production at Factory	1	\$181,159.40	20-Jan-26	04-Feb-26							■									
470160	Production at Factory	1	\$181,159.40	21-Jan-26	05-Feb-26							■									
483160	Production at Factory	1	\$181,159.40	23-Jan-26	09-Feb-26							■									
485160	Production at Factory	1	\$181,159.40	26-Jan-26	10-Feb-26							■									
488160	Production at Factory	1	\$181,159.40	27-Jan-26	11-Feb-26							■									
493160	Production at Factory	1	\$181,159.40	28-Jan-26	12-Feb-26							■									
494160	Production at Factory	1	\$181,159.40	29-Jan-26	13-Feb-26							■									
496160	Production at Factory	1	\$181,159.40	30-Jan-26	16-Feb-26							■									
500160	Production at Factory	1	\$181,159.40	04-Feb-26	19-Feb-26							■									
507160	Production at Factory	1	\$181,159.40	05-Feb-26	20-Feb-26							■									
518160	Production at Factory	1	\$181,159.40	06-Feb-26	23-Feb-26							■									
521160	Production at Factory	1	\$181,159.40	10-Feb-26	25-Feb-26							■									
527160	Production at Factory	1	\$181,159.40	11-Feb-26	26-Feb-26							■									
534160	Production at Factory	1	\$181,159.40	12-Feb-26	27-Feb-26							■									
535160	Production at Factory	1	\$181,159.40	13-Feb-26	02-Mar-26							■									
540160	Production at Factory	1	\$181,159.40	16-Feb-26	03-Mar-26							■									
542160	Production at Factory	1	\$181,159.40	17-Feb-26	04-Mar-26							■									
543160	Production at Factory	1	\$181,159.40	20-Feb-26	09-Mar-26							■									

 Actual Work  Critical Remaining Work
 Remaining Work  Milestone

Page 2 of 6

Layout: NN WO5 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 5 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 5 Production

Run Date: 21-Jan-26 16:14

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2025					2026										
						Jul	A	S	Oct	N	D	J	F	M	Apr	M	J	Jul	A	S	Oct
544160	Production at Factory	1	\$181,159.40	23-Feb-26	10-Mar-26																
546160	Production at Factory	1	\$181,159.40	24-Feb-26	11-Mar-26																
549160	Production at Factory	1	\$181,159.40	26-Feb-26	13-Mar-26																
102160	Production at Factory	1	\$181,159.40	27-Feb-26	16-Mar-26																
113160	Production at Factory	1	\$181,159.40	02-Mar-26	17-Mar-26																
121160	Production at Factory	1	\$181,159.40	03-Mar-26	18-Mar-26																
122160	Production at Factory	1	\$181,159.40	04-Mar-26	19-Mar-26																
146160	Production at Factory	1	\$181,159.40	05-Mar-26	20-Mar-26																
147160	Production at Factory	1	\$181,159.40	10-Mar-26	25-Mar-26																
156160	Production at Factory	1	\$181,159.40	11-Mar-26	26-Mar-26																
167160	Production at Factory	1	\$181,159.40	12-Mar-26	27-Mar-26																
169160	Production at Factory	1	\$181,159.40	16-Mar-26	31-Mar-26																
173160	Production at Factory	1	\$181,159.40	17-Mar-26	01-Apr-26																
177160	Production at Factory	1	\$181,159.40	18-Mar-26	02-Apr-26																
178160	Production at Factory	1	\$181,159.40	19-Mar-26	03-Apr-26																
186160	Production at Factory	1	\$181,159.40	20-Mar-26	06-Apr-26																
193160	Production at Factory	1	\$181,159.40	23-Mar-26	07-Apr-26																
204160	Production at Factory	1	\$181,159.40	26-Mar-26	10-Apr-26																
209160	Production at Factory	1	\$181,159.40	27-Mar-26	13-Apr-26																
211160	Production at Factory	1	\$181,159.40	30-Mar-26	14-Apr-26																
212160	Production at Factory	1	\$181,159.40	01-Apr-26	16-Apr-26																
216160	Production at Factory	1	\$181,159.40	02-Apr-26	17-Apr-26																
224160	Production at Factory	1	\$181,159.40	03-Apr-26	20-Apr-26																
225160	Production at Factory	1	\$181,159.40	06-Apr-26	21-Apr-26																
237160	Production at Factory	1	\$181,159.40	07-Apr-26	22-Apr-26																

 Actual Work  Critical Remaining Work
 Remaining Work  Milestone

Page 3 of 6

Layout: NN WO5 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 5 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 5

Production

Run Date: 21-Jan-26 16:14

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2025					2026										
						Jul	A	S	Oct	N	D	J	F	M	Apr	M	J	Jul	A	S	Oct
240160	Production at Factory	1	\$181,159.40	08-Apr-26	23-Apr-26											■					
242160	Production at Factory	1	\$181,159.40	13-Apr-26	28-Apr-26											■					
254160	Production at Factory	1	\$181,159.40	14-Apr-26	29-Apr-26											■					
280160	Production at Factory	1	\$181,159.40	15-Apr-26	30-Apr-26											■					
285160	Production at Factory	1	\$181,159.40	17-Apr-26	04-May-26											■					
296160	Production at Factory	1	\$181,159.40	20-Apr-26	05-May-26											■					
304160	Production at Factory	1	\$181,159.40	21-Apr-26	06-May-26											■					
315160	Production at Factory	1	\$181,159.40	22-Apr-26	07-May-26											■					
319160	Production at Factory	1	\$181,159.40	23-Apr-26	08-May-26											■					
321160	Production at Factory	1	\$181,159.40	24-Apr-26	11-May-26											■					
330160	Production at Factory	1	\$181,159.40	29-Apr-26	14-May-26											■					
332160	Production at Factory	1	\$181,159.40	30-Apr-26	15-May-26											■					
352160	Production at Factory	1	\$181,159.40	01-May-26	18-May-26											■					
357160	Production at Factory	1	\$181,159.40	05-May-26	20-May-26											■					
368160	Production at Factory	1	\$181,159.40	06-May-26	21-May-26											■					
371160	Production at Factory	1	\$181,159.40	07-May-26	22-May-26											■					
381160	Production at Factory	1	\$181,159.40	08-May-26	26-May-26											■					
424160	Production at Factory	1	\$181,159.40	11-May-26	27-May-26											■					
428160	Production at Factory	1	\$181,159.40	12-May-26	28-May-26											■					
432160	Production at Factory	1	\$181,159.40	15-May-26	03-Jun-26											■					
434160	Production at Factory	1	\$181,159.40	18-May-26	04-Jun-26											■					
435160	Production at Factory	1	\$181,159.40	19-May-26	05-Jun-26											■					
451160	Production at Factory	1	\$181,159.40	21-May-26	09-Jun-26											■					
460160	Production at Factory	1	\$181,159.40	22-May-26	10-Jun-26											■					
465160	Production at Factory	1	\$181,159.40	26-May-26	11-Jun-26											■					

 Actual Work
  Critical Remaining Work

 Remaining Work
  Milestone

Page 4 of 6

Layout: NN WO5 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 5 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 5

Production

Run Date: 21-Jan-26 16:14

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2025					2026										
						Jul	A	S	Oct	N	D	J	F	M	Apr	M	J	Jul	A	S	Oct
491160	Production at Factory	1	\$181,159.40	27-May-26	12-Jun-26												■				
513160	Production at Factory	1	\$181,159.40	28-May-26	15-Jun-26												■				
520160	Production at Factory	1	\$181,159.40	29-May-26	16-Jun-26												■				
523160	Production at Factory	1	\$181,159.40	04-Jun-26	19-Jun-26												■				
525160	Production at Factory	1	\$181,159.40	05-Jun-26	22-Jun-26												■				
529160	Production at Factory	1	\$181,159.40	08-Jun-26	23-Jun-26												■				
550160	Production at Factory	1	\$181,159.40	10-Jun-26	25-Jun-26												■				
101160	Production at Factory	1	\$181,159.40	11-Jun-26	26-Jun-26												■				
110160	Production at Factory	1	\$181,159.40	12-Jun-26	29-Jun-26												■				
151160	Production at Factory	1	\$181,159.40	15-Jun-26	30-Jun-26												■				
195160	Production at Factory	1	\$181,159.40	16-Jun-26	01-Jul-26												■				
221160	Production at Factory	1	\$181,159.40	17-Jun-26	02-Jul-26												■				
231160	Production at Factory	1	\$181,159.40	22-Jun-26	08-Jul-26												■				
249160	Production at Factory	1	\$181,159.40	23-Jun-26	09-Jul-26												■				
269160	Production at Factory	1	\$181,159.40	24-Jun-26	10-Jul-26												■				
300160	Production at Factory	1	\$181,159.40	26-Jun-26	14-Jul-26												■				
308160	Production at Factory	1	\$181,159.40	29-Jun-26	15-Jul-26												■				
316160	Production at Factory	1	\$181,159.40	30-Jun-26	16-Jul-26												■				
331160	Production at Factory	1	\$181,159.40	01-Jul-26	17-Jul-26												■				
341160	Production at Factory	1	\$181,159.40	02-Jul-26	20-Jul-26												■				
388160	Production at Factory	1	\$181,159.40	06-Jul-26	21-Jul-26												■				
394160	Production at Factory	1	\$181,159.40	09-Jul-26	24-Jul-26												■				
422160	Production at Factory	1	\$181,159.40	10-Jul-26	27-Jul-26												■				
430160	Production at Factory	1	\$181,159.40	13-Jul-26	28-Jul-26												■				
479160	Production at Factory	1	\$181,159.40	15-Jul-26	30-Jul-26												■				

 Actual Work
  Critical Remaining Work

 Remaining Work
  Milestone

Page 5 of 6

Layout: NN WO5 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 5 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 5 Production

Run Date: 21-Jan-26 16:14

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2025					2026											
						Jul	A	S	Oct	N	D	J	F	M	Apr	M	J	Jul	A	S	Oct	N
175160	Production at Factory	1	\$181,159.40	16-Jul-26	31-Jul-26														■			
194160	Production at Factory	1	\$181,159.40	17-Jul-26	03-Aug-26														■			
203160	Production at Factory	1	\$181,159.40	20-Jul-26	04-Aug-26														■			
301160	Production at Factory	1	\$181,159.40	21-Jul-26	05-Aug-26														■			
329160	Production at Factory	1	\$181,159.40	22-Jul-26	06-Aug-26														■			
345160	Production at Factory	1	\$181,159.40	27-Jul-26	11-Aug-26														■			
443160	Production at Factory	1	\$181,159.40	28-Jul-26	12-Aug-26														■			
452160	Production at Factory	1	\$181,159.40	29-Jul-26	13-Aug-26														■			
469160	Production at Factory	1	\$181,159.40	31-Jul-26	17-Aug-26														■			
502160	Production at Factory	1	\$181,159.40	03-Aug-26	18-Aug-26														■			
526160	Production at Factory	1	\$181,159.40	04-Aug-26	19-Aug-26														■			
135160	Production at Factory	1	\$181,159.40	05-Aug-26	20-Aug-26														■			
140160	Production at Factory	1	\$181,159.40	06-Aug-26	21-Aug-26														■			
200160	Production at Factory	1	\$181,159.40	07-Aug-26	24-Aug-26														■			
232160	Production at Factory	1	\$181,159.40	12-Aug-26	27-Aug-26														■			
284160	Production at Factory	1	\$181,159.40	13-Aug-26	28-Aug-26														■			
286160	Production at Factory	1	\$181,159.81	14-Aug-26	31-Aug-26														■			

 Actual Work  Critical Remaining ...
 Remaining Work  Milestone

Page 6 of 6

Layout: NN WO5 Production 8.5x11w\$
 TASK filters: NN Production at Factory and Milestones, NN Work Order 5 Code and

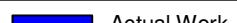
Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 6

Production

Run Date: 21-Jan-26 16:15

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2025						2026															
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
	WO6 Milestones	2	\$0.00	02-Feb-26	07-Aug-26																						
WO6A	Begin WO6 Project	1	\$0.00		02-Feb-26																						
WO6B	Finish WO6 Project	1	\$0.00		07-Aug-26																						
	WO6 Activities	45	\$10,125,790.65	02-Feb-26	25-Aug-26																						
125160	Production at Factory	1	\$225,017.57	02-Feb-26	17-Feb-26																						
128160	Production at Factory	1	\$225,017.57	02-Feb-26	17-Feb-26																						
134160	Production at Factory	1	\$225,017.57	02-Feb-26	17-Feb-26																						
136160	Production at Factory	1	\$225,017.57	02-Feb-26	17-Feb-26																						
141160	Production at Factory	1	\$225,017.57	18-Feb-26	05-Mar-26																						
150160	Production at Factory	1	\$225,017.57	18-Feb-26	05-Mar-26																						
160160	Production at Factory	1	\$225,017.57	18-Feb-26	05-Mar-26																						
168160	Production at Factory	1	\$225,017.57	18-Feb-26	05-Mar-26																						
176160	Production at Factory	1	\$225,017.57	06-Mar-26	23-Mar-26																						
180160	Production at Factory	1	\$225,017.57	06-Mar-26	23-Mar-26																						
187160	Production at Factory	1	\$225,017.57	06-Mar-26	23-Mar-26																						
199160	Production at Factory	1	\$225,017.57	06-Mar-26	23-Mar-26																						
213160	Production at Factory	1	\$225,017.57	24-Mar-26	08-Apr-26																						
217160	Production at Factory	1	\$225,017.57	24-Mar-26	08-Apr-26																						
220160	Production at Factory	1	\$225,017.57	24-Mar-26	08-Apr-26																						
227160	Production at Factory	1	\$225,017.57	24-Mar-26	08-Apr-26																						
234160	Production at Factory	1	\$225,017.57	09-Apr-26	24-Apr-26																						
241160	Production at Factory	1	\$225,017.57	09-Apr-26	24-Apr-26																						
243160	Production at Factory	1	\$225,017.57	09-Apr-26	24-Apr-26																						
244160	Production at Factory	1	\$225,017.57	09-Apr-26	24-Apr-26																						
245160	Production at Factory	1	\$225,017.57	27-Apr-26	12-May-26																						

 Actual Work
  Critical Remaining Work
 Remaining Work
  Milestone

Page 1 of 2

Layout: NN WO6 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 6 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 6

Production

Run Date: 21-Jan-26 16:15

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2025							2026														
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
250160	Production at Factory	1	\$225,017.57	27-Apr-26	12-May-26																■						
258160	Production at Factory	1	\$225,017.57	27-Apr-26	12-May-26																■						
259160	Production at Factory	1	\$225,017.57	27-Apr-26	12-May-26																■						
260160	Production at Factory	1	\$225,017.57	13-May-26	29-May-26																■						
262160	Production at Factory	1	\$225,017.57	13-May-26	29-May-26																■						
263160	Production at Factory	1	\$225,017.57	13-May-26	29-May-26																■						
264160	Production at Factory	1	\$225,017.57	13-May-26	29-May-26																■						
271160	Production at Factory	1	\$225,017.57	02-Jun-26	17-Jun-26																■						
272160	Production at Factory	1	\$225,017.57	02-Jun-26	17-Jun-26																■						
275160	Production at Factory	1	\$225,017.57	02-Jun-26	17-Jun-26																■						
276160	Production at Factory	1	\$225,017.57	02-Jun-26	17-Jun-26																■						
277160	Production at Factory	1	\$225,017.57	18-Jun-26	06-Jul-26																■						
287160	Production at Factory	1	\$225,017.57	18-Jun-26	06-Jul-26																■						
290160	Production at Factory	1	\$225,017.57	18-Jun-26	06-Jul-26																■						
292160	Production at Factory	1	\$225,017.57	18-Jun-26	06-Jul-26																■						
295160	Production at Factory	1	\$225,017.57	07-Jul-26	22-Jul-26																■						
324160	Production at Factory	1	\$225,017.57	07-Jul-26	22-Jul-26																■						
328160	Production at Factory	1	\$225,017.57	07-Jul-26	22-Jul-26																■						
333160	Production at Factory	1	\$225,017.57	07-Jul-26	22-Jul-26																■						
179160	Production at Factory	1	\$225,017.57	23-Jul-26	07-Aug-26																■						
248160	Production at Factory	1	\$225,017.57	23-Jul-26	07-Aug-26																■						
325160	Production at Factory	1	\$225,017.57	23-Jul-26	07-Aug-26																■						
340160	Production at Factory	1	\$225,017.57	23-Jul-26	07-Aug-26																■						
322160	Production at Factory	1	\$225,017.57	10-Aug-26	25-Aug-26																■						

 Actual Work
  Critical Remaining Work
  Remaining Work
  Milestone

Page 2 of 2

Layout: NN WO6 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 6 Code and

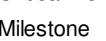
Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 7

Production

Run Date: 21-Jan-26 16:16

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2025						2026															
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O
WO7 Milestones		2	\$0.00	02-Feb-26	22-Jul-26																						
WO7A	Begin WO7 Project	1	\$0.00																								
WO7B	Finish WO7 Project	1	\$0.00																								
WO7 Activities		20	\$4,726,694.40	02-Feb-26	22-Jul-26																						
346160	Production at Factory	1	\$236,334.72	02-Feb-26	17-Feb-26																						
349160	Production at Factory	1	\$236,334.72	02-Feb-26	17-Feb-26																						
358160	Production at Factory	1	\$236,334.72	18-Feb-26	05-Mar-26																						
382160	Production at Factory	1	\$236,334.72	18-Feb-26	05-Mar-26																						
385160	Production at Factory	1	\$236,334.72	06-Mar-26	23-Mar-26																						
390160	Production at Factory	1	\$236,334.72	06-Mar-26	23-Mar-26																						
391160	Production at Factory	1	\$236,334.72	24-Mar-26	08-Apr-26																						
402160	Production at Factory	1	\$236,334.72	24-Mar-26	08-Apr-26																						
403160	Production at Factory	1	\$236,334.72	09-Apr-26	24-Apr-26																						
408160	Production at Factory	1	\$236,334.72	09-Apr-26	24-Apr-26																						
409160	Production at Factory	1	\$236,334.72	27-Apr-26	12-May-26																						
414160	Production at Factory	1	\$236,334.72	27-Apr-26	12-May-26																						
419160	Production at Factory	1	\$236,334.72	13-May-26	29-May-26																						
421160	Production at Factory	1	\$236,334.72	13-May-26	29-May-26																						
350160	Production at Factory	1	\$236,334.72	02-Jun-26	17-Jun-26																						
415160	Production at Factory	1	\$236,334.72	02-Jun-26	17-Jun-26																						
351160	Production at Factory	1	\$236,334.72	18-Jun-26	06-Jul-26																						
355160	Production at Factory	1	\$236,334.72	18-Jun-26	06-Jul-26																						
396160	Production at Factory	1	\$236,334.72	07-Jul-26	22-Jul-26																						
405160	Production at Factory	1	\$236,334.72	07-Jul-26	22-Jul-26																						

 Actual Work
  Critical Remaining Work
  Remaining Work
  Milestone

Page 1 of 1

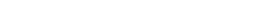
Layout: NN WO7 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 7 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 8 Production

Run Date: 21-Jan-26 16:17



Actual Work Critical Remaining ...
Remaining Work Milestone

Page 1 of 1

Layout: NN WO8 Production 8.5x11w\$

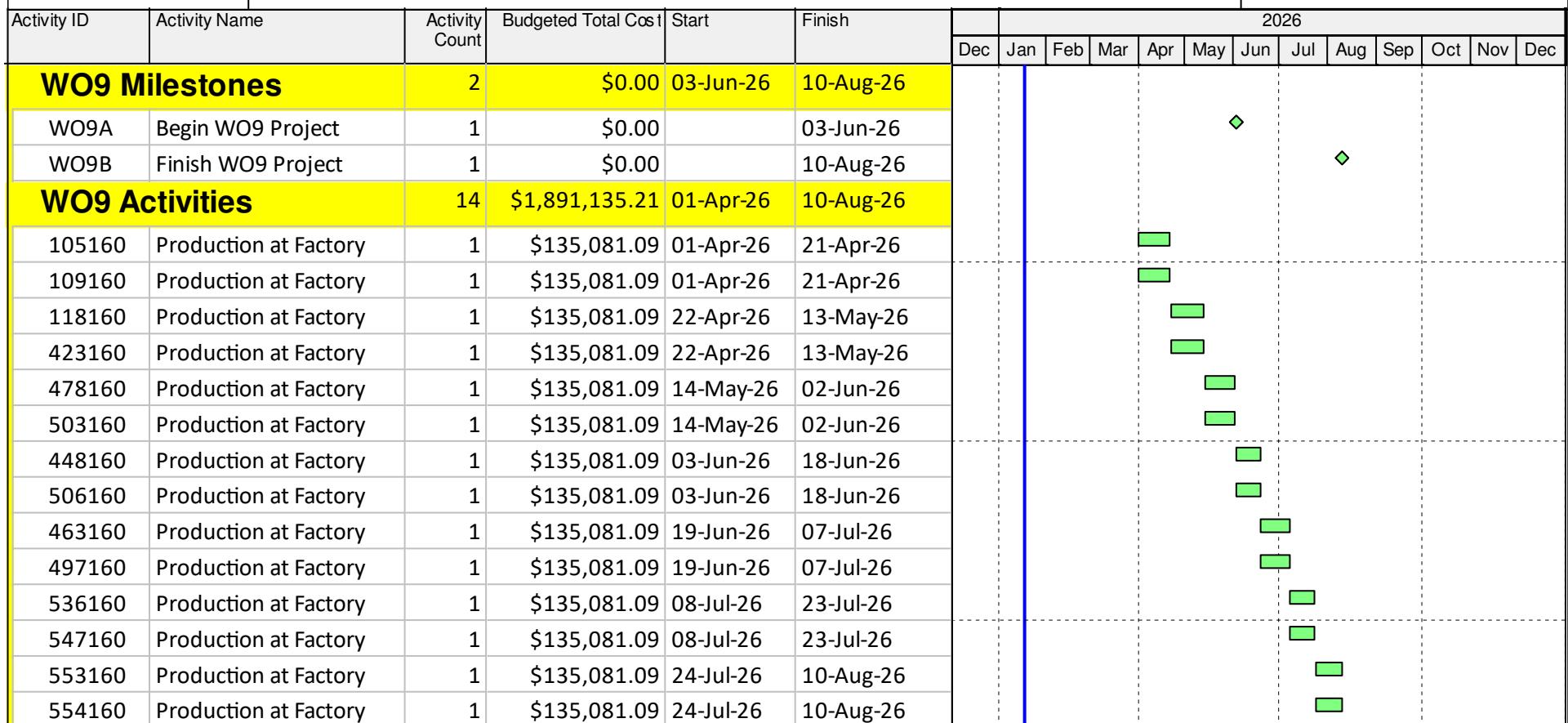
TASK filters: NN Production at Factory and Milestones, NN Work Order 8 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 9

Production (Delegate Brenda Jesus)

Run Date: 21-Jan-26 16:17



Actual Work Critical Remaining ...
 Remaining Work Milestone

Page 1 of 1

Layout: NN WO9 Production 8.5x11w\$

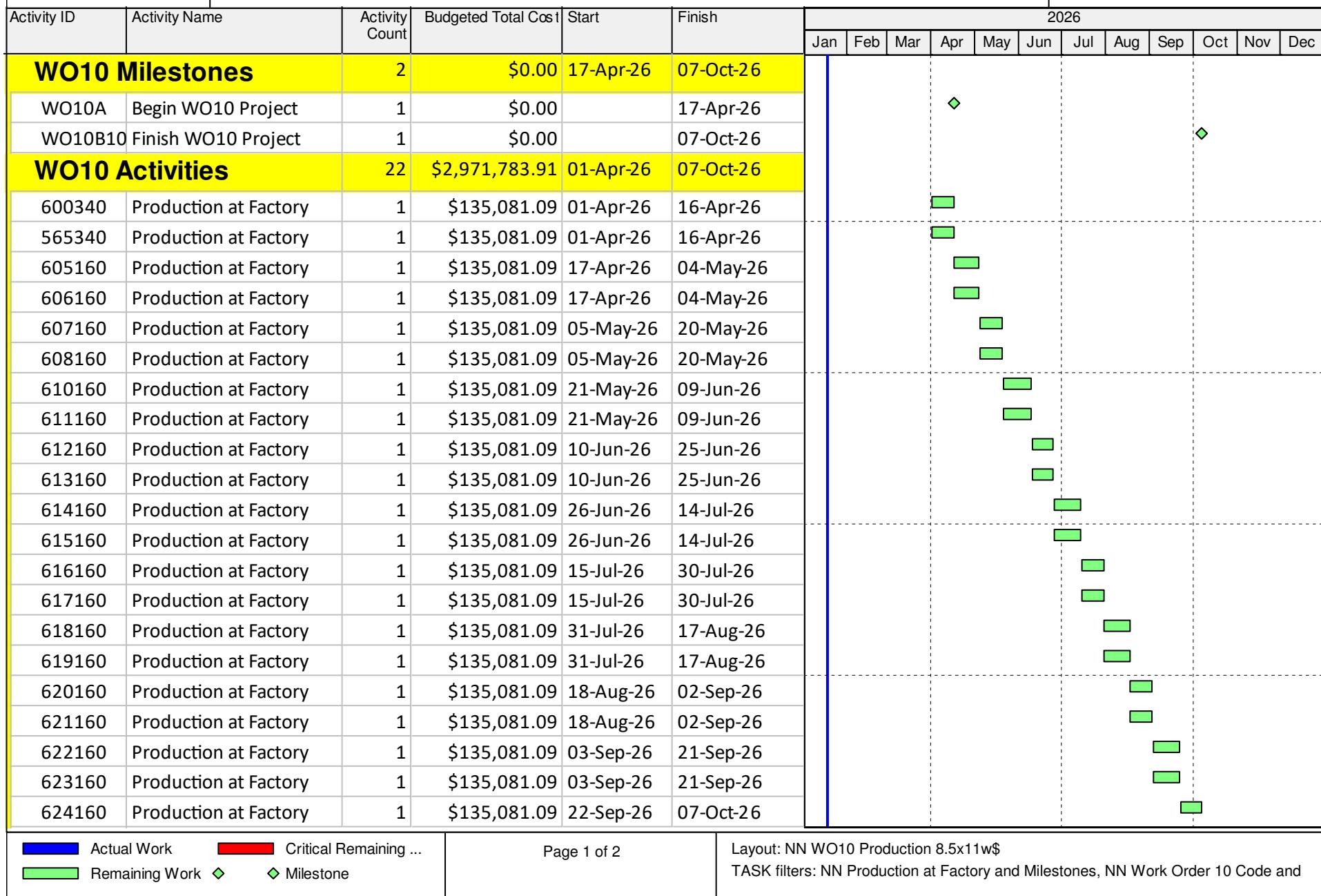
TASK filters: NN Production at Factory and Milestones, NN Work Order 9 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 10

Production (Delegate Otto Tso)

Run Date: 21-Jan-26 16:18



█ Actual Work █ Critical Remaining ...
█ Remaining Work ◆ Milestone

Page 1 of 2

Layout: NN WO10 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 10 Code and

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 10

Production (Delegate Otto Tso)

Run Date: 21-Jan-26 16:18

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2026											
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
625160	Production at Factory	1	\$135,081.09	22-Sep-26	07-Oct-26										■		

 Actual Work  Critical Remaining ...
 Remaining Work  Milestone

Page 2 of 2

Layout: NN WO10 Production 8.5x11w\$

TASK filters: NN Production at Factory and Milestones, NN Work Order 10 Code and

Exhibit H

Home Turnover Reports

Weekly Project Progress Report 5

Division of Community Development-Community Housing and Infrastructure Department-ARPA Project Closeout and Turnover Progress: WO#3



Rochele Bryant-Naschitti ARPA Project

Reporting Period: 12/3/25 through 12/30/25

Project Objectives:

- Objective 1: Conduct and Document the Closeout and Turnover process for the 130 Manufactures homes that have been delivered and set up throughout the Navajo Nation. CHID ARPA manufactured home Project Recipients - WO#3

- Objective 2: Complete the 130 manufactures homes Project Closeout and Turnover by the end of November 2025. This objective was not completed on time.
- Objective 3: Focus on Closeout and Turnover efforts on the Northern and Eastern Agency. As of this Progress Report, all completed projects in Northern and Eastern Agencies have had their homes turnover to Recipients.
- Objective 4: Focus on Projects that are ready to Closeout and Turnover for the Recipients of Fort Defiance Agency in the coming weeks.

Overall Progress Status:

- Overall Project Status – After fifteen (15) weeks, a total of 100 ARPA manufactured home Projects out of 130 completed Project have been Closeout and Turnover to the Recipients. That is about 77% of the completed Projects ready to Closeout and Turnover have been Turnover to the Recipients
- Overall Project Progress 1 - Project Closeout and Turnover in Northern Agency resulted in 32 out of the 35 Recipients receiving the keys and ownership certificate for their homes. Three (3) Project were not ready to Turnover.
- Overall Project Progress 2 – Project Closeout and Turnover activities have been focusing on Eastern Agencies. A total of 50 ARPA Project out of 55 Recipients received keys and ownership certificates for their home. Five (5) Projects were not ready to Turnover.
- Overall Project Progress 3 – A total of 20 ARPA Projects out of 57 Recipients have received keys and ownership certificates for their home in the Fort Defiance Agency.

Key Accomplishments This Week:

- Accomplishment 1- Nine (9) completed Projects in Eastern Agency were close-out and turnover to the Recipients this past reporting period. Tsayatoh, Manuelito and Smith Lake Chapters each had two (2) Recipients receive keys and ownership certificates to their new homes and three (3) Recipients in Marinao Lake Chapter receive keys and ownership certificate to their new homes. As of this reporting period, all fifty (50) Eastern Agency completed projects ready for turnover have been turned over to the Recipients.
- Accomplishment 2 – Sixteen (16) completed Projects in Fort Defiance Agency were closed out and turnover to Recipients this past reporting period for a total of twenty (20) Fort Defiance Agency Recipients receiving keys and ownership certificates for their home.

Challenges and Issues:

- Challenge 1 – Meeting the objective of completing the Closeout and Turnover for the 130 Project that are ready to Turnover by the end of November. To date, 74 Closeouts have been completed in ten (10) weeks, which is seven (7) Project Closeout per Week.
- Proposed Solution/Action 1 – The Plan was to increase the number of days in the field conducting Project Closeout to complete 10 Closeouts per week. This would have the Project Closeouts completed in about eight (8) weeks.
- Challenge 2 – Weather in eastern New Mexico has impacted the Turnover process for Alamo and To'hajiilee. Access to the Recipients site was determined to be hazardous.
- Proposed Solution/Action 2 – Recipients keys were handed over, and homeowner orientation was presented at the Chapter House. Recipients were advised to send their warranty card to Homes Direct, located in the Homeowners Guide located in the home.
- Challenge 3 – Issues with contractor payments has impacting the Closeout and Turnover process for WO#3. The Site Contractor responsible for the project keys and Public Notary services have pulled off the Project Closeout Turnover process until further notice. The contractor is withholding Recipients keys from being turnover and the NN Affidavit of Compliance not being completed. In prior reporting period-five (5) Recipients were unable to receive keys to their new homes. In this reporting period, four (4) Recipients were impacted by the challenge. This has resulted in the need to reschedule a site visit for some Chapters and Recipients.
- Challenge 4 – Recipients Home Title update-NM MVD has requested that a zero (0) cost NN Bill of Sale be developed for the Recipients to accompany the MCO. A draft Bill of Sale was submitted to CHID Dept. Manager for review, revision, comments and approval. On December 23, 2025, team received NNDOJ reviewed Bill of Sale and approved for use and distribution to the Recipients. The NN Bill of Sale should meet the MVD requirement for a home Title for the three (3) States. Follow-up with Recipients should be implemented to ensure that Titles are issued to Recipients.
 - AZ MVD has received and reviewed Recipients MCO and NN Bill of Sale seeking Title and AZ MVD has advised Recipient that addition review and consultation is required before Titles can be issued. DCD Closeout Project Manager will follow up and consult with AZ MVD regarding the issue.
- Proposed Solution/Action 3 – The Closeout and Turnover process is being revised. See Risk and Mitigation-Mitigation 3

Upcoming Tasks for Next Weeks Ahead:

- Task 1 - Ongoing Project Closeout and Turnover activities will focus on the Fort Defiance Agency in Chapter like Lupton, Houch, Wide Ruins, Ganado and Steamboat.
- Start planning Closeout and Turnover process for the Chinle Agency Recipients in the coming week.

Risks and Mitigation:

- Potential Risk 1 – Eastern Agencies vast distances between Chapters and Project sites will impact the number of Project Turnovers completed in the coming weeks.
- Potential Risk 2 – The preferred planning meeting dates and times may not meet the Chapter or Recipients availability to hold the Project Turnover process with the Recipients-Result, a Delay in the Turnover process for that Chapter or Recipients and will result in a return trip to the Chapter to complete the Turnover process later and time. Navajo Chapter hosting Nov. 4th. Election has impacted Closeout progress for one (1) day
- Potential Risk 3 – Site Contractor responsible for the project keys and Public Notary services has pulled off the Project Closeout Turnover process until further notice. The contractor is withholding Recipients keys from being turnover and the NN Affidavit of Compliance not being completed. This negatively impacts the ARPA Recipient Closeout Turnover process.
- Mitigation 3 – The Closeout and Turnover process is being revised. Moving forward, Homes Direct will change the doorknobs and locks as the Turnovers progress and Turnover the new keys. Homes Direct will also provide Notary services. Details on how Notary services are to be accomplished are still under development.
- The weather will be monitored.

Project Comments:

To date, fifteen (15) homes were identified as needing ramps in Eastern Agency, eleven (11) identified in Northern Agency and as of to date, seventeen (17) homes were identified as needing ramps in Fort Defiance Agency.

Project Tracker:

CHID ARPA Project Closeout and Turnover Tracker See Project Tracker in Figure 1.

EASTERN and FORT DEFIANCE AGENCY RECIPIENTS

WO#3 Progress 12/1/2025 Through 12/31/2025

NAME	CHAPTER	DATE	COMMENTS	Needs Ramp
= Tom K. Johnson	Twin Lakes	12/11/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout.	Y
= Lorraine Denetdale	Naschitti	12/10/2025	No Power, Water, Septic, LP stubout, Drywall cracks throughout. Ice maker waterline missing. Need HC Ramp	Y
= Nancy M. Stevens	Tsayatoh	12/3/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout.	Y
= Wanda Cowboy - Lefebvre	Oak Springs	12/22/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout. Vapor barrier under the home is damaged and needs repair.	Y
= Johnathan Dayea	Oak Springs	12/18/2025	Electrical was being installed. Furnace did not turn on. No water, septic, LP gas stubout. Hall bath door is ajar and won't close, other doors are not level. Drywall cracks throughout. Loose roof shingles, No gutters.	Y
= Theresa Etsitty	Oak Springs	1/2/19/25	No power, water, septic, LP gas line stubout, drywall cracks throughout. Hall BR door will not latch.	Y
Doris Morgan	Mariano Lake	12/9/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout. Hall BR door will not latch.	Y
= Evelyn Largo	Smith Lake	12/9/2025	No Power, Water, Septic, LP stubout. Drywall cracks throughout, Sewer Pipe under master bedroom is broken, front outdoor faucet knob is broken.	Y
= Charlotte Sam	Oak Springs	1/2/19/25	No power, water, septic, LP gas line stubout, drywall cracks throughout. Hall BR door will not latch.	Y
= Roland Thomas Begay	Twin Lakes	12/11/25	No power, water, septic, LP gas line stubout, drywall cracks throughout.	
= Jeffery E. Roanhorse	Oak Springs	12/22/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout. Hall BR door will not latch.	Y

Ella Dayea	Oak Springs	12/18/2025	Power soon to be installed. No water, septic, LP Gas stubout. Drywall cracks throughout. Electrical wiring exposed and damaged Romex under the home.	Y
= Lawrence Bennett	Mariano Lake	12/9/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout. An incomplete wood frame ramp is installed.	
= Rochelle Bryant	Naschitti	12/10/2025	No Power, Water, Septic, LP stubout, Drywall cracks throughout. Countertop lamination loose.	
= Tracy Cook	Mariano Lake	12/9/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout.	
= Lorraine Flower	Oak Springs	12/18/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout.	Y
= Nillie Money	Manuelito	12/3/2025	No Site Visit due to Recipient time constraint. Orientation and Key Turnover at the Chapter House.	
= Zonnie Willie	Manuelito	12/3/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout.	Y
= Katherine Marie Cantsee	Fort Defiance	12/17/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout. No Steps and gutters, skirting needs paint. Provided steps from Danny Begay home	
Danny Begay Jr.	Fort Defiance	12/30/2025	Site Visit not conducted, COO and MCO turnover at the DCD Conference room.	
Christine Watchman	Fort Defiance		Site Visit not conducted, COO and MCO turnover at the DCD Conference room.	
= Mildred Largo	Smith Lake	12/9/2025	No Power Water, Septic, Drywall cracks throughout, Roof shingles missing front north end, Kitchen ceiling light fixture is hanging loose.	Y
= Charmaine R. Montoya	Tsayatoh	12/3/2025	No power, water, septic, LP gas line stubout, drywall cracks throughout.	
= Ryland R. Jim	Twin Lakes	12/11/25	No power, water, septic, LP gas line stubout, drywall cracks throughout.	
Margret Ann Tsosie	Klagetoh		No power, water, septic, LP gas line stubout, drywall cracks throughout.	Y

Rose M. Roanhorse	Klagetoh		No power, water, septic, LP gas line stubout, drywall cracks throughout.	Y
----------------------	----------	--	---	---

Figure 1.

END REPORT

Exhibit K

Executive Order



THE NAVAJO NATION

EXECUTIVE ORDER NO. 01-2026

THE 2026 NAVAJO NATION HARDSHIP ASSISTANCE PROGRAM

WHEREAS:

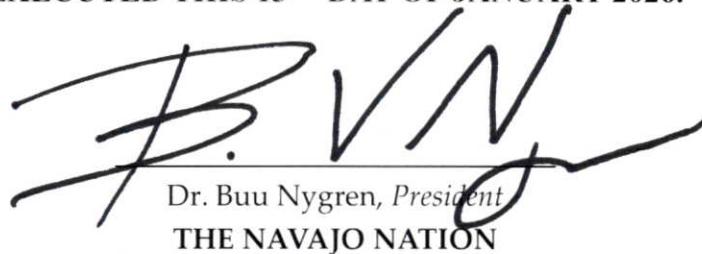
1. The President of the Navajo Nation serves as the Chief Executive Officer for the Executive Branch of the Navajo Nation government with full authority to conduct, supervise, and coordinate personnel and program matters. 2 N.N.C. §1005(A);
2. The President of the Navajo Nation holds the fiduciary responsibility for the proper and efficient operation of all Executive Branch offices;
3. The President shall have the enumerated power of issuing an executive order for the purpose of interpreting, implementing or giving administrative effect to statutes of the Navajo Nation in the manner set forth in such statutes. 2 N.N.C. §1005(C)(14);
4. On June 17, 2024 President Nygren signed into law Resolution CMY-28-24 which automatically reallocated any and all Navajo Nation Fiscal Recovery Funds that were not obligated by November 1, 2024 to the Hardship Assistance Expenditure Plan without the need for legislative action.
5. On December 24, 2024, President Nygren signed into law Resolution CD-54-24, which states that there is \$5,623, 603 of NNFRF that was not obligated by the Navajo Nation's internal deadline.
6. On December 30, 2024 President Nygren and Speaker Curley entered into an Inter-Agency Agreement ("The Agreement") on behalf of the Executive Branch and the Navajo Nation Council. The Agreement which governs "All Remaining Navajo Nation Fiscal Recovery Funds" recognizes that \$5,623,603 is allocated to OOC for the Hardship Assistance Expenditure Plan with the purpose "to provide assistance to eligible Navajos who can demonstrate economic harm due to the COVID-19 pandemic."
7. Many Navajo people continue to experience financial hardship due to the rising cost of living caused by the COVID-19 pandemic.
8. An executive order shall have the force of law upon the recipient 2 N.N.C. §1005(C)(14).

THEREFORE:

I, DR. BUU NYGREN, PRESIDENT OF THE NAVAJO NATION, hereby order that Navajo Nation Executive Divisions, Departments, Commissions, Offices and Programs shall implement the 2026 Navajo Nation Hardship Assistance Program by taking the following actions:

1. The Office of the Controller shall submit a report to the Office of the President & Vice President identifying the funds available for the 2026 Navajo Nation Hardship Assistance Program no later than January 31, 2026.
2. The Office of the Controller shall work with the relevant departments, programs, or offices to develop the 2026 Navajo Nation Hardship Assistance Program eligibility criteria and deadlines no later than February 1, 2026.
3. No later than March 1, 2025, the Office of the Controller shall submit a written report outlining how the 2026 Navajo Nation Hardship Assistance Program will be executed, including whether the program will be executed in-house, or whether a firm will be hired, and the application procedures and deadlines.
4. The 2026 Navajo Nation Hardship Assistance Program shall have a public “go-live” date of no later than June 1, 2026, meaning the application portal will be open and operational to take public applications by this date.

EXECUTED THIS 13TH DAY OF JANUARY 2026.



Dr. Buu Nygren, President
THE NAVAJO NATION

ATTEST:



Office of the Attorney General
THE NAVAJO NATION



Exhibit L

Payment Review Work Flow

Exhibit L

CURRENT PAYMENT REVIEW PROCESS For Section 10 (only)

IDIQ Professional Services		CHID		CPMD	
Contractor:	JSRa	Iinaba		n/a (Not CHID Only CPMD)	n/a
			LAM		IDS+A
CHID		CHID		CHID	CHID
1 Mr. Dalgai		1 Mr. Dalgai		1 Mr. Dalgai	1 Mr. Dalgai
2 Ms. Nez		2 Ms. Nez		2 Ms. Nez	2 Ms. Nez
Compliance Checks		Compliance Checks		Compliance Checks	
3 Mr. Dalgai		3 Sub Consultant, Ms. Ja		3 Margaret Begay	
4 Ms. Yazzie					
DCD and CHID Signatures		DCD and CHID Signatures		DCD and CPMD Signatures	
3 Mr. Dalgai		4 Mr. Dalgai		4 Mrs. Peterson	
4 Division Director DCD		5 Division Director DCD		5 Division Director DCD	
FRF Team		FRF Team		FRF Team	
5 Lisa Jymm		6 Lisa Jymm		n/a	
6 Kyler Begay		7 Kyler Begay			
7 Arnold Jake		8 Arnold Jake			
OOC		OOC		OOC	
8 Christine Chavez		9 Christine Chavez		6 Contract Mgr	
9 Valerie Bitsilly		10 Valerie Bitsilly		7 Valerie Bitsilly	
Payment to Vendor		Payment to Vendor		Payment to Vendor	
10 FINAL		11 FINAL		8 FINAL	