

Division of Community Development

January 2026 Report
Section 10- CHID ARPA

Prepared By:

Patrick Dalgai, CHID Department Manager II

Derek Livingston, JSRa / Parsons

and

Candice Yazzie, Division Director of DCD

February 26, 2026



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

Date: February 26, 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 **January 2026**. 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 report identifying the funds available for the 2026 Hardship Assistance Program due January 31, 2026. As of February 26, 2026, no information has been provided.

Expenditure Amendments

- **Exhibit I**, includes **unsigned** Delegate Expenditure Amendments.
- Cassey Allen Johnson- From K211565 to K211564. Amount requested to transfer is \$1,200,000
- Shaandiin Parrish- From K211565 to K211564. Amount requested to transfer is \$285,635.64
- CHID shall not proceed with issuance of a work order until fully executed amendments are provided to CHID. Once received, OMB will process the fund transfer and issue a transmittal to DCD. OOC will then fund the appropriate accounts, followed by the required de-obligation and re-obligation memos signed by Controller. To date this has not occurred.

Construction Schedule

- Attached for reference **Exhibit F** to view the updated Construction Schedule for Work Orders 5, 6,7,8, 9 and 10.
- NOTE: Work Orders 6, 7, and 8 are in process.
- Work Order 1 anticipated completion is February 2026. (Schedule not included in this report.)
- Work Order 3 anticipated completion is June 2026. (Schedule not included in this report.)
- Work Order 5 anticipated completion is **August 31, 2026**. This contractor utilizes up to (3) factories.
- Work Order 6 anticipated completion is August 2026.
- Work Order 7 anticipated completion is July 2026.
- Work Order 8 anticipated completion is July 2026.
- Work Order 9 anticipated completion is August 2026 starting June 2026. (B. Jesus)
- Work Order 10 anticipated completion is October starting April 2026. (O. Tso)
- Overall construction completion is expected December 31, 2026.

Challenges

- Internal processes between multiple departments and managers affecting slow payments to contracted vendors. **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.

Project Management Services and Vendor Payments

- linaba suspended their services starting November 24, 2025 due to no payment since May 2025.
- JSRa notified the Navajo Nation of its intent to suspend services effective February 20, 2026, due to non payment for services rendered since March 2025. At the Navajo Nation’s request, JSRa agreed to extend the suspension to February 27, 2026 to allow additional time for payment processing. The exception is the Key Turnover management team, who suspended their service effective February 20, 2026. See **Exhibit L** for a detailed listing of outstanding invoices and associated amounts.
- The Point of Contact after February 27, 2026 will be Mr. Patrick Dalgai.

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, from previous reports that provide supplemental funding** request; see 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 coordination with NTUA on power connections.
- Ongoing compilation of work orders associated with delegate-directed reallocation of funds.
- Continue to walk invoices through the Navajo Nation system to pay vendors who provided services.



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

Date: February 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 comprehensive status update on the delivery, completion, and key turnover milestones for Manufactured and Modular Homes under Work Orders #1, #3, #4, and #5.

Overall Progress and Milestones

The department has achieved significant progress in the delivery phase for the primary housing initiatives, with 191 out of 200 total homes successfully delivered under Work Orders #1 and #3 combined.

- **Work Order #3 (Manufactured Homes, 150 Units):** This project is in its final stages. Current data shows 144 homes delivered (96%) and 125 key turnovers successfully completed. On-site finishing progress is substantial: 141 homes are skirted, painted, and have gutters installed, while 135 interiors are completed. Turnovers for the Northern Agency are complete, and the Eastern and Fort Defiance Agencies are nearly finalized.
- **Work Order #1 (Modular Homes, 50 Units):** Deliveries for this project have reached 47 units (94%). While 40 homes have completed interiors, only 12 turnovers have been finalized. The delay is primarily attributed to administrative hurdles in processing 40% payment installments required to release the Manufacturer's Certificate of Origin (MCO).
- **Work Order #5 (Modular Homes, 138 Units):** Executed on November 19, 2025, to ensure continuity following the halt of WO #4. Despite a 0% payment status to date, the manufacturer has moved aggressively to meet the 2026 ARPA deadline, with over 40 homes produced and 20 units already delivered.

Utility and Infrastructure Successes

Critical groundwork for final occupancy has reached substantial milestones, ensuring that the homes are not just delivered, but habitable:

- **Comprehensive Assessments:** 100% of utility assessments are complete for Work Orders #1 and #3. For the newer Work Order #5, **50% of assessments** are already finished, maintaining strong momentum.
- **Design and Planning Milestones:** The DCD has completed and turned over **200 Project Facility Layouts (PFLs)** (150 for WO #3 and 50 for WO #1) to the Navajo Tribal Utility Authority (NTUA). These layouts are vital for scheduling construction.
- **Water and Wastewater Readiness:** For Work Order #3, **26 Permission to Tap (PTT) packets** have been successfully completed, moving these units closer to functional plumbing.
- **Strategic Coordination:** By providing completed PFLs, the DCD has enabled the NTUA to effectively utilize its own ARPA funding (which expires in December 2026) for the full cost of utility construction.
- **Streamlined Implementation:** NTUA has agreed to accept PFLs for utility lines under 200 feet and place them directly onto construction schedules, significantly speeding up the timeline for many recipients.

Legal and Titling Progress

- **Tax-Exempt Titling:** A modified "chain of title" workflow is now in effect. The MCO is signed from the vendor to the Navajo Nation and then assigned to the recipient, ensuring the "gifted" status is recognized by state DMVs to exempt recipients from sales tax.

Critical Challenges and Administrative Risks

Despite operational milestones, the project faces severe systemic risks:

- **Work Order #4 Total Standstill:** Production remains halted following a factory fire in Snowflake, Arizona. Only 18 of the 80 units were completed and are currently stored in Lechee, AZ.
- **Non-Payment Crisis:** There is failure to process payments for project management and utility contractors. The Construction Management (CM) PM has discontinued services, and the primary PM firm has not been paid since March 2025 and will stop work February 20, 2026
- **Utility Coordination Directive:** A verbal directive from the Resource Development Committee (RDC) sought to halt DCD's utility coordination. The DCD continues this work temporarily to ensure the investment results in habitable dwellings rather than empty units.

Pending Actions

The department is awaiting approval from the Office of the Controller for supplemental items not included in the original scope, specifically ADA accessibility ramps, parking pads, and wood **stoves**. These items have been pending for approximately two months and 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 Lechee, 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 counsel 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:** 144/150
- **Leveled and Set:** 144/150
- **Skirted:** 141/150
- **Skirting Painted:** 141/150
- **Gutters Installed:** 141/150
- **Interiors Completed:** 135/150
- **Homes Turned Over:** 125/150

Work Order #3 Expenditure Summary

- **Original Contract Amount:** \$21,776,063
- **Completion:** 90%
- **First Invoice:** \$10,888,031.50 (50% down deposit)
- **Remaining Balance:** 10% left to be paid (\$1,958,123.65)
- **Invoices approved:**
 - 40% Payment: 150
 - 10% Payment: 107
- **Outstanding Invoices:**
 - 40% Payment: 0
 - 10% Payment: 43
 - 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 addressed. Turnovers have begun.

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:** 47/50
- **Leveled and Set:** 45/50
- **Skirted:** 38/50
- **Skirting Painted:** 38/50
- **Gutters Installed:** 32/50
- **Interiors Completed:** 40/50
- **Homes Turned Over:** 12/50

Work Order #1 Expenditure Summary

- **Original Balance:** \$7,640,586
- **Completion:** 62%
- **First Invoice:** \$3,820,293 (50% down deposit)
- **Remaining Balance:** 34% left to be paid (\$2,640,348.40)
- **Invoices approved:**
 - 40% Payment: 17
 - 10% Payment: 15
- **Outstanding Invoices:**
 - 40% Payment: 33
 - 10% Payment: 35

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. Work Order #5: Modular Homes (138 Units)

This work order covers the whole Navajo Nation.

Current Status (Work Order #5 - 138 Units)

- **Site Assessments Done:** 35/138
- **Site Preparations Complete:** 28/138
- **Homes Delivered:** 20/138
- **Leveled and Set:** 16/138
- **Skirted:** 4/138
- **Skirting Painted:** 38/138
- **Gutters Installed:** 4/138
- **Interiors Completed:** 0/138
- **Homes Turned Over:** 0/138

Work Order #1 Expenditure Summary

- **Original Balance:** \$24,999,997.61
- **Completion:** 0%
- **First Invoice:** \$22,499,997.85 (90% down deposit) Pending payment
- **Remaining Balance:** 10% left to be paid (\$2,499,999.76)
- **Invoices approved:**
 - 90% Payment: 0
 - 10% Payment: 0
- **Outstanding Invoices:**
 - 90% Payment: 138
 - 10% Payment: 138

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)

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):** 0 invoices are currently pending payment for the 40% installment, all have been paid
- **Work Order #1 (Modular Homes):** 33 invoices are currently pending payment for the 40% installment.

Work Order #5: Accelerated ARPA Payment Structure

In an effort to ensure the efficient expenditure of ARPA funds before the December 31, 2026 deadline, a separate payment structure has been established for Work Order #5. This decision was made to expedite the obligation of funds and maintain project momentum.

Payment Schedule for Work Order #5:

1. **90% Initial Invoice:** Paid upfront to begin manufacturing, delivery, and installation. The MCO and commencement of turnover will occur once the home is built.
2. **10% Final Balance:** Paid after the walk-through and successful addressing of all punch list items by the manufacturer.

Current Status (Work Order #5): To date, 0% has been paid for any homes under Work Order #5. Despite the lack of received payment, the manufacturer has moved forward with production and delivery to meet the 2026 deadline:

- **Production:** Over 40 homes have been produced.
- **Delivery:** Over 20 homes have been delivered (approaching 30).
- **Installation:** Delivery and installation activities are ongoing.

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, 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.
- **Stop work notice:** The PM has provided the Navajo Nation a Stop work Notice that will take effect February 20, 2026, if payment is not received.

3. Utility Assessment Contractor Status

The contractor responsible for utility assessments has received no payment since beginning their scope in June 2025.

- **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 Payment Status

The payment issues previously impacting the modular vendor responsible for Work Orders #1 and #3 have been successfully addressed. Financial operations have stabilized, and the backlog of administrative delays has been cleared.

- **Payment Resumption:** The Office of the Controller has resumed the approval of pending invoices. Payments are now flowing consistently to the modular manufacturer, ensuring that the financial obligations for the ongoing work orders are being met.
- **Resolution of Backlog:** All previously stalled items have been processed. This restoration of the payment pipeline has mitigated the immediate financial strain on the vendor and supports the continued production for work order 1 and 3.
- **Continued Clawback Concerns:** While the immediate payment delays are resolved, the vendor continues to express concerns regarding the potential for "clawbacks" related to Navajo Nation ARPA (American Rescue Plan Act) funds. This remains a point of

concern regarding the long-term stability of the work order #5 funding, despite the current resumption of payments.

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:**
 - 11 – No Application received

- **09** – Pending Survey & Design @ District
- **06** – Need to Follow Up
- **04** – NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
- **03** – NTUA Construction Completed
- **02** – Solar Referral
- **02** – SLA Approved
- **01** – Pending Meter Loop
- **01** – TAA Approved
- **01** – NTUA ROW Agent - Pending TAA Submittal (HPD Ltr/CRCF & BRCF)
- **01** – Pending HW feasibility
- **01** – Consultant/NTUA Biologist - Pending report submittal to HPD & TES List Request
- **01** – NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF)
- **01** – Consultant/NTUA Biologist - Pending Cultural Survey & TES List request
- **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:**
 - **27** – Construction Completed
 - **20** – No application received
 - **18** – Pending Survey & Design @ District
 - **13** – SLA Approved
 - **11** – Non NTUA
 - **07** – Need to Follow Up
 - **07** – Archaeologist/Biologist - Pending Cultural Award and TES List request
 - **06** – No Application received
 - **04** – Need Letter of Compliance
 - **03** – Project in Engineering Stage
 - **03** – Pending Reconnect/Disconnect Fee
 - **03** – Pending Construction
 - **03** – Pending Meter Loop
 - **02** – SEI Approved
 - **02** – Pending TAA Submittal (HPD Ltr/CRCF & BRCF)
 - **02** – Pending report submittal to HPD & TES List Request
 - **02** – TAA Pending NN Approval
 - **02** – Pending estimate
 - **02** – Pending ROW
 - **01** – Pending SEI
 - **01** – ROW Agent - In review
 - **01** – Biologist- Pending TES List Request (HPD Ltr/CRCF)
 - **01** – Completed Application
 - **01** – Pending LOC

- **01** – Pending Service Pole
- **01** – Pending Legal Survey DEED
- **01** – ROW Agent - Pending Consent (HPD Ltr/CRCF & BRCF)
- **01** – Dispute
- **01** – ROW Agent - Pending SLA Submittal (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 ≤ 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):**
 - 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)
 - 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. 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: February 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): 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 as of October 2025.

Work Order #4 (WO#4): The five homes originally intended for this work order have been removed.

Work Order #5 (WO#5): 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:** Progress is varied across the region. One site is officially complete and in-service. Two additional sites are pending physical construction, and two have secured the necessary Right-of-Way (ROW) and Service Line Agreement (SLA) approvals. The remaining sites are in the application phase or awaiting technical inspections (Staking Plans, Meter Loops, etc.).

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 to ensure the recipient receives housing.
- **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 legal and operational 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.

III. Constituent Home Delivery and Completion Status

Work Order #3 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.

Work Order #5 Status

The following reflects progress for Work Order #5 deliveries and completions. Please note that more recipients may be added to this work order depending on remaining expenditure amounts:

- **Roger Morgan (Beclabito Chapter):**
 - **Timeline:** Delivered February 4, 2026; Set scheduled for February 16, 2026.
 - **Skirting:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **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 (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
- **Patrica 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 Application received
 - **Updates:** Recipient outreach is currently ongoing to facilitate the application process.
- **Jayne Talk-Sanchez (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** Client has existing services and has independently paid a private contractor to reconnect water and electrical utilities.
- **Loretta McCain (Priority One)**
 - **Project Status:** ROW/SLA request approved
 - **Updates:** Right-of-Way (ROW) and Service Line Agreement (SLA) approvals have been secured.
- **Patricia Salt (Deal) (Priority One)**
 - **Project Status:** ROW/SLA request approved
 - **Updates:** The project has received approval for the required ROW/SLA documentation.
- **Uriah Dixon Simpson / Vachera Yazzie (Priority Two)**
 - **Project Status:** Pending SP / ML / HWA / SEI
 - **Updates:** The project is currently awaiting technical requirements: Staking Plans (SP), Meter Loop (ML), House Wiring affidavit (HWA), or Service Entrance Inspections (SEI).
- **Lorenzo Tahe (Priority One/Priority Two)**
 - **Project Status:** Pending Construction
 - **Updates:** This is an existing account; project is in the queue for physical construction.
- **Marlene Yazzie (Priority One/Priority Two)**
 - **Project Status:** Pending Construction
 - **Updates:** Administrative approvals are complete, awaiting the commencement of physical construction.
- **Shedale Bainbridge (Priority One)**
 - **Project Status:** Construction Complete
 - **Updates:** All construction activities are finished and the site is in-service.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits while meeting housing demands.



**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: February 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. Of the remaining two units, one has a finalized Service Line Agreement (SLA) approved for construction, and the other is currently undergoing survey and engineering design at the NTUA District Office.
- **Pending Items:** Installation of ADA accessibility ramps and wood stoves is awaiting supplemental funding approval from the Office of the Controller, as these items were outside the original scope.

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.

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 and Deliveries:** The vendor has initiated production and site assessments. As of February 2026, five homes have already been delivered and set across the Crystal and

Sawmill Chapters. Two additional sites in the Red Lake Chapter are currently pending delivery due to site accessibility issues.

- **Funding Concerns:** Project progress is currently being managed with caution due to contractor concerns regarding the long-term funding stability of the project. This cautious stance is currently impacting projected completion dates.

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 (Priority 1) and processing Service Line Agreements (SLAs) and Right-of-Ways (ROWs) 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**.
 - **Walk-Through/Punchlist:** Completed on **September 9, 2025**.
 - **Skirting/Painting:** Work completed between **August 19, 2025, and September 3, 2025**.
 - **Steps & Gutters:** Steps installed on **November 19, 2025**; Gutters installed on **September 26, 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**.
 - **Walk-Through/Punchlist:** Completed on **September 9, 2025**.
 - **Skirting/Painting:** Work completed between **August 19, 2025, and September 3, 2025**.
 - **Steps & Gutters:** Steps installed on **November 19, 2025**; Gutters installed on **September 26, 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.**
 - **Walk-Through/Punchlist:** Completed on **December 10, 2025.**
 - **Skirting/Painting:** Work completed between **December 1, 2025, and January 7, 2026.**
 - **Steps & Gutters:** Steps installed on **December 29, 2025;** Gutters installed on **February 6, 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).**

Homes Delivered, Set and Progressing (Work Order #5 – 7 homes)

- **Bernice Keeto (Fort Defiance Chapter):**
 - **Timeline:** Home delivered and set on January 23, 2026.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Brenda Wilson (Crystal Chapter):**
 - **Timeline:** Home delivered and set on February 3, 2026.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Patricia Slim (Crystal Chapter):**
 - **Timeline:** Home delivered and set on February 3, 2026.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Kee Tsinajinnie (Sawmill Chapter):**
 - **Timeline:** Home delivered on February 10, 2026.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD

- **Lula Jean Billiman (Sawmill Chapter):**
 - **Timeline:** Home delivered on February 10, 2026.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Edward Silversmith (Red Lake Chapter):**
 - **Timeline:** Site assessment complete.
 - **Key Turnover Notes:** Home delivery currently delayed as site is noted as "Not Accessible."
 - **Status:** Pending further site clearance
- **Kathleen Shurley (Red Lake Chapter):**
 - **Timeline:** Site assessment and pad preparation complete as of January 16, 2026.
 - **Key Turnover Notes:** Project holds for delivery pending resolution of site access issues.
 - **Status:** Pending site access resolution

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.
- **Danny Begay Jr. (Priority Two)**
 - **Project Status:** Service Line Agreement (SLA) Approved.
 - **Updates:** The SLA has been finalized and approved, moving the project closer to the construction phase.
- **Katherine Marie Cantsee (Priority Two/Priority One)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project remains at the district office for survey and engineering design work.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate – Arbin Mitchell

Date: February 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. The project has reached significant completion milestones:

- **Deliveries and Setup:** All fifteen (15) homes have been successfully delivered and set on their respective sites.
- **Completed Turnovers:** Formal key turnovers have been finalized for all fifteen (15) sites. While the majority of these turnovers occurred between late December 2025 and early February 2026, administrative finalization remains ongoing for a few specific sites.
- **Documentation and Billing:** Manufacturer's Certificates of Origin (MCO) have been turned over for twelve (12) sites, with three (3) remaining in the pending status. Final 10% invoices have been submitted for eight (8) sites, while seven (7) are currently pending processing.
- **Supplemental Equipment:** Procurement and installation of ADA Accessibility Ramps and Wood Stoves remain 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.

Work Order #5 (WO#5) Execution

- **Contract Status:** WO#5 was executed on November 19, 2025, and encompasses 138 manufactured homes.
- **Current Progress:** The vendor has initiated production and field site assessments. In the delegate's region, one site is pad-ready, while four others are in the assessment phase.
- **Project Risk:** Contractors are currently proceeding with caution due to concerns regarding the potential retraction of project funds by the Navajo Nation. This uncertainty is currently impacting projected delivery and completion timelines.

Utility Infrastructure Progress

A contracted team has completed comprehensive utility assessments for all fifteen (15) assessed sites in the region.

- **Water and Wastewater:** Field data collection and Project Facility Layout (PFL) designs are 100% complete for all 15 sites. These designs were formally submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, and are currently awaiting approval.
- **Electrical Services:** Electrical construction is confirmed complete and power-ready for three (3) sites (Lupton and Nahata Dziil Chapters). The remaining sites are in various stages of administrative processing, including Service Line Agreements (SLAs), Right-of-Way (ROW) reviews, or awaiting meter loop installations.
- **Regulatory Status:** A verbal directive has been issued to discontinue utility coordination with the NTUA. The department is moving forward with existing processes while awaiting an official written directive to formalize this change in regulatory procedure.

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

Work Order #3 Status (15 Homes)

Dolores Nez (Houck Chapter)

- **Timeline:** Home delivered and set on August 12, 2025.
- **Walk-Through/Punchlist:** September 18, 2025.
- **Skirting/Painting:** Completed between August 22, 2025, and September 2, 2025.
- **Steps & Gutters:** Steps completed December 8, 2025; Gutters completed September 12, 2025.
- **Key Turnover:** Completed January 6, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5239).

Rose M. Roanhorse (Klagetoh Chapter)

- **Timeline:** Home delivered and set on August 13, 2025.
- **Walk-Through/Punchlist:** September 14, 2025.

- **Skirting/Painting:** Completed between August 20, 2025, and September 2, 2025.
- **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed September 26, 2025.
- **Key Turnover:** Completed December 30, 2025.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5241).

Margaret Ann Tsosie (Klagetoh Chapter)

- **Timeline:** Home delivered and set on August 18, 2025.
- **Walk-Through/Punchlist:** September 15, 2025.
- **Skirting/Painting:** Completed between August 21, 2025, and September 2, 2025.
- **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed September 12, 2025.
- **Key Turnover:** Completed December 30, 2025.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5244).

Presley Murphy (Houck Chapter)

- **Timeline:** Home delivered and set on August 12, 2025.
- **Walk-Through/Punchlist:** September 18, 2025.
- **Skirting/Painting:** Completed between August 22, 2025, and September 2, 2025.
- **Steps & Gutters:** Steps completed December 8, 2025; Gutters completed September 12, 2025.
- **Key Turnover:** Completed January 6, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5246).

Justine Tsosie Jones (Klagetoh Chapter)

- **Timeline:** Home delivered and set on August 13, 2025.
- **Walk-Through/Punchlist:** September 16, 2025.
- **Skirting/Painting:** Completed between August 20, 2025, and September 2, 2025.
- **Steps & Gutters:** Steps completed September 24, 2025; Gutters completed September 26, 2025.
- **Key Turnover:** Completed September 24, 2025.
- **MCO:** Turned over September 24, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5247).

Elvira Lou Yellowhorse (Houck Chapter)

- **Timeline:** Home delivered and set on August 28, 2025.
- **Walk-Through/Punchlist:** December 12, 2025.
- **Skirting/Painting:** Completed between September 22, 2025, and October 20, 2025.
- **Steps & Gutters:** Steps completed December 8, 2025; Gutters completed December 30, 2025.
- **Key Turnover:** Completed January 6, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5253).

Uolanda Begay (Lupton Chapter)

- **Timeline:** Home delivered and set on October 6, 2025.
- **Walk-Through/Punchlist:** December 22, 2025.
- **Skirting/Painting:** Completed between October 28, 2025, and November 5, 2025.

- **Steps & Gutters:** Steps completed December 8, 2025; Gutters completed November 21, 2025.
- **Key Turnover:** Completed January 6, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5256).

Melissa Ann Yazzie (Nahata Dziil Chapter)

- **Timeline:** Home delivered and set on October 7, 2025.
- **Walk-Through/Punchlist:** January 16, 2026.
- **Skirting/Painting:** Completed between October 28, 2025, and November 5, 2025.
- **Steps & Gutters:** Steps completed December 8, 2025; Gutters completed November 21, 2025.
- **Key Turnover:** Completed January 22, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5257).

Anselm Lee (Wide Ruins Chapter)

- **Timeline:** Home delivered and set on October 27, 2025.
- **Walk-Through/Punchlist:** January 15, 2026.
- **Skirting/Painting:** Completed between November 3, 2025, and November 19, 2025.
- **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed December 29, 2025.
- **Key Turnover:** Completed February 4, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Pending.

Julia Parker (Wide Ruins Chapter)

- **Timeline:** Home delivered and set on October 23, 2025.
- **Walk-Through/Punchlist:** January 15, 2026.
- **Skirting/Painting:** Completed between October 31, 2025, and November 21, 2025.
- **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed December 29, 2025.
- **Key Turnover:** Completed February 4, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Pending.

Billy Ashley (Wide Ruins Chapter)

- **Timeline:** Home delivered and set on October 23, 2025.
- **Walk-Through/Punchlist:** January 13, 2026.
- **Skirting/Painting:** Completed between November 4, 2025, and November 21, 2025.
- **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed December 29, 2025.
- **Key Turnover:** Completed February 4, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Pending.

Beulah M. Choudhary (Lupton Chapter)

- **Timeline:** Home delivered and set on December 23, 2025.
- **Walk-Through/Punchlist:** December 24, 2025.
- **Skirting/Painting:** Completed between January 13, 2026, and January 20, 2026.

- **Steps & Gutters:** Steps completed January 27, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** Completed January 28, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Pending.

Andrea Begay (Nahata Dził Chapter)

- **Timeline:** Home delivered and set on October 22, 2025.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Completed between October 29, 2025, and November 5, 2025.
- **Steps & Gutters:** Steps completed December 8, 2025; Gutters completed December 29, 2025.
- **Key Turnover:** Completed January 7, 2026.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.

Merinda Manymules (Nahata Dził Chapter)

- **Timeline:** Home delivered and set on October 22, 2025.
- **Walk-Through/Punchlist:** December 12, 2025.
- **Skirting/Painting:** Completed between October 30, 2025, and November 5, 2026.
- **Steps & Gutters:** Steps completed December 8, 2025; Gutters completed December 29, 2025.
- **Key Turnover:** Completed January 7, 2026.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.

Juanita Stevens (Lupton Chapter)

- **Timeline:** Home delivered and set on November 10, 2025.
- **Walk-Through/Punchlist:** December 23, 2025.
- **Skirting/Painting:** Completed between November 12, 2025, and November 21, 2025.
- **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed December 30, 2025.
- **Key Turnover:** Completed January 6, 2026.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.

Work Order #5 Status (5 Homes)

Aaron J. Long (Klagetoh Chapter)

- **Timeline:** Pad ready; shipping/delivery pending.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Pending.
- **Steps & Gutters:** Pending.
- **Key Turnover:** Pending.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.

Cheryl L. Jaymes (Klagetoh Chapter)

- **Timeline:** Site assessment phase; pad readiness pending.
- **Walk-Through/Punchlist:** Pending.

- **Skirting/Painting:** Pending.
- **Steps & Gutters:** Pending.
- **Key Turnover:** Pending.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.

Mariam Skye (Houck Chapter)

- **Timeline:** Site assessment phase; pad readiness pending.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Pending.
- **Steps & Gutters:** Pending.
- **Key Turnover:** Pending.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.

Ronda Roan (Wide Ruins Chapter)

- **Timeline:** Site assessment phase; pad readiness pending.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Pending.
- **Steps & Gutters:** Pending.
- **Key Turnover:** Pending.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.

Tyler Cody Lynch (Nahata Dziil Chapter)

- **Timeline:** Site assessment phase; pad readiness pending.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Pending.
- **Steps & Gutters:** Pending.
- **Key Turnover:** Pending.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.

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: November 4, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Dolores Nez (Houck):**
 - Field Work Completed On: November 4, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Presley Murphy (Houck):**
 - Field Work Completed On: November 4, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Rose M. Roanhorse (Klagetoh):**
 - Field Work Completed On: November 5, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Justina Lea Tsosie Jones (Klagetoh):**
 - Field Work Completed On: November 5, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Margaret Ann Tsosie (Klagetoh):**
 - Field Work Completed On: November 5, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Juanita Stevens (Lupton):**
 - Field Work Completed On: November 5, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025

- PFL Approved on: TBD
- **Beulah M. Choudhary (Lupton):**
 - Field Work Completed On: November 5, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Uolanda Begay (Lupton):**
 - Field Work Completed On: November 6, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Andrea Begay (Nahata Dziil):**
 - Field Work Completed On: November 3, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Merinda Manymules (Nahata Dziil):**
 - Field Work Completed On: November 3, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Melissa Ann Yazzie (Nahata Dziil):**
 - Field Work Completed On: November 3, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Anselm Lee (Wide Ruins):**
 - Field Work Completed On: November 5, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Julia Parker (Wide Ruins):**
 - Field Work Completed On: November 4, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Billy Ashley (Wide Ruins):**
 - Field Work Completed On: November 5, 2025
 - PFL Completed: November 21, 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 - 15 Homes)

- **Beulah M. Choudhary (Unknown)**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently in the queue for engineering design and site survey at the local district office.
- **Justine Tsosie Jones (Priority Two/Cistern)**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Initial engineering design and field survey work are currently pending at the district level.
- **Andrea Begay (Priority One)**
 - **Project Status:** Pending SEI
 - **Updates:** Awaiting the Supplemental Environmental Information (SEI) processing.
- **Anslem Lee (Unknown)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and Threatened and Endangered Species (TES) List request from NTUA specialists.
- **Billy Ashley (Unknown)**
 - **Project Status:** TAA Pending NN Approval
 - **Updates:** The Tribal Authority Authorization (TAA) is currently awaiting final approval from the Navajo Nation.
- **Dolores Nez (Priority Two)**
 - **Project Status:** SLA Approved
 - **Updates:** The Service Line Agreement (SLA) has been officially approved and finalized.
- **Elvira Lou Yellowhorse (Priority One)**
 - **Project Status:** SEI Approved
 - **Updates:** The Service Entrance Inspection (SEI) has been approved, moving the project toward the next phase.
- **Juanita Stevens (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction is finished, and the site is power-ready.
- **Julia Parker (Unknown)**

- **Project Status:** NTUA ROW Agent - In review
- **Updates:** The Right-of-Way (ROW) documentation is currently under active review by the assigned NTUA agent.
- **Margaret Ann Tsoie (Priority Two)**
 - **Project Status:** Pending Meter Loop
 - **Updates:** Awaiting the installation of the meter loop to facilitate final connection.
- **Melissa Ann Yazzie (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical construction is confirmed complete for this site.
- **Merinda Manymules (Priority One/Priority Four)**
 - **Project Status:** Pending Legal Survey DEED
 - **Updates:** Currently waiting for the completion of the legal survey and deed documentation.
- **Presley Murphy (Priority One)**
 - **Project Status:** Pending Meter Loop
 - **Updates:** Final electrical connection is pending the installation of the meter loop.
- **Rose M. Roanhorse (Priority Three/Cistern)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request for environmental clearances.
- **Uolanda Begay (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** All electrical construction activities have been successfully completed.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate - Brenda Jesus

Date: February 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):** This work order includes eight manufactured homes in the Oak Springs Chapter.
 - **Delivery and Installation:** All eight homes have been successfully delivered and set.
 - **Key Turnover:** Formal key turnover for all eight recipients was completed on December 18, 2025.
 - **Documentation:** Manufacturer's Certificates of Origin (MCOs) were turned over for seven recipients on December 17, 2025. The MCO for the final recipient remains pending, contingent upon the Office of the Controller's payment of the 40% second installment invoices.
 - **Supplemental Items:** Procurement and installation of ADA Accessibility Ramps and Wood Stoves 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.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this order covers 138 manufactured homes across the nation, including two units in the St. Michaels Chapter. These two units were delivered and set on January 22, 2026. Contractors are currently proceeding with caution due to concerns regarding project funding stability, which may impact further timelines.

Utility Assessments and Construction

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been completed for all eight sites in the Oak Springs Chapter. These designs were submitted to the Navajo

Tribal Utility Authority (NTUA) on December 31, 2025, and are currently awaiting final approval.

- **Electric Service:** NTUA progress varies by site:
 - **Completed:** Construction is finished for one site where the customer installed a meter loop.
 - **In Progress:** Several sites are released for construction or have approved Service Line Agreements (SLAs). Others are pending environmental reports (Biologist/Archaeologist) or Tribal Access Authorizations (TAA).
 - **Pending:** One site has no service application on file.
- **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.

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.
- **Walk-Through/Punchlist:** November 4, 2025.
- **Skirting/painting:** Work completed between September 23, 2025, and October 20, 2025.
- **Steps & Gutters:** Steps completed on December 4, 2025; Gutters completed on December 30, 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.
- **Walk-Through/Punchlist:** November 7, 2025.
- **Skirting/painting:** Work completed between September 24, 2025, and October 20, 2025.
- **Steps & Gutters:** Steps completed on December 4, 2025; Gutters completed on December 30, 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).

Johnathan Dayea (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 21, 2025.

- **Walk-Through/Punchlist:** November 5, 2025.
- **Skirting/painting:** Work completed between September 24, 2025, and October 20, 2025.
- **Steps & Gutters:** Steps completed on December 4, 2025; Gutters completed on December 30, 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).

Theresa Etsitty (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 26, 2025.
- **Walk-Through/Punchlist:** November 10, 2025.
- **Skirting/painting:** Work completed between September 29, 2025, and October 21, 2025.
- **Steps & Gutters:** Steps completed on December 4, 2025; Gutters completed on November 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).

Jeffery Roanhorse (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 26, 2025.
- **Walk-Through/Punchlist:** November 12, 2025.
- **Skirting/painting:** Work completed between September 25, 2025, and October 21, 2025.
- **Steps & Gutters:** Steps completed on December 4, 2025; Gutters completed on November 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).

Lorraine Flower (Oak Springs Chapter)

- **Timeline:** Home delivered and set on August 22, 2025.
- **Walk-Through/Punchlist:** November 5, 2025.
- **Skirting/painting:** Work completed between September 25, 2025, and October 20, 2025.
- **Steps & Gutters:** Steps completed on December 4, 2025; Gutters completed on December 30, 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).

Charlotte Sam (Oak Springs Chapter)

- **Timeline:** Home delivered and set on September 17, 2025.
- **Walk-Through/Punchlist:** November 10, 2025.
- **Skirting/painting:** Work completed between September 29, 2025, and October 21, 2025.
- **Steps & Gutters:** Steps completed on December 4, 2025; Gutters completed on November 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.
- **Walk-Through/Punchlist:** [Pending Final Inspection].

- **Skirting/painting:** Work completed between November 12, 2025, and November 21, 2025.
- **Steps & Gutters:** Steps completed on December 4, 2025; Gutters completed on December 30, 2025.
- **Key Turnover:** Completed on December 18, 2025.
- **MCO:** TBD.
- **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5215).

Work Order #5 (2 homes)

Melvina Peshlakai (St. Michaels Chapter)

- **Timeline:** Home delivered and set on January 22, 2026.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Iloyna Yazzie (St. Michaels Chapter)

- **Timeline:** Home delivered and set on January 22, 2026.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **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:

- **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
- **Johnathan 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:** Consultant/NTUA Biologist - Pending report submittal to HPD & TES List Request
- **Updates:** NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request

Johnathan Dayea (Priority One/Priority Two)

- **Project Status:** SLA Approved
- **Updates:** Service Line Agreement) Approved

Theresa Etsitty (Priority One)

- **Project Status:** Pending Survey & Design at 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:** Consultant/NTUA Biologist - Pending report submittal to HPD & 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:** NTUA Construction Completed

- **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 Tribal Access Authorization 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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate – Carl Roessel Slater

Date: February 2, 2026

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 a status update on the Community Housing Infrastructure Department (CHID) Work Orders for the Round Rock, Lukachukai, Rough Rock, and Rock Point Chapters.

Project Scope & Realignment

The eight homes originally planned under Work Order #4 (WO4) have been removed from that scope and integrated into Work Order #5 (WO5).

Work Order #5 (WO5) Status

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

- **Production & Field Progress:** The assigned vendor (the same used for WO#1 and WO#3) has commenced production and field assessments. While deliveries and installations have begun for some sites, the recipients in Delegate Slater's region are currently awaiting initial field evaluations.
- **Operational Caution:** Contractors have expressed concerns regarding the stability of project funding. As a result, they are proceeding with caution, which is directly impacting current projected completion dates.
- **Regional Integration:** The project remains scalable. Additional units may be allocated to the delegate region in the future, depending on total expenditure monitoring and fiscal limits.

Utilities & Infrastructure Assessment

A significant administrative shift is currently affecting utility coordination:

- **NTUA Coordination:** Following a verbal directive from the Resources Development Committee (RDC), all utility coordination with the NTUA has been paused. The

department is currently awaiting an official written directive to formalize this change; however, existing processes will continue until that notice is received.

- **Design & Construction:** Standard utility assessment, design, and construction updates for this region are pending. These processes will initiate once recipient homes are delivered and installed.

II. Project Scope Change

The eight homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope.

III. Constituent Home Delivery and Completion Status

This section outlines the specific status for each recipient within the delegate region. For all listed constituents, progress is currently awaiting initial field evaluations.

Work order #5 (8 homes)

Arlene Sue Williams (Round Rock)

- **Timeline:** Pending site assessment.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Delbert Notah (Lukachukai)

- **Timeline:** Pending site assessment.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Francene Wilson (Rough Rock)

- **Timeline:** Pending site assessment.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Iris Gillwood (Rock Point)

- **Timeline:** Pending site assessment.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.

- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Jennifer T. Wheeler (Round Rock)

- **Timeline:** Pending site assessment.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Johanna A. Wilson (Rock Point)

- **Timeline:** Pending site assessment.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Laverne A. Benally (Rough Rock)

- **Timeline:** Pending site assessment.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Lorena R. Dempsey (Lukachukai)

- **Timeline:** Pending site assessment.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

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 pending. These processes will begin for Delegate Stalter's region once the recipient's homes are delivered and installed.

V. 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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate – Cherilyn Yazzie

Date: February 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 underwent a significant scope review between June and August 2025. Following renewed support from Delegate Yazzie in late August, the department proceeded with the original plan to ensure project viability. This decision was predicated on several critical factors:

- **Contractual & Financial Commitments:** Homes for nine pre-identified recipients had already been purchased and assigned; official award letters had been issued, creating a binding administrative commitment.
- **ARPA Funding Preservation:** The project utilizes ARPA funding. Any reallocation would have required legislative action, posing a high risk that funds would expire and revert to the U.S. Treasury.
- **Operational Continuity:** Alternative projects, such as bathroom renovations managed by external authorities, were identified as high-risk due to management delays.

Delivery and Installation Progress (WO#3)

Substantial progress has been achieved for the nine homes within the Delegate's region:

- **Completion of Deliveries:** All nine homes have been successfully delivered and set. Seven units were completed between November and December 2025, and the final two units were delivered on January 2, 2026.
- **Site Finishing:** For the majority of sites, skirting, painting, steps, and gutters are complete. One site remains pending for these services due to the requirement of moving an existing structure.

- **Key Turnover:** The formal transfer of homes and Manufacturer’s Certificates of Origin (MCO) is being scheduled. However, turnover remains strictly contingent upon the Office of the Controller processing the 40% second installment invoice to the manufacturer.
- **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 finalized to ensure homes reach move-in readiness:

- **Water/Wastewater:** Project Facility Layouts (PFLs) are complete for all nine assessed sites. All nine PFLs were submitted to NTUA on December 31, 2025, for final processing and construction transition.
- **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 currently in the "Pending Survey & Design" phase.
- **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 to avoid project stagnation.

Work Order #5 Execution

WO#5 was executed on November 19, 2025, and includes 138 manufactured homes. 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 established once the funding status is formally 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)

Work Order #3 - Constituent Delivery and Completion Status

Pauline and Kee John (Indian Wells Chapter)

- **Timeline:** Home delivered and set on November 6, 2025.
- **Walk-Through/Punchlist:** January 29, 2026.
- **Skirting/Painting:** Completed November 10, 2025 – November 18, 2025.
- **Steps & Gutters:** Steps completed December 23, 2025; Gutters completed November 19, 2025.
- **Key Turnover:** In the process of being scheduled (Interior completed and rekeyed).
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5178).

Nellie Hayes (Indian Wells Chapter)

- **Timeline:** Home delivered and set on December 11, 2025.
- **Walk-Through/Punchlist:** January 29, 2026.
- **Skirting/Painting:** Completed January 9, 2026 – January 20, 2026.
- **Steps & Gutters:** Steps completed January 27, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** In the process of being scheduled (Interior completed, Pass Key works).
- **MCO:** Turned over on December 17, 2025.

- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5183).

Terrilynn Hardy (Dilkon Chapter)

- **Timeline:** Home delivered and set on December 11, 2025.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Completed January 7, 2026 – January 20, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed February 6, 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).

Margo Rose Skeet (Indian Wells Chapter)

- **Timeline:** Home delivered and set on December 30, 2025.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Pending (Note: Site required moving an existing home).
- **Steps & Gutters:** Pending.
- **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).

Jacqueline Benally (Whitecone Chapter)

- **Timeline:** Home delivered and set on December 29, 2025.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Completed January 12, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** In the process of being scheduled (Pass Key works).
- **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.
- **Walk-Through/Punchlist:** January 29, 2026.
- **Skirting/Painting:** Completed January 13, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** In the process of being scheduled (Interior completed and rekeyed).
- **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.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Completed January 12, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
- **Key Turnover:** In the process of being scheduled (Pass Key works).
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5198).

Lorraine Jackson (Dilkon Chapter)

- **Timeline:** Home delivered and set on January 2, 2026.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Completed January 9, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Pending final delivery of keys.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5211).

Charmayne Mitchell (Dilkon Chapter)

- **Timeline:** Home delivered and set on January 2, 2026.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Completed January 8, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** Pending final delivery of keys.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5212).

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: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Terrilynn Hardy (Dilkon)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Pauline and Kee John (Indian Wells)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Margo Rose Skeet (Indian Wells)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Nellie Hayes (Indian Wells)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Jacqueline Benally (Whitecone)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Diane Lee Clark Irving (Whitecone)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Kenita Glenda Shebala (Whitecone)**
 - Field Work Completed On: October 30, 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 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)

- **Nellie Hayes (Priority Two/Cistern)**
 - **Project Status:** 01 No Application Received.
- **Diane Lee Clark Irving (Priority One)**
 - **Project Status:** 02 Pending Survey & Design at District.
- **Kenita Glenda Shebala (Unknown)**
 - **Project Status:** 02 Pending Survey & Design at District.
- **Jacqueline Benally (Unknown)**
 - **Project Status:** 02 Pending Survey & Design at District.
- **Charmayne Mitchell (Priority Two/Cistern)**
 - **Project Status:** 02 Pending Survey & Design at District.
- **Lorraine Jackson (Priority One/Cistern)**
 - **Project Status:** 02 Pending Survey & Design at District.
- **Margo Rose Skeet (Unknown)**
 - **Project Status:** 02 Pending Survey & Design at District.
- **Terrilynn Hardy (Priority Two/Cistern)**
 - **Project Status:** 02 Pending Survey & Design at District.
- **Pauline and Kee John (Unknown)**
 - **Project Status:** 12 NTUA ROW Agent - Pending Consent (HPD Letter/CRCF & BRCF).

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



**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: February 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 **ten (10) homes** are in progress across these two work orders.
 - **WO#1:** Nine (9) homes have been successfully **Delivered and Set** on-site.
 - **WO#3:** One (1) site has a completed assessment and the pad is ready, currently awaiting a delivery date.
- **Turnover Requirements:** The release of the Manufacturer's Certificate of Origin (MCO) and final key turnover for all delivered homes remain strictly contingent upon the successful processing and payment of the 40% second installment invoice by the Office of the Controller. To date, key turnover has been completed for two (2) homes.
- **Site Completion:** Major on-site work (skirting, steps, and gutters) is complete for eight (8) of the delivered homes under WO#1. Work is pending for the most recently set unit (delivered January 28, 2026).
- **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) Status

- **Scope Adjustment:** All four (4) homes previously assigned to Work Order #4 have been officially removed.

Work Order #5 (WO#5) Status

- **Execution & Scope:** WO#5 was executed on November 19, 2025. It serves 138 homes total

- **Progress:** Field assessments are complete for the regional recipients, and production is underway.
- **Current Standing:** Contractors are progressing with caution due to concerns regarding potential funding withdrawals by the Navajo Nation. This cautious approach is currently impacting projected delivery and completion timelines.

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.
- **Construction & Connectivity:** NTUA has completed electrical infrastructure and connections for two (2) sites. For homes without existing on-site power, NTUA is currently processing Service Line Agreements (SLAs) and Right-of-Ways (ROWs). One site is currently undergoing a feasibility study with APS.
- **Regulatory Update:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. While the department awaits 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.

Work Order #1 (WO#1) Status - 9 Homes

- **Maebelle Livingston (Leupp Chapter)**
 - **Timeline:** Home shipped on July 9, 2025; set on July 17, 2025.
 - **Walk-Through/Punchlist:** Champion work started and completed on August 28, 2025.
 - **Skirting/Painting:** Completed between September 15, 2025, and October 6, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 19, 2025.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.

- **Final 10% Invoice:** Pending.
- **Benjamin Mitchell (Birdsprings Chapter)**
 - **Timeline:** Home shipped on July 23, 2025; set on August 15, 2025.
 - **Walk-Through/Punchlist:** Champion work completed on September 8, 2025; Interior complete September 8, 2025.
 - **Skirting/Painting:** Completed between September 17, 2025, and October 6, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 19, 2025.
 - **Key Turnover:** January 21, 2026.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Latanya Dickson (Birdsprings Chapter)**
 - **Timeline:** Home shipped on August 5, 2025; set on August 15, 2025.
 - **Walk-Through/Punchlist:** Champion work completed August 28, 2025; Interior complete August 29, 2025.
 - **Skirting/Painting:** Completed between September 18, 2025, and October 6, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 19, 2025.
 - **Key Turnover:** January 21, 2026.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Rodney Todacheenie (Leupp Chapter)**
 - **Timeline:** Home shipped on August 5, 2025; set on August 14, 2025.
 - **Walk-Through/Punchlist:** Champion work completed August 28, 2025; Interior complete August 28, 2025.
 - **Skirting/Painting:** Completed between September 16, 2025, and October 6, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 19, 2025.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Raymond Huskon (Cameron Chapter)**
 - **Timeline:** Home shipped on October 30, 2025; set on November 11, 2025.
 - **Walk-Through/Punchlist:** Champion work completed December 11, 2025; Interior complete December 11, 2025.
 - **Skirting/Painting:** Completed between November 17, 2025, and December 29, 2025.
 - **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed January 23, 2026.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Harry Jackson Goldtooth (Coalmine Canyon Chapter)**

- **Timeline:** Home shipped on October 30, 2025; set on November 12, 2025.
- **Walk-Through/Punchlist:** Champion work completed December 11, 2025; Interior complete December 11, 2025.
- **Skirting/Painting:** Completed between November 18, 2025, and December 30, 2025.
- **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed January 23, 2026.
- **Key Turnover:** Pending.
- **MCO:** Pending.
- **Final 10% Invoice:** Pending.
- **Rita Sheppard (Tolani Lake Chapter)**
 - **Timeline:** Home shipped on December 3, 2025; set on December 12, 2025.
 - **Walk-Through/Punchlist:** Champion work completed January 5, 2026; Interior complete January 5, 2026.
 - **Skirting/Painting:** Completed between January 6, 2026, and January 20, 2026.
 - **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Floyd Joe (Coalmine Canyon Chapter)**
 - **Timeline:** Home shipped on January 14, 2026; set on January 28, 2026.
 - **Walk-Through/Punchlist:** PC Ready.
 - **Skirting/Painting:** Pending.
 - **Steps & Gutters:** Pending.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Robert Nez (Tolani Lake Chapter)**
 - **Timeline:** Home shipped on November 26, 2025; set on December 12, 2025.
 - **Walk-Through/Punchlist:** Champion work completed January 5, 2026; Interior complete January 5, 2026.
 - **Skirting/Painting:** Completed between January 7, 2026, and January 20, 2026.
 - **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 26, 2026.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.

Work Order #3 (WO#3) Status - 1 Home

- **Ella Bedonie (Coalmine Canyon Chapter)**
 - **Timeline:** Site assessment complete as of September 24, 2025; Pad ready.
 - **Walk-Through/Punchlist:** Pending home delivery.
 - **Skirting/Painting:** Pending.
 - **Steps & Gutters:** Pending.

- **Key Turnover:** Pending.
- **MCO:** Pending.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5202).

Work Order #5 (WO#5) Status - 4 Homes

Work Order #5 was executed on November 19, 2025. Field assessments and production are currently in progress for the following recipients:

- **Dolly Wagoner (Birdsprings Chapter)**
 - **Timeline:** Initial field assessments complete.
 - **Walk-Through/Punchlist:** Pending home delivery.
 - **Skirting/Painting:** Pending.
 - **Steps & Gutters:** Pending.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Jimmie McCabe, Sr. (Leupp Chapter)**
 - **Timeline:** Initial field assessments complete.
 - **Walk-Through/Punchlist:** Pending home delivery.
 - **Skirting/Painting:** Pending.
 - **Steps & Gutters:** Pending.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Latisha Patrick (Leupp Chapter)**
 - **Timeline:** Initial field assessments complete.
 - **Walk-Through/Punchlist:** Pending home delivery.
 - **Skirting/Painting:** Pending.
 - **Steps & Gutters:** Pending.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.
- **Rose Ann Dailey (Birdsprings Chapter)**
 - **Timeline:** Initial field assessments complete.
 - **Walk-Through/Punchlist:** Pending home delivery.
 - **Skirting/Painting:** Pending.
 - **Steps & Gutters:** Pending.
 - **Key Turnover:** Pending.
 - **MCO:** Pending.
 - **Final 10% Invoice:** Pending.

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: August 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - 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)

- **Benjamin Mitchell**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Latanya Dickson**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Maebelle Livingston**
 - **Project Status:** SLA Approved.
 - **Updates:** The Service Line Agreement has been approved; project is moving toward construction scheduling.
- **Rodney Todacheenie**
 - **Project Status:** NTUA ROW Agent - Pending SLA Submittal.
 - **Updates:** Awaiting submittal of SLA; documentation including HPD Letter, CRCF, and BRCF is required.
- **Raymond Huskon**
 - **Project Status:** APS - Pending HW feasibility.
 - **Updates:** Currently undergoing feasibility study for hardware/infrastructure with APS.
- **Harry Jackson Goldtooth**
 - **Project Status:** No Application received.
 - **Updates:** Utility application has not yet been submitted.
- **Rita Sheppard**
 - **Project Status:** No Application received.
 - **Updates:** Utility application has not yet been submitted.
- **Robert Nez**

- **Project Status:** Pending Survey & Design at District.
- **Updates:** Project is currently in the Survey and Design phase at the District level.
- **Floyd Joe**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Status clarification is required; department to conduct follow-up.
- **Ella Bedonie (WO#3)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Status clarification is required; department to conduct follow-up.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate – Crystalyne Curley

Date: February 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 comprehensive status update on the Community Housing Infrastructure Department (CHID) Work Orders for Council Delegate Crystalyne Curley's region, covering the Tselani/Cottonwood, Many Farms, Blue Gap/Tachee, Low Mountain, and Nazlini Chapters.

Project Scope & Realignment

The nine homes originally planned under Work Order #4 (WO4) have been removed from that scope and integrated into Work Order #5 (WO5).

Work Order #5 (WO5) Status

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

- **Production & Field Progress:** The assigned vendor (the same used for WO#1 and WO#3) has commenced production and field assessments. While deliveries and installations have begun for some sites, the nine recipients in Delegate Curley's region are currently awaiting initial field evaluations.
- **Operational Caution:** Contractors have expressed concerns regarding the stability of project funding. As a result, they are proceeding with caution, which is directly impacting current projected completion dates.
- **Regional Integration:** The project remains scalable. Additional units may be allocated to the delegate region in the future, depending on total expenditure monitoring and fiscal limits.

Utilities & Infrastructure Assessment

A significant administrative shift is currently affecting utility coordination:

- **NTUA Coordination:** Following a verbal directive from the Resources Development Committee (RDC), all utility coordination with the NTUA has been paused. The Division

of Community Development (DCD) is awaiting a formal written directive to finalize this change.

- **Design & Construction:** Standard utility assessment, design, and construction updates for this specific region are pending. These processes are scheduled to begin once the homes for the nine recipients are delivered and installed.

II. Project Scope Change

The nine homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope.

III. Constituent Home Delivery and Completion Status:

This section outlines the specific status for each recipient within the delegate region. For all listed constituents, progress is currently awaiting initial field evaluations.

Work order #5 (9 homes)

- **Alice M. Lee (Tselani/Cottonwood):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Dorothy Clah (Many Farms):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Evelyn Estitty (Tachee/Blue Gap):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Jack Betom (Low Mountain):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.

- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.
- **Keyona K. Naize (Tselani/Cottonwood):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Lerna Bia (Nazlini):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Marlene Nelson (Low Mountain):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Rose M. Billy (Many Farms):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Vincent Nez (Nazlini):**
 - **Timeline:** Pending site assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

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 pending. These processes will begin for Delegate Curley's region once the recipient's homes are delivered and installed.

V. 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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate - Curtis Yanito

Date: February 2, 2026

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 regional scope for WO#3 includes a total of 11 manufactured homes.

- **Completed Turnovers:** Ten (10) homes have reached 100% completion, including delivery, setting, and final site work (skirting, steps, and gutters). As of October 2025, keys and Manufacturer's Certificates of Origin (MCO) have been officially transferred to these recipients.
- **Pending Delivery:** One (1) home remains undelivered due to site-specific obstacles, specifically a "Burn Out Unit" currently occupying the site and significant accessibility issues for delivery equipment.
- **Final Administrative Actions:** Final 10% invoices were submitted in July 2025. Supplemental items, including ADA accessibility ramps and wood stoves, are currently awaiting separate funding approval from the Office of the Controller.

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

- **Scope Realignment:** All ten (10) homes previously assigned to WO#4 have been officially removed from Delegate Yanito's scope.
- **Work Order #5 Execution:** Executed on November 19, 2025, WO#5 now encompasses 138 manufactured homes. The vendor has commenced production and field assessments; however, contractors have expressed concerns regarding Navajo Nation funding security, which may impact future deployment schedules.
- **Recent Activity:** The first home delivery for WO#5 occurred on February 4, 2026, with the setting scheduled for mid-February.

Utility Assessment and Infrastructure

Utility coordination with the Navajo Tribal Utility Authority (NTUA) is currently in a transitional phase.

- **Water/Wastewater:** Project Facility Layouts (PFLs) have been completed for all 11 sites in WO#3. These designs have been submitted to NTUA, with several sites already in the construction phase.
- **Electrical Construction Status:** * Completed: Electrical construction and finalization are finished for three (3) project sites.
 - **Pending:** Five (5) sites are currently in the Right-of-Way (ROW) or Service Line Agreement (SLA) acquisition phase. One (1) site is awaiting construction, and another is at the NTUA District Office for design.
- **Critical Site Issues:** Field assessments identified two significant project risks:
 - One home was set 10 feet outside the official Home Site Lease (HSL) boundary, requiring adjustment.
 - One project is in Dispute Status as a permittee has declined to provide consent for the utility line.
- **Regulatory Update:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with NTUA. The department is continuing current processes to maintain project momentum while awaiting a formal written directive to finalize this change.

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.

III. Constituent Home Delivery and Completion Status

Work Order #3 Status

The following is a detailed status of the manufactured homes completed under Work Order #3:

- **Cecynthia Lee (Aneth Chapter):**
 - **Timeline:** Home was delivered Mar 24, 2025, and set Mar 28, 2025.
 - **Interior status:** Walk-through completed June 11, 2025.
 - **Skirting:** Completed May 28, 2025, and painting on May 29, 2025.
 - **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
 - **Key Turnover:** Completed October 9, 2025.
 - **MCO:** Turned over October 9, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5114).
- **Otis R. Oldman (Aneth Chapter):**
 - **Timeline:** Home was delivered Feb 29, 2025, and set Apr 16, 2025.
 - **Interior status:** Walk-through completed June 9, 2025.
 - **Skirting:** Completed May 28, 2025, and painting on May 29, 2025.
 - **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
 - **Key Turnover:** Completed October 9, 2025.

- **MCO:** Turned over October 9, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5110).
- **Rosetta J. Rippy (Aneth Chapter):**
 - **Timeline:** Home was delivered Feb 28, 2025, and set Apr 17, 2025.
 - **Interior status:** Walk-through completed June 9, 2025.
 - **Skirting:** Completed May 29, 2025, and painting on May 29, 2025.
 - **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
 - **Key Turnover:** Completed October 9, 2025.
 - **MCO:** Turned over October 9, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5108).
- **Tisheena Yazzie (Red Mesa Chapter):**
 - **Timeline:** Home was delivered Mar 24, 2025, and set Mar 28, 2025.
 - **Interior status:** Walk-through completed June 13, 2025.
 - **Skirting:** Completed May 21, 2025, and painting on May 27, 2025.
 - **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
 - **Key Turnover:** Completed October 10, 2025.
 - **MCO:** Turned over October 10, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5113).
- **Dorinda Ann Jim (Teec Nos Pos Chapter):**
 - **Timeline:** Home was delivered Apr 8, 2025, and set Apr 10, 2025.
 - **Interior status:** Walk-through completed June 6, 2025.
 - **Skirting:** Completed May 14, 2025, and painting on May 23, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 19, 2025.
 - **Key Turnover:** Completed October 16, 2025.
 - **MCO:** Turned over October 16, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5117).
- **Earl King (Teec Nos Pos Chapter):**
 - **Timeline:** Home was delivered Mar 30, 2025, and set Mar 29, 2025.
 - **Interior status:** Walk-through completed June 5, 2025.
 - **Skirting:** Completed July 29, 2025, and painting on Aug 12, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and Sep 8, 2025.
 - **Key Turnover:** Completed October 16, 2025.
 - **MCO:** Turned over October 16, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5115).
- **Little Dan, Jr. & Matilda Susan Dan (Sweetwater Chapter):**
 - **Timeline:** Home was delivered Apr 15, 2025, and set Apr 18, 2025.
 - **Interior status:** Walk-through completed June 16, 2025.
 - **Skirting:** Completed May 20, 2025, and painting on May 27, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 19, 2025.
 - **Key Turnover:** Completed October 15, 2025.
 - **MCO:** Turned over October 15, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5119).
- **Margaret Begay & Amos Sloan (Sweetwater Chapter):**
 - **Timeline:** Home was delivered Feb 30, 2025, and set Apr 7, 2025.
 - **Interior status:** Walk-through completed June 13, 2025.
 - **Skirting:** Completed May 16, 2025, and painting on May 23, 2025.

- **Steps & Gutters:** Completed July 29, 2025, and June 19, 2025.
- **Key Turnover:** Completed October 15, 2025.
- **MCO:** Turned over October 15, 2025.
- **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5111).
- **Dianne C. Morgan (Teec Nos Pos Chapter):**
 - **Timeline:** Home was delivered Apr 6, 2025, and set on Apr 8, 2025.
 - **Interior status:** Walk-through completed June 4, 2025.
 - **Skirting:** Completed May 13, 2025, and painting on May 23, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 19, 2025.
 - **Key Turnover:** Completed October 16, 2025.
 - **MCO:** Turned over October 16, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5118).
- **Lashell Coggeshall (Red Mesa Chapter):**
 - **Timeline:** Home was delivered Mar 30, 2025, and set on Apr 1, 2025.
 - **Interior status:** Walk-through completed June 12, 2025.
 - **Skirting:** Completed May 23, 2025, and painting on May 27, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 18, 2025.
 - **Key Turnover:** Turned over October 10, 2025.
 - **MCO:** Turned over October 10, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5116).
- **Shondiin C. Cardenas (Red Mesa):**
 - **Timeline:** Home was delivered and set on February 29, 2025.
 - **Interior status:** TBD
 - **Skirting:** Site work occurred between May 21, 2025, and May 27, 2025.
 - **Steps & Gutters:** TBD
 - **Key Turnover:** Completed on October 15, 2025.
 - **MCO:** Turned over October 15, 2025.
 - **Final 10% invoice:** Submitted 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.

Work Order #5 Status

The following reflects progress for Work Order #5 deliveries and completions. Please note that more recipients may be added to this work order depending on remaining expenditure amounts:

- **Christopher T. Yazzie (Teec Nos Pos Chapter):**
 - **Timeline:** Home was delivered on Feb 4, 2026; scheduled to be set on Feb 16, 2026.
 - **Interior status:** TBD
 - **Skirting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD

- **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 (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 (Teec 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 (Teec 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 (Teec 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

- **Christopher T. Yazzie (Teec Nos Pos Chapter):**
 - Field Work Proposed to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - 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:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized. Note: Previous reports indicated the home was set 10 feet outside the Home Site Lease (HSL) area, which requires adjustment.
- **Little Dan, Jr. & Matilda Susan Dan (Priority One)**
 - **Project Status:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Shondiin Cardenas (Red Mesa)**
 - **Project Status:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Earl King (Priority One)**
 - **Project Status:** Pending Construction
 - **Updates:** Project is currently awaiting construction; previously pending final meter loop installation.
- **Lashell Coggeshall (Priority Two)**
 - **Project Status:** ROW/SLA request approved
 - **Updates:** The Service Line Agreement (SLA) or Right-of-Way (ROW) request has been officially approved.
- **Dianne C. Morgan (Priority Two/Priority Three)**
 - **Project Status:** Pending ROW/SLA Acquisition/Surveys
 - **Updates:** Project is currently in the acquisition phase for necessary easements, Service Line Agreements, or field surveys.
- **Otis R. Oldman (Priority One)**
 - **Project Status:** Pending ROW/SLA Acquisition/Surveys

- **Updates:** Project is awaiting the acquisition of ROW documentation or surveys; previously listed as pending a meter loop.
- **Tisheena Yazzie (Priority Two)**
 - **Project Status:** Pending ROW/SLA Acquisition/Surveys
 - **Updates:** Currently processing necessary site documentation and surveys; previously pending cultural survey and HWA clearance.
- **Cecynthia Lee (Priority Two)**
 - **Project Status:** Pending Survey & Design @ District
 - **Updates:** The project is currently at the NTUA District Office for formal survey and engineering design.
- **Rosetta J. Rippy (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received from the customer to initiate the connection.
- **Margaret Begay & Amos Sloan (Priority Two/Priority One)**
 - **Project Status:** Dispute
 - **Updates:** Project remains in dispute status because the permittee does not want to provide consent for the utility 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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits while meeting housing demands.



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

Prepared For: Council Delegate – Danny Simpson

Date: February 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 100% 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 for these units remains pending separate supplemental funding approval from the Office of the Controller.
- **Work Order #4 (WO#4):** This work order is experiencing significant delays. Although the Navajo Nation has completed all pre-construction actions—including topographic maps, geotechnical studies, and utility assessments—the vendor has failed to provide a construction schedule or respond to project inquiries.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this order includes 138 manufactured homes. 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. While many were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, several sites remain in the "Pending" status for final PFL completion and 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, FEUS, 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 ROW approvals, disconnect/reconnect fees, or homeowner 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 and ensure home completion for constituents.

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.

- **Betty Armenta (White Rock):**
 - **Timeline:** Delivered April 23, 2025; Set May 1, 2025.
 - **Walk-Through/Punchlist:** June 19, 2025.
 - **Skirting/painting:** Completed June 10, 2025 - June 20, 2025.
 - **Steps & Gutters:** Steps: October 9, 2025; Gutters: June 20, 2025.
 - **Key Turnover:** October 22, 2025.
 - **MCO:** October 22, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5120).
- **Garrison Juan (White Rock):**
 - **Timeline:** Delivered April 23, 2025; Set May 2, 2025.
 - **Walk-Through/Punchlist:** June 18, 2025.
 - **Skirting/painting:** Completed June 11, 2025 - June 20, 2025.

- **Steps & Gutters:** Steps: October 9, 2025; Gutters: July 25, 2025.
 - **Key Turnover:** October 22, 2025.
 - **MCO:** October 22, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5122).
- **Stanley Blackie (Lake Valley):**
 - **Timeline:** Delivered April 23, 2025; Set May 1, 2025.
 - **Walk-Through/Punchlist:** June 19, 2025.
 - **Skirting/painting:** Completed June 9, 2025 - June 20, 2025.
 - **Steps & Gutters:** Steps: October 6, 2025; Gutters: June 19, 2025.
 - **Key Turnover:** October 22, 2025.
 - **MCO:** October 22, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5123).
- **Elton Benally (Huerfano):**
 - **Timeline:** Delivered April 24, 2025; Set May 7, 2025.
 - **Walk-Through/Punchlist:** June 25, 2025.
 - **Skirting/painting:** Completed June 4, 2025 - June 19, 2025.
 - **Steps & Gutters:** Steps: October 8, 2025; Gutters: June 20, 2025.
 - **Key Turnover:** October 30, 2025.
 - **MCO:** October 30, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5124).
- **Franklin Begay (Lake Valley):**
 - **Timeline:** Delivered April 24, 2025; Set May 2, 2025.
 - **Walk-Through/Punchlist:** June 20, 2025.
 - **Skirting/painting:** Completed June 12, 2025 - June 20, 2025.
 - **Steps & Gutters:** Steps: December 24, 2025; Gutters: July 25, 2025.
 - **Key Turnover:** October 22, 2025.
 - **MCO:** October 22, 2025.
 - **Final 10% invoice:** Submitted September 17, 2025 (Invoice #5141).
- **Judy Harrison (Nageezi):**
 - **Timeline:** Delivered May 1, 2025; Set May 9, 2025.
 - **Walk-Through/Punchlist:** June 27, 2025.
 - **Skirting/painting:** Completed June 5, 2025 - June 19, 2025.
 - **Steps & Gutters:** Steps: October 8, 2025; Gutters: June 19, 2025.
 - **Key Turnover:** October 29, 2025.
 - **MCO:** October 29, 2025.
 - **Final 10% invoice:** Submitted September 17, 2025 (Invoice #5143).
- **Ella Martinez (Huerfano):**
 - **Timeline:** Delivered May 1, 2025; Set May 7, 2025.
 - **Walk-Through/Punchlist:** June 23, 2025.
 - **Skirting/painting:** Completed June 3, 2025 - June 19, 2025.
 - **Steps & Gutters:** Steps: October 8, 2025; Gutters: June 19, 2025.
 - **Key Turnover:** October 30, 2025.
 - **MCO:** October 30, 2025.
 - **Final 10% invoice:** Submitted September 17, 2025 (Invoice #5144).
- **Leonard Yazzie (Standing Rock):**
 - **Timeline:** Delivered May 1, 2025; Set May 8, 2025.

- **Walk-Through/Punchlist:** July 2, 2025.
- **Skirting/painting:** Completed June 25, 2025 - July 2, 2025.
- **Steps & Gutters:** Steps: October 9, 2025; Gutters: July 25, 2025.
- **Key Turnover:** September 24, 2025.
- **MCO:** September 24, 2025.
- **Final 10% invoice:** Submitted September 17, 2025 (Invoice #5145).
- **Sharon Begay (Standing Rock):**
 - **Timeline:** Delivered April 30, 2025; Set May 8, 2025.
 - **Walk-Through/Punchlist:** July 3, 2025.
 - **Skirting/painting:** Completed June 13, 2025 - June 23, 2025.
 - **Steps & Gutters:** Steps: October 9, 2025; Gutters: July 25, 2025.
 - **Key Turnover:** September 24, 2025.
 - **MCO:** September 24, 2025.
 - **Final 10% invoice:** Submitted September 17, 2025 (Invoice #5146).
- **Lucita Betonie (Crownpoint):**
 - **Timeline:** Delivered May 1, 2025; Set May 3, 2025.
 - **Walk-Through/Punchlist:** July 1, 2025.
 - **Skirting/painting:** Completed June 15, 2025 - June 23, 2025.
 - **Steps & Gutters:** Steps: October 6, 2025; Gutters: July 25, 2025.
 - **Key Turnover:** October 23, 2025.
 - **MCO:** October 23, 2025.
 - **Final 10% invoice:** Submitted September 17, 2025 (Invoice #5147).
- **Sharlinda Martin (Crownpoint):**
 - **Timeline:** Delivered May 15, 2025; Set May 27, 2025.
 - **Walk-Through/Punchlist:** July 1, 2025.
 - **Skirting/painting:** Completed June 17, 2025 - June 23, 2025.
 - **Steps & Gutters:** Steps: October 6, 2025; Gutters: July 25, 2025.
 - **Key Turnover:** October 23, 2025.
 - **MCO:** October 23, 2025.
 - **Final 10% invoice:** Submitted September 17, 2025 (Invoice #5153).
- **Teddy Lopez (Nageezi):**
 - **Timeline:** Delivered July 18, 2025; Set August 8, 2025.
 - **Walk-Through/Punchlist:** August 25, 2025.
 - **Skirting/painting:** Completed August 11, 2025 - August 19, 2025.
 - **Steps & Gutters:** Steps: October 8, 2025; Gutters: September 8, 2025.
 - **Key Turnover:** November 29, 2025.
 - **MCO:** December 17, 2025.
 - **Final 10% invoice:** Submitted October 16, 2025 (Invoice #5238).

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)

Utility Status and Notes

- **Teddy Lopez (Priority One)**
 - **Project Status:** Construction Completed.
 - **Updates:** Utility provider is JMEC. All construction activities are finalized.
- **Betty Armenta (Priority One)**
 - **Project Status:** Pending Reconnect/Disconnect Fee.
 - **Updates:** Utility provider is JMEC.
- **Ella Martinez (Priority One)**
 - **Project Status:** Pending ROW.
 - **Updates:** Utility provider is FEUS.
- **Elton Benally (Priority Two/Priority One)**
 - **Project Status:** Pending Reconnect/Disconnect Fee.
 - **Updates:** Utility provider is JMEC.
- **Franklin Begay (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is JMEC.
- **Garrison Juan (Priority One/Priority Two)**
 - **Project Status:** Pending estimate.
 - **Updates:** Utility provider is JMEC.
- **Judy Harrison (Priority One)**
 - **Project Status:** Pending Reconnect/Disconnect Fee.
 - **Updates:** Utility provider is JMEC.
- **Leonard Yazzie (Priority One)**
 - **Project Status:** Construction Completed.
 - **Updates:** Utility provider is NTUA. Service is live.
- **Lucita Betonie (Priority Two)**
 - **Project Status:** Pending ROW.
 - **Updates:** Utility provider is CDEC.
- **Sharlinda Martin (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC.
- **Sharon Begay (Priority Two/Priority One)**
 - **Project Status:** Pending Cultural Award and TES List request.
 - **Updates:** Utility provider is NTUA. Currently at the NTUA Archaeologist/NTUA Biologist review stage.

- **Stanley Blackie (Priority Four)**
 - **Project Status:** Pending ROW.
 - **Updates:** Utility provider is JMEC.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate - Eugenia Charles-Newton

Date: February 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, deliveries and installations for sites have begun. 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.



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

Prepared For: Council Delegate – Germaine Simonson

Date: February 2, 2026

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

The project is currently undergoing a significant transition in scope and execution:

- **Work Order Transition:** Homes originally designated under Work Order #4 (WO4) have been removed from that scope. These recipients, along with regional sites currently identified for Work Order #5, were integrated into Work Order #5 (WO#5), which was executed on November 19, 2025.
- **Current Status:** While the vendor for WO#5 has commenced production and field assessments, all identified regional constituent sites are currently in the "Pending Field Assessment" phase. No deliveries or installations have been finalized in this region at this time due pending site assessments.
- **Utility Coordination Hurdles:** Following inquiries from the Resources Development Committee (RDC), a verbal directive has been issued to cease all utility coordination with the Navajo Tribal Utility Authority (NTUA). The department is maintaining existing administrative processes while awaiting a formal written directive to confirm this shift.
- **Fiscal and Contractor Caution:** Although production has begun, contractors have expressed concern regarding the potential for Navajo Nation funds to be retracted if the project is deemed unfunded. This uncertainty has led to a cautious approach that is currently impacting projected delivery and completion timelines.

CHID continues to monitor regional integration and will adjust the scale of Work Order #5 based on total expenditure limits to ensure fiscal compliance while addressing the housing needs of Delegate Simonson's constituents.

II. Project Scope Change

The ten homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope.

III. Constituent Home Delivery and Completion Status:

This section outlines the specific status for each recipient within the delegate region. For all listed constituents, progress is currently awaiting initial field evaluations.

Work order #5 (8 homes)

- **Albert Lee (Black Mesa):**
 - **Timeline:** Pending field assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Chanel Adrian-James (Pinon):**
 - **Timeline:** Pending field assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Ella Mae Harvey (Whippoorwill):**
 - **Timeline:** Pending field assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Lucile Benally (Forest Lake):**
 - **Timeline:** Pending field assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Max Denny (Whippoorwill):**
 - **Timeline:** Pending field assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.

- **Final 10% invoice:** TBD.
- **Nicole P. Cayaditto (Pinon):**
 - **Timeline:** Pending field assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Wanda Denny (Black Mesa):**
 - **Timeline:** Pending field assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Warren M. Tallbrother (Forest Lake):**
 - **Timeline:** Pending field assessment.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

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 pending. These processes will begin for Delegate Simonson's region once the recipients homes are delivered and installed.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate - George Tolth

Date: February 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 100% complete. Key turnovers and the release of Manufacturer's Certificates of Origin (MCO) were successfully finalized for all 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, with submissions dating back to the July–September 2025 period.
- **Supplemental Items:** The delivery and installation of ADA Accessibility Ramps and Wood Stoves remain pending for WO#1 and WO#3, as these items require separate supplemental funding approval from the Office of the Controller.

Work Order #4 (WO#4) Status

- **Project Stagnation:** This work order, involving six recipients, is experiencing significant delays caused by a lack of responsiveness from the assigned modular vendor.
- **Navajo Nation Compliance:** The Navajo Nation has fulfilled all internal requirements, including the completion and submission of topographic maps, geotechnical studies, and utility assessments to the vendor.
- **Current Bottleneck:** The project is currently stalled awaiting a construction and placement schedule from the vendor; no response has been received to date despite all documentation being provided.

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 WO#4.
- **Vendor Caution:** Production and field assessments have commenced. However, contractors are proceeding with caution due to concerns regarding potential funding pullbacks. This fiscal uncertainty is currently impacting projected completion dates.

Infrastructure and Utility Assessment Status

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been completed for all assessed sites. Notably, eleven PFLs (covering sites in Baca-Prewitt, Casamero Lake, Littlewater, Ojo Encino, Pueblo Pintado, and Whitehorse Lake) were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, for final review.
- **Electrical Progress:**
 - **New Extensions:** For sites requiring new service, Service Line Agreements (SLAs) and Right-of-Ways (ROWs) are being processed.
 - **Non-NTUA Providers:** Coordination is ongoing with Jemez Electric Cooperative (JMEC) and Continental Divide Electric Cooperative (CDEC). One site is fully connected and energized, while others are in engineering stages or awaiting Letters of Compliance.
- **Critical Regulatory Update:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue all utility coordination with the NTUA. While the department continues to move forward with existing processes to avoid further delays, they are 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 with Keys Turned Over (Work Order #3 - 10 Homes)

- **Devona Juan (Baca/Prewitt Chapter)**
 - **Timeline:** Home delivered and set on May 19, 2025.
 - **Walk-Through/Punchlist:** June 24, 2025.

- **Skirting/painting:** Completed between June 23, 2025, and June 20, 2025.
- **Steps & Gutters:** Steps completed October 7, 2025; Gutters completed July 26, 2025.
- **Key Turnover:** November 19, 2025.
- **MCO:** November 19, 2025.
- **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5121).
- **Fannie Mae Vanderver (Baca/Prewitt Chapter)**
 - **Timeline:** Home delivered and set on May 19, 2025.
 - **Walk-Through/Punchlist:** June 24, 2025.
 - **Skirting/painting:** Completed between June 26, 2025, and July 2, 2025.
 - **Steps & Gutters:** Steps completed October 7, 2025; Gutters completed July 26, 2025.
 - **Key Turnover:** November 19, 2025.
 - **MCO:** November 19, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5142).
- **Alfred Begay (Casamero Lake Chapter)**
 - **Timeline:** Home delivered and set on May 22, 2025.
 - **Walk-Through/Punchlist:** July 7, 2025.
 - **Skirting/painting:** Completed between June 27, 2025, and July 2, 2025.
 - **Steps & Gutters:** Steps completed October 6, 2025; Gutters completed July 26, 2025.
 - **Key Turnover:** November 5, 2025.
 - **MCO:** November 5, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5148).
- **Louise Woody (Littlewater Chapter)**
 - **Timeline:** Home delivered and set on May 23, 2025.
 - **Walk-Through/Punchlist:** July 16, 2025.
 - **Skirting/painting:** Completed between July 1, 2025, and July 3, 2025.
 - **Steps & Gutters:** Steps completed October 7, 2025; Gutters completed July 25, 2025.
 - **Key Turnover:** November 12, 2025.
 - **MCO:** November 12, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5149).
- **Dorothy L. Augustine (Littlewater Chapter)**
 - **Timeline:** Home delivered and set on May 23, 2025.
 - **Walk-Through/Punchlist:** July 15, 2025.
 - **Skirting/painting:** Completed between July 3, 2025, and July 3, 2025.
 - **Steps & Gutters:** Steps completed October 9, 2025; Gutters completed July 25, 2025.
 - **Key Turnover:** November 12, 2025.
 - **MCO:** November 12, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5150).
- **Henry Henio (Whitehorse Lake Chapter)**
 - **Timeline:** Home delivered and set on May 27, 2025.
 - **Walk-Through/Punchlist:** June 23, 2025.
 - **Skirting/painting:** Completed between July 1, 2025, and July 9, 2025.

- **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed July 24, 2025.
- **Key Turnover:** November 4, 2025.
- **MCO:** November 4, 2025.
- **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5151).
- **Ana Whitesinger (Casamero Lake Chapter)**
 - **Timeline:** Home delivered and set on May 22, 2025.
 - **Walk-Through/Punchlist:** July 15, 2025.
 - **Skirting/painting:** Completed between June 30, 2025, and July 3, 2025.
 - **Steps & Gutters:** Steps completed October 6, 2025; Gutters completed July 26, 2025.
 - **Key Turnover:** November 5, 2025.
 - **MCO:** November 5, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5152).
- **Terry Toledo (Pueblo Pintado Chapter)**
 - **Timeline:** Home delivered and set on June 4, 2025.
 - **Walk-Through/Punchlist:** July 17, 2025.
 - **Skirting/painting:** Completed between July 7, 2025, and July 10, 2025.
 - **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed July 24, 2025.
 - **Key Turnover:** November 4, 2025.
 - **MCO:** November 4, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5155).
- **Kee Jim (Ojo Encino Chapter)**
 - **Timeline:** Home delivered and set on June 5, 2025.
 - **Walk-Through/Punchlist:** July 17, 2025.
 - **Skirting/painting:** Completed between July 8, 2025, and July 10, 2025.
 - **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed July 24, 2025.
 - **Key Turnover:** October 29, 2025.
 - **MCO:** October 29, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5156).
- **Linda Augustine (Ojo Encino Chapter)**
 - **Timeline:** Home delivered and set on June 5, 2025.
 - **Walk-Through/Punchlist:** July 17, 2025.
 - **Skirting/painting:** Completed between July 8, 2025, and July 10, 2025.
 - **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed July 24, 2025.
 - **Key Turnover:** October 29, 2025.
 - **MCO:** October 29, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5157).
- **Lavern Sandoval (Whitehorse Lake Chapter)**
 - **Timeline:** Home delivered and set on June 20, 2025.
 - **Walk-Through/Punchlist:** June 24, 2025.
 - **Skirting/painting:** Completed between July 2, 2025, and July 10, 2025.

- **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed September 8, 2025.
- **Key Turnover:** November 4, 2025.
- **MCO:** November 4, 2025.
- **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5169).

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: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - 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: November 21, 2025
- PFL Submitted to NTUA on: December 31, 2025
- 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: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Kee Jim (Ojo Encino)**
 - Field Work Completed On: August 13, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Linda Augustine (Ojo Encino)**
 - Field Work Completed On: August 12, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Terry Toledo (Pueblo Pintado)**
 - Field Work Completed On: August 13, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - 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.

- **Alfred Begay**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Ana Whitesinger**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Devona Juan**
 - **Project Status:** Need Letter of Compliance.
 - **Updates:** Utility provider is CDEC. Pending Letter of Compliance (LOC) to proceed with connection.
- **Dorothy L. Augustine**
 - **Project Status:** Non-NTUA provider.
 - **Updates:** Site utilizes a non-NTUA alternate provider.
- **Fannie May Vanderver**
 - **Project Status:** Need Letter of Compliance.
 - **Updates:** Utility provider is CDEC. Pending Letter of Compliance (LOC).
- **Henry Henio**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Issac Delgarito**
 - **Project Status:** Project in Engineering Stage.
 - **Updates:** Utility provider is SEC. Currently in the engineering phase of development.
- **Kee Jim**
 - **Project Status:** Construction Completed / Connected.
 - **Updates:** Utility provider is JMEZ. Construction is finished and the home is successfully connected to power.
- **Lavern Sandoval**

- **Project Status:** No application received.
- **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Linda Augustine**
 - **Project Status:** Pending Letter of Compliance.
 - **Updates:** Utility provider is JMEZ. Currently awaiting the Letter of Compliance (LOC).
- **Louise Woody**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Terry Toledo**
 - **Project Status:** Pending estimate.
 - **Updates:** Utility provider is JMEZ. Waiting on the final utility connection estimate.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



**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: February 2, 2025

Subject: Status Update on Manufactured Home Deliveries and Completion for Bodaway-Gap, Coppermine, K'aibii'to, Lechee, 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. Three additional sites have completed assessments and are awaiting delivery, while one site was removed due to homesite issues.
- **MCO and Key Turnover:** Documentation for two units was processed in December 2025. For the remaining homes, the release of the Manufacturer's Certificate of Origin (MCO) and formal key turnover is strictly contingent upon the successful payment of the 40% second installment invoice by the Office of the Controller.
- **Supplemental Items:** The delivery of ADA Accessibility Ramps and Wood Stoves remains pending. These items require separate supplemental funding approval before procurement and installation can commence.

Work Order #4 (WO4) Status

- **Scope Realignment:** The eight homes previously intended for delivery under WO4 have been removed.

Work Order #5 (WO5) Status

- **WO5 Execution:** WO5 was executed on November 19, 2025, and includes a total of 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. This caution is currently impacting projected completion dates.

Utility Infrastructure Status (Water, Wastewater, and Electric)

- **Project Facility Layouts (PFLs):** PFLs are complete for all assessed sites in the region. These 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 the Department of Community Development (DCD) 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

Work Order #1 Status (4 Homes)

- **Regina Reid (Coppermine Chapter):**
 - **Timeline:** Home shipped on July 10, 2025, and set on July 30, 2025.
 - **Walk-Through/Punchlist:** Completed on September 8, 2025.
 - **Skirting/painting:** Work completed between August 26, 2025, and October 7, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** TBD (Pending payment of 40% installment).
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD (40% Invoice #4002 submitted July 23, 2025).
- **Larrison Black (Lechee Chapter):**
 - **Timeline:** Home shipped on July 11, 2025, and set on July 29, 2025.
 - **Walk-Through/Punchlist:** Completed on September 8, 2025.
 - **Skirting/painting:** Work completed between August 27, 2025, and October 7, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** TBD (Pending payment of 40% installment).
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD (40% Invoice #4006 submitted July 23, 2025).
- **Jordan Tsosie (Lechee Chapter):**
 - **Timeline:** Home shipped on November 15, 2025, and set on December 1, 2025.

- **Walk-Through/Punchlist:** Completed on January 5, 2026.
- **Skirting/painting:** Work completed between December 10, 2025, and December 29, 2025.
- **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed January 15, 2026.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.
- **Marcinda Shepherd (Coppermine Chapter):**
 - **Timeline:** Site assessment complete as of October 28, 2025. Pad ready as of July 28, 2025.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

Work Order #3 Status (6 Homes)

- **Suzanna Tacheena (Bodaway-Gap Chapter):**
 - **Timeline:** Home shipped on November 18, 2025, and set on December 2, 2025.
 - **Walk-Through/Punchlist:** Completed on January 26, 2026.
 - **Skirting/painting:** Work completed between December 10, 2025, and December 29, 2025.
 - **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed January 15, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5204).
- **Clara & Glen Smith (K'aibii'to Chapter):**
 - **Timeline:** Home shipped on December 8, 2025, and set on January 5, 2026.
 - **Walk-Through/Punchlist:** Completed on January 21, 2026.
 - **Skirting/painting:** Work completed between January 15, 2026, and January 27, 2026.
 - **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed January 21, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5205).
- **Linda Israel (K'aibii'to Chapter):**
 - **Timeline:** Home shipped on December 3, 2025, and set on January 5, 2026.
 - **Walk-Through/Punchlist:** Completed on January 21, 2026.
 - **Skirting/painting:** Work completed between January 15, 2026, and January 27, 2026.

- **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed January 21, 2026.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5206).
- **Arlene Betsoi & Aaron Dobson (Tonalea/Red Lake Chapter):**
 - **Timeline:** Site assessment complete as of August 29, 2025. Home delivery TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** Delivered on December 17, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5187).
- **Arlene Fowler (Tonalea/Red Lake Chapter):**
 - **Timeline:** Site assessment complete as of October 13, 2025. Home delivery TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5217).
- **Susie Begay (Bodaway-Gap Chapter):**
 - **Timeline:** Site assessment complete as of September 25, 2025. Pad ready: Yes. Home delivery TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5203).

Work Order #5 Status (6 Homes)

The following constituents have been assigned to Work Order #5. Assessments and production are currently being planned:

- **Elysia Yazzie (Coppermine):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Helen Dodson (Tonalea/Red Lake):**
 - **Timeline:** TBD.

- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.
- **Irmadine Charley (Lechee):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Irvin James Chee (Lechee):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Vernon Lee Carter (K'aibii'to):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Marlinda Black (Lechee):**
 - **Timeline:** TBD (Transferred from WO1 due to homesite issues since has been addressed).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **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 (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:

Work Order #1 Utility Status

- **Larrison Black (Priority One)**
 - **Project Status:** Pending Survey & Design at District

- **Updates:** Project is currently with the district office for survey and engineering design work.
- **Regina Reid (Priority Two/Cistern)**
 - **Project Status:** Consultant/NTUA Biologist - Pending report submittal to HPD & TES List Request
 - **Updates:** Awaiting completion and submittal of biological survey reports to the Historic Preservation Department.
- **Jordan Tsosie (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** Recipient needs to submit a formal application for utility services to NTUA.
- **Marcinda Shepherd (Priority Four/Cistern)**
 - **Project Status:** NTUA Biologist - Pending BRCF Request (HPD Ltr/CRCF)
 - **Updates:** Tribal Access Authorization (TAA) required due to project length (over a mile).

Work Order #3 Utility Status

- **Linda Israel (Priority Two)**
 - **Project Status:** Need to Follow Up
 - **Updates:** Department follow-up required to confirm utility application status.
- **Susie Begay (Priority Two/Priority One)**
 - **Project Status:** Need to Follow Up
 - **Updates:** Department follow-up required to confirm utility application status.
- **Suzanna Tacheena (Priority One)**
 - **Project Status:** Need to Follow Up
 - **Updates:** Department follow-up required to confirm utility application status.
- **Clara & Glen Smith (Priority Two)**
 - **Project Status:** No Application received
 - **Updates:** Recipient needs to submit a formal application for utility services to NTUA.
- **Arlene Betsoi & Aaron Dobson (Priority One)**
 - **Project Status:** No application received
 - **Updates:** Recipient needs to submit a formal application for utility services to NTUA.
- **Arlene Fowler (Priority One)**
 - **Project Status:** No application received
 - **Updates:** Recipient needs to submit a formal application for utility services to NTUA.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate – Herman Daniels

Date: February 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.

Work Order Status

- **Work Order #1 (WO1):** This region is currently focused on the finalization of six (6) homes. As of February 2, 2026, all units have been shipped, with five already set on-site and the final unit scheduled for installation by February 9, 2026. Exterior completions—including skirting, painting, steps, and gutters—are finished for several units, while interior walk-throughs and punchlist items are being finalized for the remaining homes.
- **Work Order #4 (WO4):** Six homes previously assigned to this work order have been officially removed.
- **Work Order #5 (WO5):** This work order includes a total of 138 manufactured homes across the nation. While production and field assessments have commenced, the vendor is proceeding with caution due to concerns regarding potential funding pullbacks by the Navajo Nation. This uncertainty is currently impacting projected completion dates and causing a conservative approach to deployment.

Key Turnover and Financial Constraints

- **Key Turnover Pending Payment:** The formal "Key Turnover" process and the release of the Manufacturer's Certificate of Origin (MCO) remain at a standstill for all completed homes. This critical final step is strictly 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.
- **Pending Supplemental Items:** The delivery of ADA Accessibility Ramps and Wood Stoves for recipients is currently pending. These items require separate supplemental funding approval from the Office of the Controller before procurement and installation can proceed.

Utility Infrastructure and Regulatory Updates

- **Utility Assessments and PFLs:** Water and wastewater Project Facility Layouts (PFLs) have been completed for all assessed sites in the region. These designs have been submitted to the Navajo Tribal Utility Authority (NTUA) and are in various stages of approval or construction scheduling.
- **Construction & Electric Status:** NTUA has initiated connections for homes with existing electric infrastructure. Current site statuses range from "Construction Completed" to "SLA/TAA Approved." One site has been referred for solar utility solutions due to distance constraints.
- **Regulatory Directive:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue all utility coordination with the NTUA. While the department is currently awaiting written formalization of this directive from the Division of Community Development, work continues under existing processes in the interim to prevent project stagnation.

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; set on August 19, 2025.
 - **Walk-Through/Punchlist:** Complete as of September 16, 2025.
 - **Skirting/painting:** Completed October 8, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** Pending (Contingent on 40% Invoice #4007).
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Lorraine & Scott Fowler (Navajo Mountain Chapter)**
 - **Timeline:** Home shipped on August 1, 2025; set on August 20, 2025.
 - **Walk-Through/Punchlist:** Complete as of September 17, 2025.
 - **Skirting/painting:** Completed October 8, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** Pending (Contingent on 40% Invoice #4009).
 - **MCO:** To be turned over upon key turnover.

- **Final 10% invoice:** TBD.
- **Tamela Madison (Oljato Chapter)**
 - **Timeline:** Home shipped on November 26, 2025; set on December 9, 2025.
 - **Walk-Through/Punchlist:** Complete as of January 6, 2026.
 - **Skirting/painting:** Completed December 31, 2025.
 - **Steps & Gutters:** Steps completed January 22, 2026; Gutters completed January 23, 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; set on January 7, 2026.
 - **Walk-Through/Punchlist:** Work commenced January 12, 2026.
 - **Skirting/painting:** Work commenced January 12, 2026.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Leland & Paulette Tomasiyo (Navajo Mountain Chapter)**
 - **Timeline:** Home shipped on January 14, 2026; set on January 26, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Kayto Sullivan, Sr. (Oljato Chapter)**
 - **Timeline:** Home shipped on January 14, 2026; set on February 9, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.

Homes pending Delivery or Delivered and Set (Work Order #5)

The vendor is currently preparing the production and installation schedule for these units:

- **Alta Issac (Navajo Mountain Chapter):**
 - **Timeline:** TBD (Production schedule in preparation).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.

- **Final 10% invoice:** TBD.
- **Betty Barlow (Shonto Chapter):**
 - **Timeline:** TBD (Production schedule in preparation).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Brendonna Savage (Tсах Bii Kin Chapter):**
 - **Timeline:** TBD (Production schedule in preparation).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Kassandra Longsalt (Navajo Mountain Chapter):**
 - **Timeline:** TBD (Production schedule in preparation).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Lee K. Salt (Shonto Chapter):**
 - **Timeline:** TBD (Production schedule in preparation).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Twila Hunt (Tсах Bii Kin Chapter):**
 - **Timeline:** TBD (Production schedule in preparation).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **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 (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: November 11, 2025
 - PFL Submitted to NTUA on: December 22, 2025
 - PFL Approved on: TBD

- **Susie Young (Shonto)**
 - Field Work Completed On: August 25, 2025
 - PFL Completed: November 11, 2025
 - PFL Submitted to NTUA on: December 22, 2025
 - PFL Approved on: TBD
- **Kayto Sullivan, Sr. (Oljato)**
 - Field Work Completed On: September 17, 2025
 - PFL Completed: November 11, 2025
 - PFL Submitted to NTUA on: December 22, 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 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:** SLA Approved
 - **Updates:** The Service Line Agreement (SLA) has been approved and is moving forward.
- **Lorraine Fowler (WO1) (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** NTUA construction has been completed for this site.
- **Susie Young (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been submitted to NTUA at this time.
- **Tamela Madison (Priority One/Cistern)**
 - **Project Status:** Solar Referral
 - **Updates:** Site has been referred for solar utility solutions.
- **Leland & Paulette Tomasiyo (Priority Two/Priority Three)**
 - **Project Status:** Need to Follow Up

- **Updates:** Internal follow-up is required to determine the current progress of the utility application.
- **Kayto Sullivan, Sr. (Priority Four/Priority One)**
 - **Project Status:** TAA Approved
 - **Updates:** Tribal Authorization Agreement (TAA) has been approved.
- **Robert D. Begay**
 - **Project Status:** Need to Follow Up
 - **Updates:** Internal follow-up is required to determine the current progress of the utility application.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate - Lester Yazzie

Date: February 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 Status Updates

- **Work Order #3:** This work order is successfully concluded regarding primary deliverables. All eight recipients have received their keys and Manufacturer's Certificates of Origin (MCO). Final invoices have been submitted. However, supplemental items—specifically ADA-compliant accessibility ramps and wood stoves—are currently on hold pending supplemental funding approval from the Office of the Controller.
- **Work Order #4:** This project is experiencing significant, indefinite delays. Despite the Navajo Nation providing all necessary technical documentation (topographic maps, geotechnical studies, and utility assessments), the modular vendor has remained non-responsive. The project is currently stalled awaiting a construction and placement schedule from this vendor.
- **Work Order #5:** Executed on November 19, 2025, this is the largest active undertaking. Production and field assessments are underway, and some deliveries have initiated. However, progress is currently hindered by contractor caution; firms have expressed concern regarding potential funding recalls, which is preventing the establishment of firm completion dates.

Utility Assessment and Infrastructure Progress

Comprehensive utility assessments for water, wastewater, and electricity are active to ensure all homes reach "site-ready" status.

- **Water & Wastewater:** Project Facility Layouts (PFLs) are 100% complete for all assessed sites. Projects involving extensions under 200 feet (Priority 1) are transitioning

directly to NTUA construction. Projects exceeding 200 feet (Priority 2 and 3) are undergoing third-party QA/QC review and are awaiting separate construction funding.

- **NTUA Electric:** Connections are moving forward for sites with existing infrastructure. For new extensions, NTUA is currently processing the required Service Line Agreements (SLAs).
- **Non-NTUA Electric (CDEC):** A critical issue has been identified for recipients within the Continental Divide Electric Cooperative (CDEC) service area. A significant number of these sites show a status of "No application received." This indicates an urgent need for constituent action to initiate service requests to avoid further delays.

Regulatory and Administrative Update

The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. While the department is currently awaiting an official written directive to formalize this change, the Community Housing Infrastructure Department (CHID) is proceeding with existing processes in the interim to maintain project momentum.

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 with Keys Turned Over (Work Order #3 – 8 homes)

- **Nancy M. Stevens (Tsayatoh Chapter)**
 - **Timeline:** Home delivered and set on August 11, 2025.
 - **Walk-Through/Punchlist:** Completed on September 2, 2025.
 - **Skirting/painting:** Skirting completed between August 14, 2025, and August 21, 2025. Note: Knobs have been replaced.
 - **Steps & Gutters:** Steps installed on October 20, 2025; Gutters installed on September 11, 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.
- **Walk-Through/Punchlist:** Completed on September 2, 2025.
- **Skirting/painting:** Skirting completed between August 7, 2025, and August 21, 2025. Note: Knobs have been replaced.
- **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 10, 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.
 - **Walk-Through/Punchlist:** Completed on September 4, 2025.
 - **Skirting/painting:** Skirting completed between August 7, 2025, and August 20, 2025.
 - **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 10, 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.
 - **Walk-Through/Punchlist:** Completed on September 3, 2025.
 - **Skirting/painting:** Skirting completed between August 6, 2025, and August 21, 2025.
 - **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 10, 2025.
 - **Key Turnover:** Completed on November 19, 2025.
 - **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.
 - **Walk-Through/Punchlist:** Completed on August 28, 2025.
 - **Skirting/painting:** Skirting completed between August 8, 2025, and August 21, 2025. Note: Knobs have been replaced.
 - **Steps & Gutters:** Steps installed on October 20, 2025; Gutters installed on September 11, 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.
 - **Walk-Through/Punchlist:** Completed on August 28, 2025.
 - **Skirting/painting:** Skirting completed between August 12, 2025, and August 21, 2025.
 - **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 12, 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.
 - **Walk-Through/Punchlist:** Completed on September 3, 2025.
 - **Skirting/painting:** Skirting completed between August 8, 2025, and August 21, 2025. Note: Knobs have been replaced.
 - **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 10, 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.
 - **Walk-Through/Punchlist:** Completed on December 8, 2025.
 - **Skirting/painting:** Skirting completed between October 27, 2025, and November 5, 2025. Note: Knobs replaced; interior reported as incomplete with drywall cracks and exterior door gaps.
 - **Steps & Gutters:** Steps installed on November 19, 2025; Gutters installed on November 20, 2025.
 - **Key Turnover:** Completed on January 15, 2026.
 - **MCO:** Turned over on November 19, 2025.
 - **Final 10% invoice:** TBD

Home Delivery and Completion Status (Work Order #5)

- **Monica R. Bitsilly (Breadsprings Chapter)**
 - **Timeline:** Home delivered and set on December 23, 2025.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** Scheduled for January 19, 2026.
 - **MCO:** TBD
 - **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 (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: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Louise Longhair (Breadsprings)**
 - Field Work to be Completed On: December 02, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Zonnie Willie (Manuelito)**
 - Field Work to be Completed On: December 01, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Nillie Money (Manuelito)**
 - Field Work to be Completed On: December 01, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tina L. Curtis-Kilafaken (Rock Springs)**
 - Field Work to be Completed On: December 03, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - 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 - 8 Homes)

- **Celilia R. Lincoln (Priority One)**
 - **Project Status:** Non NTUA
 - **Updates:** Utility provider is CDEC.
- **Louise Longhair (Priority Two/Priority One)**
 - **Project Status:** CDEC - 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:** CDEC - No application received
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Nillie Money (Priority One/Priority Three)**
 - **Project Status:** CDEC - No application received
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.

- **Tina L. Curtis-Kilafaken (Priority Two)**
 - **Project Status:** Non NTUA
 - **Updates:** Utility provider is CDEC.
- **Tamara A. Begay-Smith (Unknown Priority)**
 - **Project Status:** CDEC - No application received
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Charmaine R. Montoya (Priority Two)**
 - **Project Status:** Non NTUA
 - **Updates:** Utility provider is CDEC.
- **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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate – Nathan Notah

Date: February 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)

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.
- **Supplemental Procurement:** While the homes are delivered and set, ADA-accessible ramps and wood stoves remain pending. These items require separate supplemental funding approval from the Office of the Controller before procurement and installation 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. One home is currently scheduled for delivery and set on February 11, 2026. 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 for the remainder of the order. One site is currently experiencing access issues.

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, and another has an approved Service Line Agreement (SLA). The remaining sites are in various stages of administrative processing, including pending HPD letters, cultural resource clearances, and engineering designs at the district level.
- **Water/Wastewater:** Project Facility Layouts (PFLs) have been completed and submitted to the NTUA for five sites as of December 31, 2025. One site remains in the "Pending" phase for PFL completion and submission.
- **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 to avoid project stagnation, 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.

III. Constituent Home Delivery and Completion Status

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

- **John Yazzie (Naschitti Chapter)**
 - **Timeline:** Home delivered and set on July 1, 2025.
 - **Walk-Through/Punchlist:** September 11, 2025.
 - **Skirting/Painting:** Completed September 4, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 10, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5225).
- **Rochelle Bryant (Naschitti Chapter)**
 - **Timeline:** Home delivered and set on July 1, 2025.
 - **Walk-Through/Punchlist:** September 10, 2025.
 - **Skirting/Painting:** Completed September 4, 2025.
 - **Steps & Gutters:** Steps installed December 4, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 10, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5226).
- **Roland Thomas Begay (Twin Lakes Chapter)**
 - **Timeline:** Home delivered and set on July 21, 2025.
 - **Walk-Through/Punchlist:** August 26, 2025.

- **Skirting/Painting:** Completed September 3, 2025.
- **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
- **Key Turnover:** December 11, 2025.
- **MCO:** Released December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5230).
- **Notes:** Knobs have been replaced.
- **Ryland Jim (Twin Lakes Chapter)**
 - **Timeline:** Home delivered and set on July 21, 2025.
 - **Walk-Through/Punchlist:** August 27, 2025.
 - **Skirting/Painting:** Completed September 3, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 11, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5231).
 - **Notes:** Knobs have been replaced.
- **Tom K. Johnson (Twin Lakes Chapter)**
 - **Timeline:** Home delivered and set on July 22, 2025.
 - **Walk-Through/Punchlist:** August 26, 2025.
 - **Skirting/Painting:** Completed September 3, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 11, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5232).
 - **Notes:** Knobs have been replaced.
- **Lorraine Denetdale (Naschitti Chapter)**
 - **Timeline:** Home delivered and set on July 25, 2025.
 - **Walk-Through/Punchlist:** September 10, 2025.
 - **Skirting/Painting:** Completed September 4, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 10, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5236).
 - **Notes:** Knobs have been replaced.

Work Order #5 – (5 homes)

- **Raymond Catron (Mexican Springs Chapter)**
 - **Timeline:** Home delivered and to be set on February 11, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.

- MCO: TBD.
- Final 10% invoice: TBD.
- **Danny Shipley (Coyote Canyon Chapter)**
 - Timeline: TBD.
 - Walk-Through/Punchlist: TBD.
 - Skirting/Painting: TBD.
 - Steps & Gutters: TBD.
 - Key Turnover: TBD.
 - MCO: TBD.
 - Final 10% invoice: TBD.
- **Felisha M. Begay (Twin Lakes Chapter)**
 - Timeline: TBD.
 - Walk-Through/Punchlist: TBD.
 - Skirting/Painting: TBD.
 - Steps & Gutters: TBD.
 - Key Turnover: TBD.
 - MCO: TBD.
 - Final 10% invoice: TBD.
- **Tommy Badonie (Tohatchi Chapter)**
 - Timeline: TBD.
 - Walk-Through/Punchlist: TBD.
 - Skirting/Painting: TBD.
 - Steps & Gutters: TBD.
 - Key Turnover: TBD.
 - MCO: TBD.
 - Final 10% invoice: TBD.
- **Tremayne P. Hicks (Coyote Canyon Chapter)**
 - Timeline: TBD.
 - Walk-Through/Punchlist: TBD.
 - Skirting/Painting: TBD.
 - Steps & Gutters: TBD.
 - Key Turnover: TBD.
 - MCO: TBD.
 - Final 10% invoice: TBD.
 - Notes: Currently experiencing site access 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:

- **Rochelle Bryant (Naschitti)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: November 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lorraine Denetdale (Naschitti)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: November 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - 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: November 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - 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)

- **Tom K. Johnson**
 - **Project Status:** Pending Survey & Design @ District
 - **Updates:** The project is currently at the district office for engineering design and survey.
- **John Yazzie**
 - **Project Status:** NN HPD - Pending HPD Ltr/CRCF (BRCF)
 - **Updates:** Construction is pending the release of the Historic Preservation Department letter and cultural resource clearances.
- **Lorraine Denetdale**
 - **Project Status:** NN HPD - Pending HPD Ltr/CRCF (BRCF)
 - **Updates:** Construction is pending the release of the Historic Preservation Department letter and cultural resource clearances.
- **Rochelle Bryant**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
 - **Updates:** Awaiting documentation and archaeological/biological clearances from NTUA specialists.
- **Roland Thomas Begay**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Utility construction is officially complete and the site is in-service.
- **Ryland Jim**
 - **Project Status:** SLA Approved
 - **Updates:** The Service Line Agreement has been approved; project is moving toward construction release.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



**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: February 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. While the primary home turnovers are finished, supplemental items—specifically ADA accessibility ramps and wood stoves—remain pending as they require supplemental funding approval from the Office of the Controller.
- **Work Order #4 (WO#4):** This work order is currently experiencing significant delays. Although the Navajo Nation has fulfilled its requirements by submitting all topographic maps, geotechnical studies, and utility assessments, the modular vendor has failed to provide a construction or placement schedule despite multiple inquiries.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this work order encompasses 138 manufactured homes and includes 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. This financial uncertainty 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:**
 - **Socorro Electric Cooperative:** Application statuses and priority levels are currently being verified with the provider.
 - **Continental Divide Electric Cooperative (CDEC):** To date, no service applications have been received for these sites.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusion of utility assessments within 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 to avoid further project stagnation.

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)

- **Darrell Singer (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 12, 2025.
 - **Walk-Through/Punchlist:** Completed between June 13, 2025, and July 14, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 15, 2025, and July 21, 2025.
 - **Steps & Gutters:** Completed 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.
 - **Walk-Through/Punchlist:** Completed between June 11, 2025, and July 16, 2025.

- **Skirting/painting:** Site work and painting occurred between July 17, 2025, and July 22, 2025.
- **Steps & Gutters:** Completed 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.
 - **Walk-Through/Punchlist:** Completed between June 10, 2025, and July 16, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 17, 2025, and July 22, 2025.
 - **Steps & Gutters:** Completed 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.
 - **Walk-Through/Punchlist:** Completed between June 11, 2025, and July 15, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 16, 2025, and July 22, 2025.
 - **Steps & Gutters:** Completed 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.
 - **Walk-Through/Punchlist:** Completed between June 12, 2025, and July 13, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 14, 2025, and July 21, 2025.
 - **Steps & Gutters:** Completed 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.
 - **Walk-Through/Punchlist:** Completed between June 10, 2025, and July 15, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 16, 2025, and July 22, 2025.
 - **Steps & Gutters:** Completed 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.
 - **Walk-Through/Punchlist:** Completed between June 13, 2025, and July 14, 2025.

- **Skirting/painting:** Site work and painting occurred between July 15, 2025, and July 21, 2025.
- **Steps & Gutters:** Completed 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.
 - **Walk-Through/Punchlist:** Completed between June 12, 2025, and July 13, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 14, 2025, and July 21, 2025.
 - **Steps & Gutters:** Completed 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 of electrical services for sites utilizing non-NTUA providers: Continental Divide Electric Cooperative (CDEC) and Socorro Electric Cooperative (SEC). NTUA assists with fees via the ARPA - Light Up Navajo program for these recipients.

- **Darrell Singer (Priority One/Priority Four)**
 - **Project Status:** SEC - Completed Application.
 - **Updates:** Status verified; application process is complete.
- **Geraldyn Shorty (Priority One)**
 - **Project Status:** CDEC - No application received.
 - **Updates:** Pending submission by recipient or department.
- **Kendall Apachito (Priority Two)**
 - **Project Status:** SEC - Project in Engineering Stage.
 - **Updates:** Technical design and engineering are currently underway.
- **Margie Piaso (Priority Two)**
 - **Project Status:** CDEC - No application received.
 - **Updates:** Pending submission by recipient or department.
- **Ray Abeyta (Priority Two/Cistern)**
 - **Project Status:** CDEC - No application received.
 - **Updates:** Pending submission by recipient or department.
- **Roxanna Ganadonegro (Priority Two)**
 - **Project Status:** SEC - Project in Engineering Stage.
 - **Updates:** Technical design and engineering are currently underway.
- **Yvonne Apachito (Priority One)**
 - **Project Status:** CDEC - No application received.
 - **Updates:** Pending submission by recipient or department.
- **Issac Delgarito (Unknown)**
 - **Project Status:** SEC - Verifying.
 - **Updates:** Priority and status are currently under review.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate – Otto Tso

Date: February 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

This work order consists of 13 homes and has transitioned into active field execution:

- **Delivery & Installation:** Eight (8) of the thirteen homes have been successfully delivered and set on-site.
- **Interior Completion:** Five (5) of the set homes have reached 100% interior completion.
- **Possession:** One recipient has officially taken possession of keys, while the remaining four completed units are in the final scheduling stages for turnover.
- **Administrative Barriers:** The formal turnover of keys and the release of the Manufacturer's Certificate of Origin (MCO) are currently stalled pending the Office of the Controller processing the 40% second installment invoice.
- **Supplemental Scope:** Procurement for ADA accessibility ramps and wood stoves remains pending supplemental funding approval, as these items were excluded from the original contract.

Work Order #4 (WO4) Status

- **Scope Realignment:** The five (5) homes originally allocated to WO4 have been removed from its scope.

Work Order #5 (WO5) Status

Work Order #5 (WO5) is currently in progress to address the broader housing needs within the region:

- **WO5 Execution:** Executed on November 19, 2025, WO5 covers 138 manufactured homes. Production and field assessments are currently underway.

- **Vendor Caution:** The vendor is proceeding with caution due to concerns regarding the long-term status of project funding, which is currently influencing the pace of production and projected completion dates.

Utility Assessment and Infrastructure Bottlenecks

Infrastructure development is facing significant regulatory and administrative challenges:

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been completed for all assessed sites. However, the Division of Community Development (DCD) is currently navigating a verbal directive from the Resources Development Committee (RDC) to suspend utility coordination with the NTUA. Until a formal written directive is issued, existing processes are being maintained.
- **Electrical Services:** NTUA has begun connections for sites with existing infrastructure. Sites requiring new extensions are currently in the Service Line Agreement (SLA) and Right-of-Way (ROW) processing phases.
- **Primary Bottleneck (Applications):** A critical delay exists as the majority of recipients have not yet submitted formal applications for services to the NTUA. Per NTUA policy, no planning, design, or construction can commence until the home is on-site and a formal application has been received and processed.

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)

- **Michelle L. Nez (Tuba City Chapter)**
 - **Timeline:** Home shipped on November 12, 2025, and set on December 2, 2025.
 - **Walk-Through/Punchlist:** Conducted between January 5, 2026, and January 6, 2026.
 - **Skirting/painting:** Skirting work completed between December 12, 2025, and December 30, 2025. Interior complete as of January 6, 2026.
 - **Steps & Gutters:** Steps installed on January 22, 2026; Gutters installed on January 23, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Ruth Tohannie (Tuba City Chapter)**
 - **Timeline:** Home shipped on November 14, 2025, and set on December 3, 2025.
 - **Walk-Through/Punchlist:** Conducted between January 5, 2026, and January 6, 2026.

- **Skirting/painting:** Skirting work completed between December 11, 2025, and December 30, 2025. Interior complete as of January 6, 2026.
- **Steps & Gutters:** Steps installed on January 21, 2026; Gutters installed on January 15, 2026.
- **Key Turnover:** In the process of being scheduled.
- **MCO:** To be turned over upon key turnover.
- **Final 10% invoice:** TBD.
- **Fred B. Willie (Tuba City Chapter)**
 - **Timeline:** Home shipped on November 12, 2025, and set on December 5, 2025.
 - **Walk-Through/Punchlist:** Conducted between January 5, 2026, and January 7, 2026.
 - **Skirting/painting:** Skirting work completed between December 12, 2025, and December 30, 2025. Interior complete as of January 7, 2026.
 - **Steps & Gutters:** Steps installed on January 22, 2026; Gutters installed on January 23, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Lee Secody (Tuba City Chapter)**
 - **Timeline:** Home shipped on November 15, 2025, and set on December 17, 2025.
 - **Walk-Through/Punchlist:** Conducted between January 12, 2026, and January 15, 2026.
 - **Skirting/painting:** Interior complete as of January 15, 2026. Skirting status TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Mary Reeves (Tuba City Chapter)**
 - **Timeline:** Site assessment completed October 6, 2025. Delivery and set dates TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Kelly L. Labato (Tuba City Chapter)**
 - **Timeline:** Home shipped on November 13, 2025, and set on December 4, 2025.
 - **Walk-Through/Punchlist:** Conducted between January 5, 2026, and January 5, 2026.
 - **Skirting/painting:** Skirting work completed between December 11, 2025, and December 30, 2025. Interior complete as of January 5, 2026.
 - **Steps & Gutters:** Steps installed on January 21, 2026; Gutters installed on January 15, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.

- **Final 10% invoice:** TBD.
- **Cynthia Nez (Tuba City Chapter)**
 - **Timeline:** Home shipped on December 9, 2025, and set on January 15, 2026.
 - **Walk-Through/Punchlist:** Conducted between January 12, 2026, and January 14, 2026.
 - **Skirting/painting:** Interior complete as of January 14, 2026.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Melissa Woody (Tuba City Chapter)**
 - **Timeline:** Home shipped on November 12, 2025, and set on December 16, 2025.
 - **Walk-Through/Punchlist:** Conducted between January 12, 2026, and January 13, 2026.
 - **Skirting/painting:** Interior complete as of January 13, 2026. Skirting scheduled to begin January 12, 2026.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Bercinda Tohannie (Tuba City Chapter)**
 - **Timeline:** Home shipped on November 15, 2025, and set on December 4, 2025.
 - **Walk-Through/Punchlist:** Conducted between January 5, 2026, and January 5, 2026.
 - **Skirting/painting:** Skirting work completed between December 12, 2025, and December 30, 2025. Interior complete as of January 5, 2026.
 - **Steps & Gutters:** Steps installed on January 22, 2026; Gutters installed on January 15, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Melvin Woody (Tuba City Chapter)**
 - **Timeline:** Home shipped on November 18, 2025, and set on December 17, 2025.
 - **Walk-Through/Punchlist:** Conducted between January 12, 2026, and January 13, 2026.
 - **Skirting/painting:** Interior complete as of January 13, 2026. Skirting scheduled to begin January 12, 2026.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** OWNER HAS KEYS (1 in Out Box).
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Eddie & Merlinda Dodson (Tuba City Chapter)**
 - **Timeline:** Home shipped on December 9, 2025, and set on January 15, 2026.
 - **Walk-Through/Punchlist:** Conducted between January 12, 2026, and January 12, 2026.
 - **Skirting/painting:** Interior complete as of January 12, 2026.

- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** To be turned over upon key turnover.
- **Final 10% invoice:** TBD.
- **Eric & Bella Butler (Tuba City Chapter)**
 - **Timeline:** Chapter removed client.

Work Order W05

- **Anna Denedeal (Tuba City Chapter)**
 - **Timeline:** Delivery and set date TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Christine A. Cox (Tuba City Chapter)**
 - **Timeline:** Delivery and set date TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Herbert Tohannie, Jr. (Tuba City Chapter)**
 - **Timeline:** Delivery and set date TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Tonya Redburrow (Tuba City Chapter)**
 - **Timeline:** Delivery and set date TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Victoria L. Jackson (Tuba City Chapter)**
 - **Timeline:** Delivery and set date TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.

- **Key Turnover:** TBD.
- **MCO:** To be turned over upon key turnover.
- **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: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - PFL Approved on: TBD
- **Fred B. Willie (Tuba City, WO1)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - PFL Approved on: TBD
- **Melissa Woody (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026

- PFL Approved on: TBD
- **Melvin Woody (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - PFL Approved on: TBD
- **Lee Secody (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - PFL Approved on: TBD
- **Eddie & Merlinda Dodson (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - PFL Approved on: TBD
- **Kelly L. Labato (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - PFL Approved on: TBD
- **Mary Reeves (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - PFL Approved on: TBD
- **Ruth Tohannie (Tuba City, WO1)**
 - Field Work Completed On: November 18, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - 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: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2026
 - PFL Approved on: TBD
- **Eric & Bella Butler (Tuba City, WO1)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: Not in Procure
 - 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)

- **Mary Reeves**
 - **Project Status:** Need to Follow Up
 - **Updates:** Status is currently pending further internal follow-up.
- **Bercinda Tohannie**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Lee Secody**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Melissa Woody**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Michelle L. Nez**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Ruth Tohannie**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Cynthia Nez**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Eddie & Merlinda Dodson**

- **Project Status:** No Application received
- **Updates:** No application for services has been received by the NTUA at this time.
- **Melvin Woody**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Fred B. Willie**
 - **Project Status:** Pending Survey & Design District
 - **Updates:** This project is currently in the survey and design phase at the District level.
- **Kelly L. Labato**
 - **Project Status:** Pending Survey & Design District
 - **Updates:** This project is currently in the survey and design phase at the District level.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



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

Prepared For: Council Delegate - Rickie Nez

Date: February 2, 2026

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.

Work Order #5 (WO#5) Status

- **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. This uncertainty is currently impacting projected completion dates.

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:** Three homes are currently in the Service Line Agreement (SLA) or Right-of-Way (ROW) phase.
 - **Pending:** Two recipients have not yet submitted the required service applications 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.

III. Constituent Home Delivery and Completion Status

Homes with Keys Turned Over (13 Homes)

- **Ruby L. Canuto (Nenahnezad Chapter):**
 - **Timeline:** Home delivered on January 24, 2025, and set on February 4, 2025.
 - **Walk-Through/Punchlist:** April 28, 2025.
 - **Skirting/painting:** Skirting and painting completed from March 25, 2025, through April 21, 2025.
 - **Steps & Gutters:** Steps completed by July 21, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** September 25, 2025.
 - **MCO:** September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5088).
- **Janice Mescal (Upper Fruitland Chapter):**
 - **Timeline:** Home delivered on January 25, 2025, and set on February 7, 2025.
 - **Walk-Through/Punchlist:** April 29, 2025.
 - **Skirting/painting:** Skirting and painting completed from March 27, 2025, through April 21, 2025.
 - **Steps & Gutters:** Steps completed by July 21, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.

- **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5089).
- **Shirley and Wilfred Tsosie (San Juan Chapter):**
 - **Timeline:** Home delivered on January 26, 2025, and set on February 6, 2025.
 - **Walk-Through/Punchlist:** April 30, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 7, 2025, through April 22, 2025.
 - **Steps & Gutters:** Steps completed by July 21, 2025; Gutters completed by April 30, 2025.
 - **Key Turnover:** September 25, 2025.
 - **MCO:** September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5090).
- **Roy Benally (Nenahnezad Chapter):**
 - **Timeline:** Home delivered on January 27, 2025, and set on February 10, 2025.
 - **Walk-Through/Punchlist:** May 12, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 3, 2025, through April 22, 2025.
 - **Steps & Gutters:** Steps completed by July 22, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** September 25, 2025.
 - **MCO:** September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5091).
- **Eddie R. Burton (Upper Fruitland Chapter):**
 - **Timeline:** Home delivered on February 2, 2025, and set on February 13, 2025.
 - **Walk-Through/Punchlist:** May 1, 2025.
 - **Skirting/painting:** Skirting and painting completed from March 29, 2025, through April 21, 2025.
 - **Steps & Gutters:** Steps completed by July 22, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5092).
- **Henry Hogue (San Juan Chapter):**
 - **Timeline:** Home delivered on February 4, 2025, and set on February 18, 2025.
 - **Walk-Through/Punchlist:** May 2, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 1, 2025, through April 22, 2025.
 - **Steps & Gutters:** Steps completed by July 22, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** September 25, 2025.
 - **MCO:** September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5093).
- **Carrie Chee (Newcomb Chapter):**
 - **Timeline:** Home delivered on February 10, 2025, and set on February 17, 2025.
 - **Walk-Through/Punchlist:** April 21, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 25, 2025, through April 29, 2025.

- **Steps & Gutters:** Steps completed by July 23, 2025; Gutters completed by May 2, 2025.
- **Key Turnover:** October 7, 2025.
- **MCO:** October 7, 2025.
- **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5094).
- **Genevieve Peterson (Newcomb Chapter):**
 - **Timeline:** Home delivered on February 11, 2025, and set on February 26, 2025.
 - **Walk-Through/Punchlist:** April 22, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 23, 2025, through April 29, 2025.
 - **Steps & Gutters:** Steps completed by July 23, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 7, 2025.
 - **MCO:** October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5095).
- **Jona Lapahie-Keedah (Burnham Chapter):**
 - **Timeline:** Home delivered on February 13, 2025, and set on February 20, 2025.
 - **Walk-Through/Punchlist:** March 17, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 17, 2025, through April 28, 2025.
 - **Steps & Gutters:** Steps completed by July 23, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5096).
- **Dennison Yazzie (Burnham Chapter):**
 - **Timeline:** Home delivered on February 14, 2025, and set on February 27, 2025.
 - **Walk-Through/Punchlist:** March 18, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 15, 2025, through April 28, 2025.
 - **Steps & Gutters:** Steps completed by July 23, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5097).
- **Andrew L. Begay (Burnham Chapter):**
 - **Timeline:** Home delivered on February 17, 2025, and set on February 28, 2025.
 - **Walk-Through/Punchlist:** March 19, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 11, 2025, through April 28, 2025.
 - **Steps & Gutters:** Steps completed by July 24, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5098).
- **Faith Gilmore Haskie (San Juan Chapter):**

- **Timeline:** Home delivered on February 18, 2025, and set on March 3, 2025.
- **Walk-Through/Punchlist:** April 25, 2025.
- **Skirting/painting:** Skirting and painting completed from April 8, 2025, through April 22, 2025.
- **Steps & Gutters:** Steps completed by July 22, 2025; Gutters completed by April 30, 2025.
- **Key Turnover:** September 25, 2025.
- **MCO:** September 25, 2025.
- **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5099).
- **Bessie Claw Paul (Newcomb Chapter):**
 - **Timeline:** Home delivered on February 25, 2025, and set on March 11, 2025.
 - **Walk-Through/Punchlist:** May 20, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 22, 2025, through April 29, 2025.
 - **Steps & Gutters:** Steps completed by July 24, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 7, 2025.
 - **MCO:** October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5104).

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:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Eddie R. Burton (Priority One)**
 - **Project Status:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Faith Gilmore Haskie (Unknown)**
 - **Project Status:** Construction Complete

- **Updates:** Construction is finished and the project has been finalized.
- **Genevieve Peterson (Priority One)**
 - **Project Status:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Henry Hogue (Priority One)**
 - **Project Status:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Jona Lapahie-Keedah (Priority One)**
 - **Project Status:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Ruby L. Canuto (Priority One)**
 - **Project Status:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Shirley and Wilfred Tsosie (Priority One)**
 - **Project Status:** Construction Complete
 - **Updates:** Construction is finished and the project has been finalized.
- **Andrew L. Begay (Priority Two)**
 - **Project Status:** Pending ROW/SLA Acquisition/Surveys
 - **Updates:** Project is currently with the NTUA ROW Agent pending Service Line Agreement (SLA) acquisition and necessary surveys.
- **Dennison Yazzie (Priority Two/Priority Three)**
 - **Project Status:** Pending ROW/SLA Acquisition/Surveys
 - **Updates:** Project is currently pending Right-of-Way (ROW) and Service Line Agreement (SLA) acquisition, including required surveys and documentation.
- **Roy Benally (Priority Two)**
 - **Project Status:** Pending ROW/SLA Acquisition/Surveys
 - **Updates:** Project is currently with the NTUA ROW Agent pending SLA acquisition and survey completion.
- **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:** No Application received
 - **Updates:** Despite having an existing account, no new service application has been received for this project at this time.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits while meeting housing demands.



**Community Housing Infrastructure Department (CHID) Council Delegate
Shaandiin Parrish Status Report: Work Order 1#, #3, #4 & #5**

Prepared For: Council Delegate – Shaandiin Parrish

Date: February 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):** This work order now encompasses seven homes following the consolidation of units from WO#4. All seven homes have been successfully delivered and set. Installation of secondary components (skirting, steps, and gutters) is 100% complete for nearly all sites, with some minor final finishes pending for the most recent deliveries. Key turnovers have been successfully completed for several constituents as of early February 2026, while others remain in the final scheduling phase.
- **Work Order #3 (WO#3):** All six homes assigned to this work order in the Chilchinbeto, Dennehotso, and Kayenta Chapters have been delivered and set. While secondary component installations are largely complete, final key turnover for the remaining homes is strictly contingent upon the Office of the Controller’s release of the 40% second installment payments.
- **Work Order #4 (WO#4):** Five homes originally assigned to WO#4 have been removed.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this order includes 138 homes. While field assessments and initial production have commenced, contractors are currently proceeding with caution due to significant concerns regarding the long-term stability of project funding.

Utility Assessment and Infrastructure

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been finalized for all 12 assessed sites under WO#1 and WO#3. These technical 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 initiated connections for homes with existing on-site infrastructure. For sites requiring new extensions, NTUA is currently processing the necessary Service Line Agreements (SLAs) and Right-of-Ways (ROWs).
- **Regulatory Update:** The Resources Development Committee (RDC) has issued a verbal directive to halt utility coordination with NTUA. To ensure project momentum is not lost, the department is continuing with current processes until a formal written directive is received.

Supplemental Funding Requirements

Full habitability for many units remains pending the procurement and installation of ADA-accessible ramps and wood stoves. As these essential items were outside the original scope of work, they require separate supplemental funding approvals from the Office of the Controller before installation can proceed.

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

Work Order #3 (WO#3) - 6 Homes

- **Alice Harris (Kayenta Chapter, WO3):**
 - **Timeline:** Home shipped on January 13, 2026; home delivered and set on February 6, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** Gutters completed on December 17, 2025.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** 40% Invoice #5182 submitted on October 16, 2025.
- **Loretta T. Charley (Chilchinbeto Chapter, WO3):**
 - **Timeline:** Home shipped on October 31, 2025; home delivered and set on December 5, 2025.
 - **Walk-Through/Punchlist:** Interior completed on January 23, 2026.
 - **Skirting/painting:** Completed between December 18, 2025, and January 5, 2026.
 - **Steps & Gutters:** Steps completed on January 23, 2026; Gutters completed on January 22, 2026.
 - **Key Turnover:** Completed on February 6, 2026.
 - **MCO:** Delivered on December 17, 2025.
 - **Final 10% invoice:** 40% Invoice #5185 submitted on October 16, 2025.
- **Kimberly Kescoli (Dennehotso Chapter, WO3):**

- **Timeline:** Home shipped on November 19, 2025; home delivered and set on December 10, 2025.
- **Walk-Through/Punchlist:** Completed on January 28, 2026.
- **Skirting/painting:** Completed between December 19, 2025, and January 6, 2026.
- **Steps & Gutters:** Steps completed on January 23, 2026; Gutters completed on January 14, 2026.
- **Key Turnover:** Completed on January 29, 2026.
- **MCO:** Delivered on December 17, 2025.
- **Final 10% invoice:** 40% Invoice #5191 submitted on October 16, 2025.
- **Lavern Black (Dennehotso Chapter, WO3):**
 - **Timeline:** Home shipped on September 6, 2025; home delivered and set on October 28, 2025.
 - **Walk-Through/Punchlist:** Completed on January 27, 2026.
 - **Skirting/painting:** Completed between November 19, 2025, and January 6, 2026.
 - **Steps & Gutters:** Steps completed on January 23, 2026; Gutters completed on January 14, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** 40% Invoice #5218 submitted on October 16, 2025.
- **Linda E. Keith (Dennehotso Chapter, WO3):**
 - **Timeline:** Home shipped on September 6, 2025; home delivered and set on October 30, 2025.
 - **Walk-Through/Punchlist:** Completed on January 27, 2026.
 - **Skirting/painting:** Completed between November 19, 2025, and January 6, 2026.
 - **Steps & Gutters:** Steps completed on January 23, 2026; Gutters completed on January 14, 2026.
 - **Key Turnover:** Completed on January 29, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** 40% Invoice #5219 submitted on October 16, 2025.
- **Loriannie Eskee (Dennehotso Chapter, WO3):**
 - **Timeline:** Home shipped on November 4, 2025; home delivered and set on November 18, 2025.
 - **Walk-Through/Punchlist:** Completed on January 27, 2026.
 - **Skirting/painting:** Completed between December 2, 2025, and January 5, 2026.
 - **Steps & Gutters:** Steps completed on January 23, 2026; Gutters completed on January 22, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** 40% Invoice #5220 submitted on October 16, 2025.

Work Order #1 (WO#1) - 7 Homes

- **Lillie Peaches (Kayenta Chapter, WO1):**
 - **Timeline:** Home shipped on July 9, 2025; home delivered and set on July 31, 2025.
 - **Walk-Through/Punchlist:** Completed on September 17, 2025.

- **Skirting/painting:** Completed between September 10, 2025, and October 8, 2025.
- **Steps & Gutters:** Steps completed on December 17, 2025; Gutters completed on November 18, 2025.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** 40% Invoice #4003 submitted on July 23, 2025.
- **Carolyn Harrison (Chilchinbeto Chapter, WO1):**
 - **Timeline:** Home shipped on July 9, 2025; home delivered and set on July 18, 2025.
 - **Walk-Through/Punchlist:** Completed on September 16, 2025.
 - **Skirting/painting:** Completed between September 11, 2025, and October 8, 2025.
 - **Steps & Gutters:** Steps completed on December 17, 2025; Gutters completed on November 18, 2025.
 - **Key Turnover:** Completed on February 6, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** 40% Invoice #4005 submitted on July 23, 2025.
- **Andrew Bradley (Kayenta Chapter, WO1):**
 - **Timeline:** Home shipped on September 9, 2025; home delivered and set on September 23, 2025.
 - **Walk-Through/Punchlist:** Completed on October 28, 2025.
 - **Skirting/painting:** Completed between October 20, 2025, and November 4, 2025.
 - **Steps & Gutters:** Steps completed on December 17, 2025; Gutters completed on November 17, 2025.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Sheila King (Chilchinbeto Chapter, WO1):**
 - **Timeline:** Home shipped on September 15, 2025; home delivered and set on October 2, 2025.
 - **Walk-Through/Punchlist:** Completed on October 29, 2025.
 - **Skirting/painting:** Completed between October 22, 2025, and November 4, 2025.
 - **Steps & Gutters:** Steps completed on December 17, 2025; Gutters completed on November 17, 2025.
 - **Key Turnover:** Completed on February 6, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Jerrilyn Hernandez (Dennehotso Chapter, WO1):**
 - **Timeline:** Home shipped on October 22, 2025; home delivered and set on October 29, 2025.
 - **Walk-Through/Punchlist:** Completed on December 11, 2025.
 - **Skirting/painting:** Completed between November 21, 2025, and January 6, 2026.
 - **Steps & Gutters:** Steps completed on January 23, 2026; Gutters completed on January 14, 2026.
 - **Key Turnover:** Completed on January 29, 2026.

- MCO: TBD.
- Final 10% invoice: TBD.
- **Grace Curleyhair (Chilchinbeto Chapter, WO1):**
 - **Timeline:** Home shipped on October 30, 2025; home delivered and set on November 14, 2025.
 - **Walk-Through/Punchlist:** Completed on December 11, 2025.
 - **Skirting/painting:** Completed between November 20, 2025, and January 5, 2026.
 - **Steps & Gutters:** Steps completed on January 22, 2026; Gutters completed on January 22, 2026.
 - **Key Turnover:** Completed on February 6, 2026.
 - MCO: TBD.
 - Final 10% invoice: TBD.
- **Dolly Yazzie Smith (Chilchinbeto Chapter, WO1):**
 - **Timeline:** Home shipped on December 8, 2025; home delivered and set on December 31, 2025.
 - **Walk-Through/Punchlist:** Completed on January 12, 2026.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** Steps completed on January 16, 2026.
 - **Key Turnover:** TBD.
 - MCO: TBD.
 - 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:

- **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**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Dorothy Singer**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Leanna S. John**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Lenora Singer**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Lillie Peaches**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist

- **Updates:** Pending Cultural Award and TES List request.
- **Louise Crosby**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Linda Bedonie**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Carolyn Harrison**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Dolly B. Begay**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Dolly Yazzie Smith**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Etta Maize**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Grace Curleyhair**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Jerrilyn Hernandez**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Kimberly Kescoli**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Lavern Black**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Linda E. Keith**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Loretta T. Charley**
 - **Project Status:** Pending Survey & Design at District

- **Updates:** Project is currently with the district office for survey and engineering design work.
- **Loriannie Eskee**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **R. Jaedyn Clah (Regina)**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Sheila King**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Etta Yazzie**
 - **Project Status:** Pending Meter Loop
 - **Updates:** Waiting for meter loop installation to complete connection.
- **Lillie Leonard**
 - **Project Status:** Solar Referral
 - **Updates:** Project referred for solar power due to distance from distribution line.
- **Helen Smith**
 - **Project Status:** Need to Follow Up
 - **Updates:** Department needs to follow up on service application status.
- **Alice Harris**
 - **Project Status:** TBD
 - **Updates:** TBD

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



Community Housing Infrastructure Department (CHID) Council Delegate Shawna Ann Claw Status Report: Work Order #1 & #5

Prepared For: Council Delegate – Shawna Ann Claw

Date: February 2, 2026

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

I. Executive Summary

Current Status: Work Order #1 Suspended / Work Order #5 Active (Pending Funding Clarification)

- **Work Order #1 (Chinle Chapter) Suspension:** All manufactured home deliveries for the Chinle Chapter under Work Order #1 remain suspended following a request in May 2025 due to conflict of interest concerns. All 23 original recipients have been removed from this scope, and the homes have been reassigned to other Delegate regions. Currently, there are zero active units for this region under Work Order #1.
- **Application Reassessment & Next Steps:** The application portal for the Chinle Chapter closed on December 5, 2025. The vetting process is expected to be extensive to ensure all applicants meet the necessary criteria. A critical administrative determination is pending to decide whether the CHID Department or the Chinle Chapter will be responsible for assessing these applications.
- **Work Order #5 Execution:** Work Order #5 (WO#5) was officially executed on November 19, 2025, and includes 138 manufactured homes. This order incorporates recipients previously removed from Work Order #4 and utilizes the same vendor as WO#1 and WO#3. Any recipients not included in WO#5 are slated to be assigned to separate work orders under a different vendor.
- **Vendor Progress and Risk:** While the vendor for WO#5 has commenced production and field assessments, contractors are proceeding with significant caution. There is a high level of concern regarding potential funding "pull-backs" by the Navajo Nation if the project is deemed unfunded. This uncertainty is currently impacting projected delivery and completion schedules.
- **Infrastructure Status:** Utility assessments, designs, and construction updates remain postponed. This work will only resume once a finalized, qualified list of recipients is provided and the administrative assessment responsibility (CHID vs. Chapter) is resolved.

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, and deliveries and installations for sites have begun. 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.



**Community Housing Infrastructure Department (CHID) Council Delegate
Steven R. Arviso Report: Work Order #3, #4 & #5**

Prepared For: Council Delegate – Steven R. Arviso

Date: February 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.

Work Order #3 (WO#3): Significant progress has been made with 12 of the 14 assigned units successfully delivered, set, and skirted. While many key turnovers and Manufacturer's Certificates of Origin (MCO) releases were completed in late 2025, final project closure and the remaining turnovers are currently stalled. This is due to a pending 40% second installment payment by the Office of the Controller. Two units remain undelivered due to unresolved accessibility hurdles and residential lease verification issues.

Work Order #4 (WO#4): This work order is experiencing critical stagnation. Despite the Navajo Nation fulfilling all technical requirements—including the submission of topographic maps, geotechnical studies, and utility assessments—the modular vendor remains unresponsive. No construction schedule has been provided, effectively halting progress for the six regional recipients assigned to this order.

Work Order #5 (WO#5): Executed on November 19, 2025, this order includes 138 manufactured homes and integrates recipients previously removed from WO#4. Although production and field assessments have commenced, contractors are proceeding with extreme caution due to fears of potential funding pullbacks by the Navajo Nation. This hesitation is currently impacting the projected completion timelines.

Infrastructure and Utility Development

- **Utility Assessments:** Project Facility Layouts (PFLs) for water and wastewater are complete for all assessed sites. The majority were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025.
- **Electrical Connectivity:**

- **CDEC Service:** Coordination is required for homes serviced by the Continental Divide Electric Cooperative (CDEC). Several recipients currently have no application on file, which must be addressed to ensure connectivity.
- **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 continuing with existing processes to avoid project stagnation while awaiting a formal written directive to clarify this change in scope.

Outstanding Supplemental Items and Funding

The procurement and installation of ADA Accessibility Ramps and Wood Stoves for Work Orders #1 and #3 remain outstanding. These essential items were not part of the original scope of work and require separate supplemental funding approval from the Office of the Controller before they can be procured and installed for the recipients.

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)

- **Jones Begay (Pinedale):**
 - **Timeline:** Home delivered and set on June 20, 2025. Pad was ready on June 9, 2025.
 - **Walk-Through/Punchlist:** August 6, 2025.
 - **Skirting/painting:** Work completed between July 31, 2025, and August 16, 2025.
 - **Steps & Gutters:** Steps completed on October 21, 2025; Gutters completed on September 10, 2025.
 - **Key Turnover:** November 10, 2025.
 - **MCO:** Delivered on November 10, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5154).
- **George and Barbara Francisco (Iyanbito):**
 - **Timeline:** Home delivered and set on June 17, 2025. Pad was ready on June 9, 2025.

- **Walk-Through/Punchlist:** August 7, 2025.
- **Skirting/painting:** Work completed between August 5, 2025, and August 20, 2025.
- **Steps & Gutters:** Steps completed on October 20, 2025; Gutters completed on September 10, 2025.
- **Key Turnover:** November 14, 2025.
- **MCO:** Delivered on November 14, 2025.
- **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5164).
- **Sheila Skeet (Pinedale):**
 - **Timeline:** Home delivered and set on June 16, 2025. Pad was ready on June 5, 2025.
 - **Walk-Through/Punchlist:** July 24, 2025.
 - **Skirting/painting:** Work completed between July 21, 2025, and August 15, 2025.
 - **Steps & Gutters:** Steps completed on November 10, 2025; Gutters completed on September 9, 2025.
 - **Key Turnover:** November 10, 2025.
 - **MCO:** Delivered on November 10, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5167).
- **Celeste Chee (Iyanbito):**
 - **Timeline:** Home delivered and set on June 17, 2025. Pad was ready on June 5, 2025.
 - **Walk-Through/Punchlist:** June 25, 2025.
 - **Skirting/painting:** Work completed between August 4, 2025, and August 20, 2025.
 - **Steps & Gutters:** Steps completed on October 20, 2025; Gutters completed on September 10, 2025.
 - **Key Turnover:** November 14, 2025.
 - **MCO:** Delivered on November 14, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5168).
- **Tracy Cook (Mariano Lake):**
 - **Timeline:** Home delivered and set on June 18, 2025. Pad was ready on June 9, 2025.
 - **Walk-Through/Punchlist:** July 30, 2025.
 - **Skirting/painting:** Work completed between July 22, 2025, and August 15, 2025.
 - **Steps & Gutters:** Steps completed on October 21, 2025; Gutters completed on September 9, 2025.
 - **Key Turnover:** December 9, 2025.
 - **MCO:** Delivered on November 24, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5170).
 - **Note:** Knobs have been replaced.
- **Lawrence Bennett (Mariano Lake):**
 - **Timeline:** Home delivered and set on June 18, 2025. Pad was ready on June 5, 2025.
 - **Walk-Through/Punchlist:** July 25, 2025.
 - **Skirting/painting:** Work completed between July 21, 2025, and August 15, 2025.

- **Steps & Gutters:** Steps completed on October 21, 2025; Gutters completed on September 9, 2025.
- **Key Turnover:** December 9, 2025.
- **MCO:** Delivered on November 24, 2025.
- **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5171).
- **Note:** Knobs have been replaced.
- **Andrew Reeder (Mariano Lake):**
 - **Timeline:** Home delivered and set on June 16, 2025. Pad was ready on June 5, 2025.
 - **Walk-Through/Punchlist:** July 31, 2025.
 - **Skirting/painting:** Work completed between July 22, 2025, and August 15, 2025.
 - **Steps & Gutters:** Steps completed on October 21, 2025; Gutters completed on September 9, 2025.
 - **Key Turnover:** December 9, 2025.
 - **MCO:** Delivered on November 24, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5172).
 - **Note:** Knobs have been replaced.
- **Alfred Francisco (Thoreau):**
 - **Timeline:** Home delivered and set on June 19, 2025. Pad was ready on June 9, 2025.
 - **Walk-Through/Punchlist:** September 8, 2025.
 - **Skirting/painting:** Work completed between July 25, 2025, and August 15, 2025.
 - **Steps & Gutters:** Steps completed on November 10, 2025; Gutters completed on September 9, 2025.
 - **Key Turnover:** November 10, 2025.
 - **MCO:** Delivered on November 10, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5221).
 - **Note:** MCOs need to be replaced.
- **Evelyn Largo (Smith Lake):**
 - **Timeline:** Home delivered and set on June 19, 2025. Pad was ready on June 9, 2025.
 - **Walk-Through/Punchlist:** August 5, 2025.
 - **Skirting/painting:** Work completed between July 24, 2025, and August 16, 2025.
 - **Steps & Gutters:** Steps completed on October 21, 2025; Gutters completed on September 9, 2025.
 - **Key Turnover:** December 9, 2025.
 - **MCO:** Delivered on November 25, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5224).
 - **Note:** MCOs need to be replaced; keys replaced.
- **Lorinda Yazzie (Thoreau):**
 - **Timeline:** Home delivered and set on July 7, 2025. Pad was ready on June 21, 2025.
 - **Walk-Through/Punchlist:** August 6, 2025.
 - **Skirting/painting:** Work completed between August 1, 2025, and August 16, 2025.

- **Steps & Gutters:** Steps completed on October 20, 2025; Gutters completed on September 10, 2025.
- **Key Turnover:** November 10, 2025.
- **MCO:** Delivered on November 10, 2025.
- **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5227).
- **Mildred Largo (Smith Lake):**
 - **Timeline:** Home delivered and set on July 24, 2025. Pad was ready on July 12, 2025.
 - **Walk-Through/Punchlist:** August 5, 2025.
 - **Skirting/painting:** Work completed between July 25, 2025, and August 16, 2025.
 - **Steps & Gutters:** Steps completed on October 21, 2025; Gutters completed on September 9, 2025.
 - **Key Turnover:** December 9, 2025.
 - **MCO:** Delivered on November 2, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5235).
 - **Note:** Knobs have been replaced.
- **Marie L. Jim (Church Rock):**
 - **Timeline:** Home delivered and set on July 24, 2025. Pad was ready on July 23, 2025.
 - **Walk-Through/Punchlist:** September 4, 2025.
 - **Skirting/painting:** Work completed between August 6, 2025, and August 20, 2025.
 - **Steps & Gutters:** Steps completed on October 20, 2025; Gutters completed on September 9, 2025.
 - **Key Turnover:** November 14, 2025.
 - **MCO:** Delivered on November 14, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5240).

Homes Pending Delivery (Work Order #3 - 2 Homes)

- **Darlene Yazzie (Thoreau):**
 - **Timeline:** Site assessment complete on October 7, 2025. Delivery pending due to lease verification and site conditions.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5213).
- **Lena J. Smith (Church Rock):**
 - **Timeline:** Site assessment complete on October 8, 2025. Pending replacement applicant from Chapter.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5214).

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:

- **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

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 (Priority Three/Priority Two)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.
- **Andrew Reeder (Priority 1)**
 - **Project Status:** CDEC - Need LOC
 - **Updates:** Utility provider is CDEC. Currently awaiting Letter of Compliance (LOC) and payment of connection fees.
- **Celeste M. Chee (Priority One)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.
- **Evelyn Largo (Priority Two/Priority One)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.
- **George and Barbara Francisco (Priority 1)**
 - **Project Status:** Non NTUA
 - **Updates:** Non-NTUA Project.
- **Jones Begay (Priority Two/Priority Three)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.
- **Lawrence Bennett (Priority Two/Priority One)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.
- **Lorinda A. Yazzie (Priority One)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.
- **Marie L. Jim (Priority One)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC. Chapter: Church Rock.
- **Mildred Largo (Priority One)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.
- **Shelia T. Skeet (Priority One)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.
- **Tracy Cook (Priority Two)**
 - **Project Status:** Unknown
 - **Updates:** Utility provider is CDEC.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.



**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: February 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 consists of 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 20, 2026.
- **Work Order #4 (WO#4):** The eight homes originally planned under this work order have been removed.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this order includes 138 manufactured homes. Production and field assessments are underway. Notably, five homes in the Delegate's region have already been delivered and set as of late January 2026, with three additional sites pending delivery or pad preparation. Contractors are currently proceeding with caution due to concerns regarding project funding stability.
- **Supplemental Items:** Procurement and installation of ADA Accessibility Ramps and Wood Stoves for WO#3 are currently pending. These items require separate supplemental funding approval from the Office of the Controller.

Turnover and Documentation

- **Payment Contingency:** The formal release of the Manufacturer's Certificate of Origin (MCO) and key turnovers are strictly contingent upon the Office of the Controller processing the 40% second installment invoice payments.
- **Completion Progress:** MCO turnovers for seven homes were successfully completed on December 17, 2025. Key turnovers have been finalized for three recipients in mid-January 2026, with the remaining units currently being scheduled for turnover pending payment verification.

Utility Assessment and Infrastructure

- **Water and Wastewater:** Project Facility Layouts (PFLs) for all nine sites in WO#3 were completed and submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025. These designs are currently undergoing quality control approval or transitioning to the construction phase.
- **Electric Service:** NTUA has commenced connections for sites with existing on-site utility infrastructure. For sites requiring extensions, NTUA has initiated work on Service Line Agreements (SLAs) and Right-of-Ways (ROWs).

Regulatory and Policy Developments

The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. While the Division of Community Development (DCD) awaits an official written directive to formalize this change, the department is continuing to move forward with existing processes for the nine sites in WO#3 to ensure project momentum is not lost.

II. Project Scope Change

The eight homes previously intended for delivery under Work Order #4 have been removed from the scope.

III. Constituent Home Delivery and Completion Status

Homes Delivered, Set, Turned Over or Pending Turnover (Work Order #3 - 9 Homes)

- **Francina A. Francisco (Cornfields Chapter)**
 - **Timeline:** Home delivered and set on October 16, 2025.
 - **Walk-Through/Punchlist:** November 21, 2025.
 - **Skirting/painting:** Work completed between November 5, 2025, and November 19, 2025.
 - **Steps & Gutters:** Steps completed December 23, 2025; Gutters completed November 20, 2025.
 - **Key Turnover:** January 15, 2026.
 - **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.
 - **Walk-Through/Punchlist:** November 13, 2025.
 - **Skirting/painting:** Work completed between November 7, 2025, and November 19, 2025.
 - **Steps & Gutters:** Steps completed December 23, 2025; Gutters completed November 20, 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.
- **Walk-Through/Punchlist:** November 12, 2025.
- **Skirting/painting:** Work completed between November 5, 2025, and November 19, 2025.
- **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed November 20, 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).
- **Sharlene Ann Holiday (Cornfields Chapter)**
 - **Timeline:** Home delivered and set on October 15, 2025.
 - **Walk-Through/Punchlist:** December 1, 2025.
 - **Skirting/painting:** Work completed between November 4, 2025, and November 19, 2025.
 - **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed November 20, 2025.
 - **Key Turnover:** January 15, 2026.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5188).
- **Lora Jean Hildreth (Steamboat Chapter)**
 - **Timeline:** Home delivered and set on October 17, 2025.
 - **Walk-Through/Punchlist:** November 20, 2025.
 - **Skirting/painting:** Work completed between November 6, 2025, and November 18, 2025.
 - **Steps & Gutters:** Steps completed December 23, 2025; Gutters completed November 20, 2025.
 - **Key Turnover:** January 16, 2026.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5190).
- **Calvin Lee Curley (Ganado Chapter)**
 - **Timeline:** Home delivered and set on October 17, 2025.
 - **Walk-Through/Punchlist:** November 14, 2025.
 - **Skirting/painting:** Work completed between November 11, 2025, and November 18, 2025.
 - **Steps & Gutters:** Steps completed December 23, 2025; Gutters completed November 20, 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 20, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** 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.
 - **Walk-Through/Punchlist:** January 2, 2026.
 - **Skirting/painting:** Work completed between November 11, 2025, and November 19, 2025.
 - **Steps & Gutters:** Steps completed December 23, 2025; Gutters completed November 20, 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).
- **Billy Bruce Tahy (Steamboat Chapter)**
 - **Timeline:** Home delivered and set on November 7, 2025.
 - **Walk-Through/Punchlist:** January 2, 2026.
 - **Skirting/painting:** Work completed between November 10, 2025, and November 18, 2025.
 - **Steps & Gutters:** Steps completed December 23, 2025; Gutters completed 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 #5216).

Work Order #5 (8 – Homes)

- **Kayla Begay (Cornfields Chapter)**
 - **Timeline:** Home delivered and set on January 19, 2026.
 - **Walk-Through/Punchlist:** Complete.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** Gutters completed January 20, 2026; Steps TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Lerose Curley (Ganado Chapter)**
 - **Timeline:** Home delivered and set on January 20, 2026.
 - **Walk-Through/Punchlist:** Complete.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Cecilia A. Nez (Cornfields Chapter)**
 - **Timeline:** Home delivered and set on January 20, 2026.
 - **Walk-Through/Punchlist:** Complete.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** Gutters completed January 21, 2026; Steps TBD.
 - **Key Turnover:** TBD.

- **MCO:** TBD.
- **Final 10% Invoice:** TBD.
- **Gloria Clark (Kinlichee Chapter)**
 - **Timeline:** Home delivered and set on January 28, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Courtney Begay (Kinlichee Chapter)**
 - **Timeline:** Home delivered and set on January 24, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Elizabeth R. Clark (Steamboat Chapter)**
 - **Timeline:** Delivery/Set Pending.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
- **Helen Mego (Steamboat Chapter)**
 - **Timeline:** Delivery/Set Pending.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
- **Kimberly Cepi (Jeddito Chapter)**
 - **Timeline:** Delivery/Set Pending (Pad Ready as of January 22, 2026).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** 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 (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.

V. 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:** Pending Survey & Design at District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Calvin Lee Curley (Priority Two)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request.
 - **Updates:** Environmental clearances are in progress; awaiting cultural resource awards and TES (Threatened and Endangered Species) list requests.
- **Edison L. Hill (Priority Two/Priority Four)**
 - **Project Status:** Pending Survey & Design at District.
 - **Updates:** Project is currently with the district office for survey and engineering design work following home delivery.

- **Francina A. Francisco (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility construction is finalized at this site.
- **Geraldine Shay (Priority One)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Internal follow-up is required to determine the specific next steps for this project.
- **Leslie and Annacita R. Silvers (Priority One/Priority Two)**
 - **Project Status:** Pending Survey & Design at District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Lora Jean Hildreth (Priority One)**
 - **Project Status:** Pending Service Pole.
 - **Updates:** The project is currently awaiting the installation of the electrical service pole.
- **Sharlene Ann Holiday (Priority Two/Priority Three)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request.
 - **Updates:** Environmental clearances are in progress; awaiting cultural resource awards and TES list requests.
- **Tsosie Begay (Priority One)**
 - **Project Status:** Pending Survey & Design at District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.

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, and deliveries and installations for sites have begun. 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.

Project Expansion and Regional Integration

As the project progresses, additional WO#5 units may be allocated to the delegate region. These additions and the overall scale of the work order will be monitored and adjusted based on total expenditure amounts to ensure the project remains within fiscal limits.

Exhibit F

Construction Schedule

Navajo Nation DCD ARPA Housing Work Order 5 Production

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	25							2026							
						Jul	A	S	Oct	N	D	J	F	M	Apr	M	J	Jul	A	S
WO5 Milestones		2	\$0.00	24-Nov-25 A	31-Aug-26															
WO5A	Begin WO5 Project	1	\$0.00		24-Nov-25 A															
WO5B	Finish WO5 Project	1	\$0.00		31-Aug-26															
WO5 Activities		138	\$24,999,997.61	24-Nov-25 A	31-Aug-26															
127160	Production at Factory	1	\$181,159.40	24-Nov-25 A	09-Dec-25 A															
129160	Production at Factory	1	\$181,159.40	25-Nov-25 A	10-Dec-25 A															
148160	Production at Factory	1	\$181,159.40	26-Nov-25 A	11-Dec-25 A															
166160	Production at Factory	1	\$181,159.40	27-Nov-25 A	12-Dec-25 A															
184160	Production at Factory	1	\$181,159.40	28-Nov-25 A	15-Dec-25 A															
197160	Production at Factory	1	\$181,159.40	01-Dec-25 A	16-Dec-25 A															
198160	Production at Factory	1	\$181,159.40	02-Dec-25 A	17-Dec-25 A															
219160	Production at Factory	1	\$181,159.40	03-Dec-25 A	18-Dec-25 A															
229160	Production at Factory	1	\$181,159.40	04-Dec-25 A	19-Dec-25 A															
270160	Production at Factory	1	\$181,159.40	10-Dec-25 A	29-Dec-25 A															
283160	Production at Factory	1	\$181,159.40	11-Dec-25 A	30-Dec-25 A															
299160	Production at Factory	1	\$181,159.40	12-Dec-25 A	31-Dec-25 A															
310160	Production at Factory	1	\$181,159.40	16-Dec-25 A	06-Jan-26 A															
317160	Production at Factory	1	\$181,159.40	17-Dec-25 A	07-Jan-26 A															
335160	Production at Factory	1	\$181,159.40	18-Dec-25 A	08-Jan-26 A															
354160	Production at Factory	1	\$181,159.40	19-Dec-25 A	09-Jan-26 A															
366160	Production at Factory	1	\$181,159.40	22-Dec-25 A	12-Jan-26 A															
370160	Production at Factory	1	\$181,159.40	23-Dec-25 A	13-Jan-26 A															
383160	Production at Factory	1	\$181,159.40	30-Dec-25 A	16-Jan-26 A															
401160	Production at Factory	1	\$181,159.40	31-Dec-25 A	19-Jan-26															
426160	Production at Factory	1	\$181,159.40	05-Jan-26 A	20-Jan-26															

■ Actual Work ■ Critical Remaining ...
■ Remaining Work ◆ Milestone

Navajo Nation DCD ARPA Housing Work Order 6 Production

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	N	D
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 ...
█ Remaining Work ◆ Milestone

Navajo Nation DCD ARPA Housing Work Order 7 Production

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	N	D
WO7 Milestones		2	\$0.00	02-Feb-26	22-Jul-26																								
WO7A	Begin WO7 Project	1	\$0.00		02-Feb-26																								
WO7B	Finish WO7 Project	1	\$0.00		22-Jul-26																								
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 ...
█ Remaining Work ◆ Milestone

Navajo Nation DCD ARPA Housing Work Order 8 Production

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	N	D
WO8 Milestones		2	\$0.00	02-Feb-26	22-Jul-26																								
WO8A	Begin WO8 Project	1	\$0.00		02-Feb-26																								
WO8B	Finish WO8 Project	1	\$0.00		22-Jul-26																								
WO8 Activities		20	\$4,371,600.00	02-Feb-26	22-Jul-26																								
585160	Production at Factory	1	\$218,580.00	02-Feb-26	17-Feb-26																								
586160	Production at Factory	1	\$218,580.00	02-Feb-26	17-Feb-26																								
587160	Production at Factory	1	\$218,580.00	18-Feb-26	05-Mar-26																								
588160	Production at Factory	1	\$218,580.00	18-Feb-26	05-Mar-26																								
589160	Production at Factory	1	\$218,580.00	06-Mar-26	23-Mar-26																								
590160	Production at Factory	1	\$218,580.00	06-Mar-26	23-Mar-26																								
591160	Production at Factory	1	\$218,580.00	24-Mar-26	08-Apr-26																								
592160	Production at Factory	1	\$218,580.00	24-Mar-26	08-Apr-26																								
593160	Production at Factory	1	\$218,580.00	09-Apr-26	24-Apr-26																								
594160	Production at Factory	1	\$218,580.00	09-Apr-26	24-Apr-26																								
595160	Production at Factory	1	\$218,580.00	27-Apr-26	12-May-26																								
596160	Production at Factory	1	\$218,580.00	27-Apr-26	12-May-26																								
597160	Production at Factory	1	\$218,580.00	13-May-26	29-May-26																								
598160	Production at Factory	1	\$218,580.00	13-May-26	29-May-26																								
599160	Production at Factory	1	\$218,580.00	02-Jun-26	17-Jun-26																								
600160	Production at Factory	1	\$218,580.00	02-Jun-26	17-Jun-26																								
601160	Production at Factory	1	\$218,580.00	18-Jun-26	06-Jul-26																								
602160	Production at Factory	1	\$218,580.00	18-Jun-26	06-Jul-26																								
603160	Production at Factory	1	\$218,580.00	07-Jul-26	22-Jul-26																								
604160	Production at Factory	1	\$218,580.00	07-Jul-26	22-Jul-26																								

█ Actual Work █ Critical Remaining ...
█ Remaining Work ◆ Milestone

Data Date: 18-Jan-26

Navajo Nation DCD ARPA Housing Work Order 9 Production (Delegate Brenda Jesus)

Run Date: 21-Jan-26 16:17

Activity ID	Activity Name	Activity Count	Budgeted Total Cost	Start	Finish	2026											
						Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
WO9 Milestones		2	\$0.00	03-Jun-26	10-Aug-26												
WO9A	Begin WO9 Project	1	\$0.00		03-Jun-26												
WO9B	Finish WO9 Project	1	\$0.00		10-Aug-26												
WO9 Activities		14	\$1,891,135.21	01-Apr-26	10-Aug-26												
105160	Production at Factory	1	\$135,081.09	01-Apr-26	21-Apr-26												
109160	Production at Factory	1	\$135,081.09	01-Apr-26	21-Apr-26												
118160	Production at Factory	1	\$135,081.09	22-Apr-26	13-May-26												
423160	Production at Factory	1	\$135,081.09	22-Apr-26	13-May-26												
478160	Production at Factory	1	\$135,081.09	14-May-26	02-Jun-26												
503160	Production at Factory	1	\$135,081.09	14-May-26	02-Jun-26												
448160	Production at Factory	1	\$135,081.09	03-Jun-26	18-Jun-26												
506160	Production at Factory	1	\$135,081.09	03-Jun-26	18-Jun-26												
463160	Production at Factory	1	\$135,081.09	19-Jun-26	07-Jul-26												
497160	Production at Factory	1	\$135,081.09	19-Jun-26	07-Jul-26												
536160	Production at Factory	1	\$135,081.09	08-Jul-26	23-Jul-26												
547160	Production at Factory	1	\$135,081.09	08-Jul-26	23-Jul-26												
553160	Production at Factory	1	\$135,081.09	24-Jul-26	10-Aug-26												
554160	Production at Factory	1	\$135,081.09	24-Jul-26	10-Aug-26												

█ Actual Work █ Critical Remaining ...
█ Remaining Work ◆ Milestone

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
WO10 Milestones		2	\$0.00	17-Apr-26	07-Oct-26												
WO10A	Begin WO10 Project	1	\$0.00		17-Apr-26												
WO10B10	Finish WO10 Project	1	\$0.00		07-Oct-26												
WO10 Activities		22	\$2,971,783.91	01-Apr-26	07-Oct-26												
600340	Production at Factory	1	\$135,081.09	01-Apr-26	16-Apr-26												
565340	Production at Factory	1	\$135,081.09	01-Apr-26	16-Apr-26												
605160	Production at Factory	1	\$135,081.09	17-Apr-26	04-May-26												
606160	Production at Factory	1	\$135,081.09	17-Apr-26	04-May-26												
607160	Production at Factory	1	\$135,081.09	05-May-26	20-May-26												
608160	Production at Factory	1	\$135,081.09	05-May-26	20-May-26												
610160	Production at Factory	1	\$135,081.09	21-May-26	09-Jun-26												
611160	Production at Factory	1	\$135,081.09	21-May-26	09-Jun-26												
612160	Production at Factory	1	\$135,081.09	10-Jun-26	25-Jun-26												
613160	Production at Factory	1	\$135,081.09	10-Jun-26	25-Jun-26												
614160	Production at Factory	1	\$135,081.09	26-Jun-26	14-Jul-26												
615160	Production at Factory	1	\$135,081.09	26-Jun-26	14-Jul-26												
616160	Production at Factory	1	\$135,081.09	15-Jul-26	30-Jul-26												
617160	Production at Factory	1	\$135,081.09	15-Jul-26	30-Jul-26												
618160	Production at Factory	1	\$135,081.09	31-Jul-26	17-Aug-26												
619160	Production at Factory	1	\$135,081.09	31-Jul-26	17-Aug-26												
620160	Production at Factory	1	\$135,081.09	18-Aug-26	02-Sep-26												
621160	Production at Factory	1	\$135,081.09	18-Aug-26	02-Sep-26												
622160	Production at Factory	1	\$135,081.09	03-Sep-26	21-Sep-26												
623160	Production at Factory	1	\$135,081.09	03-Sep-26	21-Sep-26												
624160	Production at Factory	1	\$135,081.09	22-Sep-26	07-Oct-26												

█ Actual Work █ Critical Remaining ...
█ Remaining Work ◆ Milestone

Exhibit H

Home Turnover Report

Weekly Project Progress Report 6

Division of Community Development- Community Housing and Infrastructure Department-ARPA Project Closeout and Turnover Progress: WO#1 and WO#3



Sharlene Ann Holiday-Cornfields ARPA Project

Reporting Period: 1/6/26 through 1/30/26

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.
- 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.
- Objective 5: Focus on Projects that are ready to Closeout and Turnover for the Recipients of Western Agency. To include WO#1 and WO#3. Complete The Turnover process for WO#1 and WO#3 by the end of April.

Overall Progress Status:

- Overall Project Status – After twenty (20) weeks, WO#3 Closeout and Turnover to Recipients is at 120 ARPA manufactured home Projects out of 150 home Projects. That is about 80% of the Projects have been Turnover to the Recipients.
- WO#1-Saw five (5) Recipients home Projects Closed out and turnover in the past reporting period, which is 5% of the 50 WO#1 Projects.
- Overall Project Progress 1 – WO#3: Project Closeout and Turnover in Northern Agency resulted in 32 out of the 32 Recipients receiving the keys and occupancy certificate for their homes.
- Overall Project Progress 2– WO#3: Project Closeout and Turnover activities have been completed for Eastern Agency. A total of 51 ARPA Project out of 52 Recipients received keys and occupancy certificates for their home.
- Overall Project Progress 3 – A total of 34 ARPA Projects out of 53 Recipients have received keys and occupancy certificates for their home in the Fort Defiance Agency.

Key Accomplishments This Week:

- Accomplishment 1- one (1) final completed Project in Eastern Agency were close-out and turnover to the Recipients this past reporting period. Oak Springs and Rock Springs Chapters each had one (1) Recipients receive keys and occupancy certificates to their new homes, two (2) Recipients in Cornfields, Steamboat and Birdsprings Chapters receive keys and occupancy certificate to their new homes three (3) Recipients in Houck, Nahata Dzil and Lupton received keys and occupancy certificates to their new homes and seven (7) Recipients WO#1 and WO#3 in Dennehotso Chapter received keys and occupancy certificates to their new homes, as of this reporting period.

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. This objective was not completed on time. On some homes-Incomplete Interiors and Exteriors, Site Contractor withholding the new homes keys for Closeout and Locks change-out confusion delayed some WO#3 Turnovers.
- 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
- Proposed Solution/Action 4-All MCOs that have been distributed to date need to be collected and new duplicate MCOs need to be issued to the Recipients. MCO are being revised to indicate that the First Assignment from the home manufacture is made out to

the Navajo Nation. The Recipient will be assigned as the Second Assignment coming from the Navajo Nation to the Recipients. The home Manufacture has advise that the previously issued MCOs should be collected from Recipients.

Upcoming Tasks for Next Weeks Ahead:

- Task 1 - Ongoing Project Closeout and Turnover activities will focus on the Fort Defiance Agency in Chapter like Chilchinbeto, Dennehotso, Dilkon, Indian Wells, Whitecone and Ganado.
- Start planning Closeout and Turnover process for the Chinle and Western 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 for Western and Fort Defiance Agency Recipients. See Figure 1.

NAME	CHAPTER	DATE	COMMENTS	Needs Ramp
= Benjamin Mitchell	Birdsprings	1/21/2026	No power, water, septic, weather infiltration at front door gap, drywall cracks throughout, BR-floor and molding gap, kitchen-floor cover uneven.	
= Latanya Dickson	Birdsprings	1/21/2026	No power, water, septic, weather infiltration at front door gap, drywall cracks throughout, BR-floor and molding gap.	
= Elvira Lou Yellowhorse	Houck	1/6/2026	No Power, Water, Septic, major drywall cracks throughout, vinyl plank flooring peeling and bubble kitchen.	Y
Kimberly Kescoil	Dennehotso	1/29/2026	At the time of Turnover and Walkthrough, lock was NOT changed out. Recipients gain access through MB window. Walkthrough conducted. No power, water,	
= Juanita Stevens	Lupton	1/6/2026	No Power, Water, Septic. Interior looks good	Y
= Linda E. Keith	Dennehotso	1/29/2026	No power, water, septic.	
= Loriannie Eskee	Dennehotso	1/30/2026	Knobs NOT replace at time of Turnover-Recipient drilled out the lock for access. No power, water, septic, drywall cracks throughout, doors not latching throughout, gaps floor and molding.	
= Melissa Ann Yazzie	Nahata Dził	1/22/2026	Interior Incomplete-paint spray on floor. No water, septic, weather infiltrate at the front gap. Drywall cracks throughout, BR door not latching. Power was turned on at the service entrance meter and breaker box. Unable to get furnace operating.	Y
= Presley Murphy	Houck	1/6/2026	No Power, Water, Septic, major drywall cracks throughout, vinal plank flooring peeling and bubble kitchen. Light fixture shades are missing above the bar.	

Uolanda Begay	Lupton	1/6/2026	Time restraint prevented walkthrough with Recipient.	
= Francina A. Francisco	Cornfields	1/15/2026	Interior Incomplete. Power ON-Furnace NOT starting. No water, no septic, drywall cracks throughout, kitchen-loose counter and cabinet trim.	Y
= Sharlene Ann Holiday	Cornfields	1/15/2026	Interior Incomplete. No power, water, septic, drywall cracks throughout. Paint spray on kitchen countertop.	
= Tamara A. Begay-Smith	Rock Springs	1/15/2026	Interior Incomplete, No power, water, septic, drywall cracks throughout, exterior doors have wide gaps to the outside.	
= Lavern Black	Dennehotso	1/29/2026	Recipient was not available for the Walkthrough. Chapter Manager did a courtesy walkthrough and documented-no power, water, septic, drywall cracks throughout	Y
= Dolores Nez	Houck	1/6/2026	No Power, Water, Septic. Interior looks good	Y
= Beulah M. Choudhary	Lupton	1/28/2026	HD advise 1/27 that the home was ready for Turnover. However, Locks NOT changed out at the time of Turnover 1/28. Walkthrough NOT completed.	Y
Mary Lynch-Pena	Oak Springs	1/14/2026	Knobs have been replaced No Power, water, Septic, LP stub out, Drywall cracks throughout, wall BR closet door won't latch, the ceiling fan is scratched up, toilet handle not connected, master BR faucets front door jamb is damaged, siding need sealant front steps. Proper hard surface landing needed at the bottom of the steps.	Y
Regina Clah	Dennehotso	1/30/2026	Knobs Replaced. No Power, Water, Septic. MBR walk-in shower floor molding loose and no shower curtain rod and curtain.	Y
Jerrilyn Hernandez	Dennehotso	1/30/2026	Knobs Replaced	
Etta Maize	Dennehotso	1/29/2026	Knobs Replaced. No power, water, septic.	Y

Figure 1.

END REPORT

Exhibit I

Expenditure Amendments

Delegate Amendment Worksheet

From Lisa Jymm <ljymm@navajo-nsn.gov>

Date Fri 1/30/2026 10:52 AM

To Candice Yazzie <cyazzie@nndcd.org>

Cc Michele Peterson <mpeterson@nndcd.org>; Victoria J. Tsosie <victoria.tsosie@navajo-nsn.gov>; Wilson C. Stewart <wilson.stewart@navajo-nsn.gov>

 3 attachments (1 MB)

A. Mitchell Amend 1.2026.pdf; CA Johnson Amend 1.2026.pdf; S. Parrish Amend 1.2026.pdf;

Good morning Candice,

Attached are the unsigned Delegate Amendments. Contact me if you have any questions. Thank you.

Lisa Jymm

Lisa Jymm, Executive Director
Navajo Nation Fiscal Recovery Fund Office
Office of the Controller
Cell: (505) 870-0273
Desk: (928) 309-5535
Email: ljymm@navajo-nsn.gov
Website: www.frf.navajo-nsn.gov

NAVAJO NATION FISCAL RECOVERY FUND



EXPENDITURE PLAN AMENDMENT REQUEST

Use this form to request changes for **ONLY ARPA approved** projects.

STEP 1: PROJECT INFORMATION

Original Project Name:	<u>Sec. 11 Bathroom Additions</u>	To Requested Project:	<u>Sec. 10 CHID Housing</u>
Original Approved \$ Amount:	<u>\$4,174,044</u>	Requested Amount:	<u>\$1,200,000</u>
Original Business Unit #:	<u>K211565</u>	Requested Business Unit #:	<u>K211564</u>
Original Object Code:	<u>6960</u>	Requested Object Code:	<u>6960</u>
Requesting Party:	<u>Delegate Casey Allen Johnson</u>		

STEP 2: PROJECT DESCRIPTION (PROVIDE A SHORT SUMMARY)

The transfer of ARPA funds from Section 11 (Bathroom Additions) to Section 10 CHID Housing for the Delegate Region for Delegate Casey Allen Johnson.

STEP 3: REQUESTOR INFORMATION:

I hereby certify that the information provided is true, correct, and complete to the best of my knowledge.

Form Completed By:	<u>Casey Allen Johnson</u>	Title:	<u>Council Delegate, 25th NNC</u>
Phone:	<u>(505) 422-9423</u>	Email:	<u>casey.johnson@navajo-nsn.gov</u>
<u>Casey Allen Johnson</u> Submitted by Signature		<u>1-29-26</u> Date	

INTERNAL REVIEW: (OFFICE USE ONLY)

Received By:	_____	Date Received:	_____
Recommendation:	_____		
Reviewers Signature:	_____	APPROVED:	<input type="checkbox"/>
		DISAPPROVED:	<input type="checkbox"/>
FRFO DIRECTOR:	_____	NNOOC CONTROLLER:	_____
	Date		Date
ADMINISTRATIVE OVERSIGHT:	_____	Requesting Party:	_____
	Date		Date

NAVAJO NATION FISCAL RECOVERY FUND



EXPENDITURE PLAN AMENDMENT REQUEST

Use this form to request changes for ONLY ARPA approved projects.

STEP 1: PROJECT INFORMATION

Original Project Name:	<u>Section 11: Bathroom Addition</u>	To Requested Project:	<u>ARRA - CHID</u>
Original Approved \$ Amount:	<u>4,174,043.96</u>	Requested Amount:	<u>\$ 1,200,000⁰⁰</u>
Original Business Unit #:	<u>K211565</u>	Requested Business Unit #:	<u>K211564</u>
Original Object Code:	_____	Requested Object Code:	_____
Requesting Party:	_____		

STEP 2: PROJECT DESCRIPTION (PROVIDE A SHORT SUMMARY)

THE TRANSFER OF ARPA FUNDS FROM SECTION 11 BATHROOM ADDITIONS TO SECTION 10 CHID HOUSING FOR THE DELEGATE REGION FOR DELEGATE CASEY JOHNSON,

STEP 3: REQUESTOR INFORMATION:

I hereby certify that the information provided is true, correct, and complete to the best of my knowledge.

Form Completed By: Casey Allen Johnson

Title: 25th NWC

Phone: 505 422 9423

Email: Casey.johnson@navajonations.gov

Casey Johnson 12-30-25
Submitted by Signature Date

INTERNAL REVIEW: (OFFICE USE ONLY)

Received By: _____	Date Received: _____
Recommendation: _____	
Reviewers Signature: _____	APPROVED: <input type="checkbox"/>
	DISAPPROVED: <input type="checkbox"/>

FRFO DIRECTOR: _____
Date

ADMINISTRATIVE OVERSIGHT: _____
Date

NNOOC CONTROLLER: _____
Date

Requesting Party: _____
Date

NAVAJO NATION FISCAL RECOVERY FUND



EXPENDITURE PLAN AMENDMENT REQUEST

Use this form to request changes for **ONLY ARPA approved** projects.

STEP 1: PROJECT INFORMATION

Original Project Name:	<u>Sec. 11 Bathroom Addition</u>	To Requested Project:	<u>Sec. 10 CHID Housing</u>
Original Approved \$ Amount:	<u>3,317,137.04</u>	Requested Amount:	<u>285,635.64</u>
Original Business Unit #:	<u>K211565</u>	Requested Business Unit #:	<u>K211564</u>
Original Object Code:	<u>8785</u>	Requested Object Code:	<u>6960</u>
Requesting Party:	<u>Delegate Shaandiin Parrish</u>		

STEP 2: PROJECT DESCRIPTION (PROVIDE A SHORT SUMMARY)

Funding is focused on moving of funds from Section 11 to Section 10 from CHID to address housing in my delegate region. This money will be moved for the community of Chilchinbeto Chapter.

STEP 3: REQUESTOR INFORMATION:

I hereby certify that the information provided is true, correct, and complete to the best of my knowledge.

Form Completed By:	<u>Shaandiin Parrish</u>	Title:	<u>Council Delegate, 25th NNC</u>
Phone:	<u>(928) 871-7160 480-244-5122</u>	Email:	<u>sp.parrish@navajo-nsn.gov</u>

01/08/20
Submitted by Signature Date

INTERNAL REVIEW: (OFFICE USE ONLY)

Received By: _____ Date Received: _____

Recommendation: _____

Reviewers Signature: _____

APPROVED:

DISAPPROVED:

FRFO DIRECTOR: _____
Date

NNOOC CONTROLLER: _____
Date

ADMINISTRATIVE OVERSIGHT: _____
Date

Requesting Party: _____
Date

FEATURE PLAN AMENDMENT

Project Name: [Faint text]

Project No: [Faint text]

Section 11 [Faint text]

Section 12 [Faint text]

Section 13 [Faint text]

Section 14 [Faint text]

Section 15 [Faint text]

Section 16 [Faint text]

Section 17 [Faint text]

Section 18 [Faint text]

Section 19 [Faint text]

[Faint text]

[Faint text]

[Faint text]

[Faint text]

[Faint text]

[Faint text]

1/8/2026



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

			n/a (Not CHID Only CPMD)	n/a
Contractor:	JSRa	linaba	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	
	DCD and CHID Signatures	DCD and CHID Signatures	DCD and CPMD Signatures	
	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	

CHID Section 10
Outstanding Invoices
As of February 18, 2026 12:18 pm

Legend:
PAID

Contractor	WO	Invoice #	Period	Date	Amount	RR#
Homes Direct CO16642						
	1	4018-4036	Jul-25	11/7/2025	\$120,559.38	51082-51100
	1	4052-4061	Jul-25	11/7/2025	\$602,766.90	51101-51110
	1	4062-4076				
	3	5178-5180	Oct-25	11/10/2025	\$ 171,665.31	50857-50859
	3	5182-5187	Oct-25	11/10/2025	\$ 343,330.62	50860, 51051-51055
	3	5191-5194	Oct-25	11/10/2025	\$ 228,887.08	51056-51059
	3	5196-5202	Oct-25	11/10/2025	\$ 400,552.32	51060-51066
	3	5204-5207	Oct-25	11/10/2025	\$ 228,887.04	51067-51070
	3	5210-5220	Oct-25	11/11/2025	\$ 629,439.36	51071-81081
5-HD	7000		Dec-25	12/1/2025	\$ 21,022,225.67	
	1	4037-4051	Oct-25	10/17/2025	\$ 226,037.55	50841-50855
	3	5221-5253	Oct-25	10/16/2025	\$ 472,079.52	50555-50560, 50801-50827
		5254-5258	Oct-26	12/16/2025	\$ 71,527.20	51547-51551
					\$24,517,957.95	

Iina Ba, Inc. CO16064						
	5	1900	Mar-25	4/21/2025	\$ 428,015.45	48506
	5	1915	Apr-25	5/13/2025	\$ 514,558.37	49399
	5	1920	May-25	6/20/2025	\$ 532,134.37	49400
	5	1930	Jun-25	7/23/2025	\$ 523,064.82	49401
	5	1961	Jul-25	10/16/2025	\$ 491,020.99	51557
	5	1967	Aug-25	10/20/2025	\$ 409,229.85	51558
	5	1970	Sep-25	10/27/2025	\$ 392,799.47	51559
	5	1976	Oct-25	11/19/2025	\$ 434,758.10	51560
	5	1983	Nov-25	12/12/2025	\$541,492.16	51561
					\$ 4,267,073.58	

AG Solutions CO16639						
	1	2600	Jun - Aug 2025	9/4/2025	\$ 1,281,801.34	50554
	1-AGS	2761	Aug 25 - Oct 25	11/18/2025	\$ 734,893.96	51552
	2-AGS	2766	Oct-25	11/10/2025	\$ 68,476.00	51554
	1-AGS	2869	Nov 25 - Dec 25	12/31/2025	\$ 1,758,704.28	51562
	1-AGS	2878	July 25 - Nov 25	1/2/2026	\$ 837,957.83	51553
					\$ 4,681,833.41	

JSRa CO16066						
	7	1975	March, April, May 2025	7/11/2025	\$ 101,863.36	50551
	7	1990	Jun-25	7/23/2025	\$ 46,271.49	50552
	7	2013	Aug-25	8/26/2025	\$ 50,987.47	51556
	7	2034	Aug-25	10/6/2025	\$ 37,855.30	51541
	7	2052	Sep-25	11/4/2025	\$ 42,595.83	51563
	7	2075	Oct-25	12/23/2025	\$ 46,562.50	51564
	7	2079	Nov-25	1/5/2026	\$ 41,953.11	51565
	7	2084	Dec-26	1/13/2026	\$ 41,754.47	51566
	8	1976	May-25	7/11/2025	\$ 17,688.61	51542
	8	1991	Jun-25	7/23/2025	\$ 33,248.97	51543
	8	2015	Jul-25	8/26/2025	\$ 33,424.36	51555
	8	2035	Aug-25	10/6/2025	\$ 32,286.44	51544
	8	2053	Sep-25	11/4/2025	\$ 33,692.92	51568
	8	2076	Oct-25	12/23/2025	\$ 35,146.60	51569
	8	2082	Nov-25	1/5/2026	\$ 27,307.52	51570
	8	2085	Dec-26	1/13/2025	\$ 33,649.02	51571
	11	2016	Jul-25	8/26/2025	\$ 12,604.87	50553
	11	2036	Aug-25	10/6/2025	\$ 39,450.51	51545
	11	2055	Sep-25	11/20/2025	\$ 52,520.43	51572
	11	2071	Oct-25	12/1/2025	\$ 83,682.11	
	11	2078	Nov-25	1/5/2026	\$ 65,016.57	
	11	2083	Dec-25	1/12/2026	\$ 68,017.36	
					\$ 977,579.82	

Outstanding Invoices Total: \$ 34,444,444.76

Exhibit M

Chapter Balances (Per Agency)

Exhibit M

CHID Chapter Balances (Per Agency)

NORTHERN AGENCY

Amber Crotty Chapter: Beclabhi Current Chapter Fundine: \$446,428.59 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 0 Total Number of Homes Served: 0 Expended Funds: \$0.00 Remainine Fundine Balance: \$ 446,428.59 Remainine Fundine: \$1,317,176.16 Homes Subtotal: 9	Amber Crotty Chapter: Cove Current Chapter Fundine: \$446,428.59 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$10,905.33	Amber Crotty Chapter: Gad/ Ahi To'ku Current Chapter Fundine: \$446,428.59 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 0 Total Number of Homes Served: 0 Expended Funds: \$0.00 Remainine Fundine Balance: \$446,428.59	Amber Crotty Chapter: Red Valley Current Chapter Fundine: \$446,428.59 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 0 Total Number of Homes Served: 0 Expended Funds: \$0.00 Remainine Fundine Balance: \$446,428.59 INCOMPLETE APPLICATIONS	Amber Crotty Chapter: Toadlena/Two Grev Hills Current Chapter Fundine: \$446,428.59 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 2 Total Number of Homes Served: 2 Expended Funds: \$290,348.84 Remainine Fundine Balance: \$156,079.75	Amber Crotty Chapter: Sheep Springs Current Chapter Fundine: \$446,428.59 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 1 Total Number of Homes Served: 1 Expended Funds: \$145,174.42 Remainine Fundine Balance: \$ 301,254.17	Amber Crotty Chapter: Sanostee Current Chapter Fundine: \$446,428.59 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$10,905.33
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NORTHERN AGENCY

Curtis Yantio Chapter: Aneth Current Chapter Fundine: \$625,000.02 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$189,476.76 Remainine Fundine: \$1,382,907.07 Homes Subtotal: 12	Curtis Yantio Chapter: Mexican Water Current Chapter Fundine: \$625,000.02 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 0 Total Number of Homes Served: 0 Expended Funds: \$0.00 Remainine Fundine Balance: \$625,000.02	Curtis Yantio Chapter: Red Mesa Current Chapter Fundine: \$625,000.02 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$ 189,476.76	Curtis Yantio Chapter: Teec Nos Po Current Chapter Fundine: \$625,000.02 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$189,476.76	Curtis Yantio Chapter: Sweetwater Current Chapter Fundine: \$625,000.02 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$189,476.76
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NORTHERN AGENCY

Rickie Nez Chapter: Burnham Current Chapter Fundine: \$520,833.35 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$85,310.09 Remainine Fundine: \$1,231,732.65 Homes Subtotal: 13	Rickie Nez Chapter: Hoaback Current Chapter Fundine: \$520,833.35 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 0 Total Number of Homes Served: 0 Expended Funds: \$0.00 Remainine Fundine Balance: \$520,833.35	Rickie Nez Chapter: Nemaheead Current Chapter Fundine: \$520,833.35 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 2 Total Number of Homes Served: 2 Expended Funds: \$290,348.84 Remainine Fundine Balance: \$ 230,484.51	Rickie Nez Chapter: Newcomb Current Chapter Fundine: \$520,833.35 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$85,310.09	Rickie Nez Chapter: San Juan Current Chapter Fundine: \$520,833.35 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 3 Total Number of Homes Served: 3 Expended Funds: \$435,523.26 Remainine Fundine Balance: \$85,310.09	Rickie Nez Chapter: Uoper Fruitland Current Chapter Fundine: \$520,833.35 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 2 Total Number of Homes Served: 2 Expended Funds: \$290,348.84 Remainine Fundine Balance: \$230,484.51
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NORTHERN AGENCY

Eusebia Charles-N. Chapter: Shiorock Current Chapter Fundine: \$3,125,000.11 Number of Homes Served-WO1: 0 Number of Homes Served-WO3: 0 Total Number of Homes Served: 0 Expended Funds: \$0.00 Remainine Fundine Balance: \$3,125,000.11 Remainine Fundine: \$3,125,000.11 Homes Subtotal: 0 NORTHERN AGENCY TOTALS Remainine Fundine: \$7,262,815.99 Total Homes: 34

CHID Chapter Balances (Per Agency)

EASTERN AGENCY											
Dannv Simson Chaoter:	Crownpoint	Dannv Simson Chaoter:	Huerfano	Dannv Simson Chaoter:	Lake Valley	Dannv Simson Chaoter:	Nazero	Dannv Simson Chaoter:	Standine Rock	Dannv Simson Chaoter:	White Rock
Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35
Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0
Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2
Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1
Total Number of Homes Served:	3	Total Number of Homes Served:	3	Total Number of Homes Served:	3	Total Number of Homes Served:	3	Total Number of Homes Served:	3	Total Number of Homes Served:	3
Expendded Funds:	\$469,348.84	Expendded Funds:	\$469,348.84	Expendded Funds:	\$469,348.84	Expendded Funds:	\$469,348.84	Expendded Funds:	\$469,348.84	Expendded Funds:	\$469,348.84
Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$51,484.51
Remainine Fundine:	\$ 308,907.07										
Homes Subtotal:	18										
EASTERN AGENCY											
George Toth Chaoter:	Baca/Prewit	George Toth Chaoter:	Casamero Lake	George Toth Chaoter:	Littlewater	George Toth Chaoter:	Oio Enino	George Toth Chaoter:	Pueblo Pintado	George Toth Chaoter:	Torreon
Current Chapter Funding:	\$446,428.59	Current Chapter Funding:	\$446,428.59	Current Chapter Funding:	\$446,428.59	Current Chapter Funding:	\$446,428.59	Current Chapter Funding:	\$446,428.59	Current Chapter Funding:	\$446,428.59
Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0
Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	1	Number of Homes Served-WO3:	0
Number of Homes Served-WO2:	0	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	0	Number of Homes Served-WO2:	0	Number of Homes Served-WO2:	1
Total Number of Homes Served:	2	Total Number of Homes Served:	3	Total Number of Homes Served:	3	Total Number of Homes Served:	2	Total Number of Homes Served:	1	Total Number of Homes Served:	0
Expendded Funds:	\$290,348.84	Expendded Funds:	\$469,348.84	Expendded Funds:	\$ 469,348.84	Expendded Funds:	\$290,348.84	Expendded Funds:	\$145,174.42	Expendded Funds:	\$ 0
Remainine Fundine Balance:	\$156,079.75	Remainine Fundine Balance:	\$222,800.25	Remainine Fundine Balance:	\$ 122,900.25	Remainine Fundine Balance:	\$156,079.75	Remainine Fundine Balance:	\$450,063.67	Remainine Fundine Balance:	\$446,428.59
Remainine Fundine:	\$1,155,500.52										
Homes Subtotal:	14										
EASTERN AGENCY											
Lester Yazzie Chaoter:	Breadsofines	Lester Yazzie Chaoter:	Chichilab	Lester Yazzie Chaoter:	Manuallto	Lester Yazzie Chaoter:	Red Rock	Lester Yazzie Chaoter:	Rock Sorines	Lester Yazzie Chaoter:	Tsawath
Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35
Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0
Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	0	Number of Homes Served-WO3:	0	Number of Homes Served-WO3:	0	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2
Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1
Total Number of Homes Served:	3	Total Number of Homes Served:	1	Total Number of Homes Served:	1	Total Number of Homes Served:	1	Total Number of Homes Served:	3	Total Number of Homes Served:	3
Expendded Funds:	\$469,348.84	Expendded Funds:	\$179,000.00	Expendded Funds:	\$469,348.84	Expendded Funds:	\$179,000.00	Expendded Funds:	\$469,348.84	Expendded Funds:	\$469,348.84
Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$181,833.35	Remainine Fundine Balance:	\$ 51,484.51	Remainine Fundine Balance:	\$181,833.35	Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$ 51,484.51
Remainine Fundine:	\$889,664.75										
Homes Subtotal:	14										
EASTERN AGENCY											
Norman M. Beaw Chaoter:	Alamo	Norman M. Beaw Chaoter:	Ramah	Norman M. Beaw Chaoter:	To'haillie						
Current Chapter Funding:	\$1,041,666.70	Current Chapter Funding:	\$1,041,666.70	Current Chapter Funding:	\$1,041,666.70						
Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0						
Number of Homes Served-WO3:	4	Number of Homes Served-WO3:	0	Number of Homes Served-WO3:	4						
Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1						
Total Number of Homes Served:	5	Total Number of Homes Served:	1	Total Number of Homes Served:	5						
Expendded Funds:	\$758,697.68	Expendded Funds:	\$179,000.00	Expendded Funds:	\$758,697.68						
Remainine Fundine Balance:	\$281,969.02	Remainine Fundine Balance:	\$862,666.70	Remainine Fundine Balance:	\$ 281,969.02						
Remainine Fundine:	\$1,426,664.75										
Homes Subtotal:	11										
EASTERN AGENCY											
Steven R. Arviso Chaoter:	Mariano Lake	Steven R. Arviso Chaoter:	Churchrock	Steven R. Arviso Chaoter:	hwabto	Steven R. Arviso Chaoter:	Pinedale	Steven R. Arviso Chaoter:	Smith Lake	Steven R. Arviso Chaoter:	Thoreau
Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35	Current Chapter Funding:	\$520,833.35
Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0	Number of Homes Served-WO1:	0
Number of Homes Served-WO3:	3	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	2	Number of Homes Served-WO3:	3
Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1	Number of Homes Served-WO2:	1
Total Number of Homes Served:	4	Total Number of Homes Served:	3	Total Number of Homes Served:	2	Total Number of Homes Served:	3	Total Number of Homes Served:	3	Total Number of Homes Served:	4
Expendded Funds:	\$614,532.36	Expendded Funds:	\$469,348.84	Expendded Funds:	\$290,348.84	Expendded Funds:	\$469,348.84	Expendded Funds:	\$469,348.84	Expendded Funds:	\$614,532.36
Remainine Fundine Balance:	\$93,689.91	Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$ 230,484.51	Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$51,484.51	Remainine Fundine Balance:	\$93,689.91
Remainine Fundine:	\$197,558.23										
Homes Subtotal:	19										
EASTERN AGENCY TOTALS											
Remainine Fundine:	\$3,977,875.32	Total Homes:	76								

CHID Chapter Balances (Per Agency)

WESTERN AGENCY					
Casev A. Johnson Chapter: Birdsline	Casev A. Johnson Chapter: Cameron	Casev A. Johnson Chapter: Coalmine Canon	Casev A. Johnson Chapter: Leuro	Casev A. Johnson Chapter: Tolani Lake	
Current Chapter Funding: \$625,000.02	Current Chapter Funding: \$625,000.02	Current Chapter Funding: \$625,000.02	Current Chapter Funding: \$625,000.02	Current Chapter Funding: \$625,000.02	
Number of Homes Served-W01: 2	Number of Homes Served-W01: 1	Number of Homes Served-W01: 2	Number of Homes Served-W01: 2	Number of Homes Served-W01: 2	
Number of Homes Served-W03: 0	Number of Homes Served-W03: 0	Number of Homes Served-W03: 1	Number of Homes Served-W03: 0	Number of Homes Served-W03: 0	
Number of Homes Served-W05: 2	Number of Homes Served-W05: 0	Number of Homes Served-W05: 0	Number of Homes Served-W05: 2	Number of Homes Served-W05: 0	
Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	
Number of Homes Served-W07: 4	Number of Homes Served-W07: 1	Number of Homes Served-W07: 3	Number of Homes Served-W07: 4	Number of Homes Served-W07: 2	
Total Number of Homes Served: 4	Total Number of Homes Served: 1	Total Number of Homes Served: 3	Total Number of Homes Served: 4	Total Number of Homes Served: 2	
Expended Funds: \$663,623.44	Expended Funds: \$152,811.72	Expended Funds: \$450,797.86	Expended Funds: \$663,623.44	Expended Funds: \$305,623.44	
Remainine Fundine Balance: \$ (138,623.42)	Remainine Fundine Balance: \$ 472,188.30	Remainine Fundine Balance: \$ 174,202.16	Remainine Fundine Balance: \$ (138,623.42)	Remainine Fundine Balance: \$ 319,376.58	
Remainine Funding: \$88,530.27					
Homes Subtotal: 14					
WESTERN AGENCY					
Helena Nez Begay Chapter: Bodaway/Gap	Helena Nez Begay Chapter: Coppermine	Helena Nez Begay Chapter: K'albi To	Helena Nez Begay Chapter: Lechee	Helena Nez Begay Chapter: Red Lake (Tonolow)	
Current Chapter Funding: \$625,000.02	Current Chapter Funding: \$625,000.02	Current Chapter Funding: \$625,000.02	Current Chapter Funding: \$625,000.02	Current Chapter Funding: \$625,000.02	
Number of Homes Served-W01: 0	Number of Homes Served-W01: 2	Number of Homes Served-W01: 0	Number of Homes Served-W01: 2	Number of Homes Served-W01: 0	
Number of Homes Served-W03: 2	Number of Homes Served-W03: 0	Number of Homes Served-W03: 2	Number of Homes Served-W03: 0	Number of Homes Served-W03: 2	
Number of Homes Served-W05: 2	Number of Homes Served-W05: 1	Number of Homes Served-W05: 1	Number of Homes Served-W05: 2	Number of Homes Served-W05: 1	
Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	
Number of Homes Served-W07: 4	Number of Homes Served-W07: 3	Number of Homes Served-W07: 3	Number of Homes Served-W07: 4	Number of Homes Served-W07: 3	
Total Number of Homes Served: 4	Total Number of Homes Served: 3	Total Number of Homes Served: 3	Total Number of Homes Served: 4	Total Number of Homes Served: 3	
Expended Funds: \$648,348.84	Expended Funds: \$484,823.44	Expended Funds: \$469,348.84	Expended Funds: \$663,623.44	Expended Funds: \$469,348.84	
Remainine Fundine Balance: \$ (23,348.82)	Remainine Fundine Balance: \$140,376.58	Remainine Fundine Balance: \$ 155,651.18	Remainine Fundine Balance: \$ (38,623.42)	Remainine Fundine Balance: \$155,651.18	
Remainine Funding: \$389,766.71					
Homes Subtotal: 17					
WESTERN AGENCY					
Herman Daniels, Jr. Chapter: Navajo Mountain	Herman Daniels, Jr. Chapter: Oklato	Herman Daniels, Jr. Chapter: Shonto	Herman Daniels, Jr. Chapter: Toah Bil Kin		
Current Chapter Funding: \$781,250.03	Current Chapter Funding: \$781,250.03	Current Chapter Funding: \$781,250.03	Current Chapter Funding: \$781,250.03		
Number of Homes Served-W01: 3	Number of Homes Served-W01: 3	Number of Homes Served-W01: 1	Number of Homes Served-W01: 0		
Number of Homes Served-W03: 0	Number of Homes Served-W03: 0	Number of Homes Served-W03: 0	Number of Homes Served-W03: 0		
Number of Homes Served-W05: 1	Number of Homes Served-W05: 1	Number of Homes Served-W05: 3	Number of Homes Served-W05: 2		
Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0		
Number of Homes Served-W07: 4	Number of Homes Served-W07: 4	Number of Homes Served-W07: 4	Number of Homes Served-W07: 2		
Total Number of Homes Served: 4	Total Number of Homes Served: 4	Total Number of Homes Served: 4	Total Number of Homes Served: 2		
Expended Funds: \$637,433.16	Expended Funds: \$637,433.16	Expended Funds: \$689,811.72	Expended Funds: \$358,000.00		
Remainine Fundine Balance: \$ 143,816.87	Remainine Fundine Balance: \$143,816.87	Remainine Fundine Balance: \$ 91,438.31	Remainine Fundine Balance: \$423,250.03		
Remainine Funding: \$802,318.07					
Homes Subtotal: 14					
WESTERN AGENCY					
Uma Toa Chapter: Taba Cno					
Current Chapter Funding: \$3,125,000.11					
Number of Homes Served-W01: 12					
Number of Homes Served-W03: 0					
Number of Homes Served-W05: 5					
Number of Homes Served-W06: 0					
Number of Homes Served-W07: 17					
Total Number of Homes Served: 17					
Expended Funds: \$2,728,740.64					
Remainine Fundine Balance: \$396,259.47					
Remainine Funding: \$396,259.47					
Homes Subtotal: 17					
WESTERN AGENCY					
Shaandin Parrish Chapter: Ch'ichinobeto	Shaandin Parrish Chapter: Denevoholo	Shaandin Parrish Chapter: Kaventa			
Current Chapter Funding: \$1,041,666.70	Current Chapter Funding: \$1,041,666.70	Current Chapter Funding: \$1,041,666.70			
Number of Homes Served-W01: 7	Number of Homes Served-W01: 3	Number of Homes Served-W01: 8			
Number of Homes Served-W03: 1	Number of Homes Served-W03: 0	Number of Homes Served-W03: 1			
Number of Homes Served-W05: 0	Number of Homes Served-W05: 0	Number of Homes Served-W05: 0			
Number of Homes Served-W06: 0	Number of Homes Served-W06: 0	Number of Homes Served-W06: 0			
Number of Homes Served-W07: 8	Number of Homes Served-W07: 7	Number of Homes Served-W07: 9			
Total Number of Homes Served: 8	Total Number of Homes Served: 7	Total Number of Homes Served: 9			
Expended Funds: \$1,214,895.46	Expended Funds: \$1,039,133.84	Expended Funds: \$1,367,668.18			
Remainine Fundine Balance: \$ (173,228.76)	Remainine Fundine Balance: \$2,332.86	Remainine Fundine Balance: \$ (126,001.48)			
Remainine Funding: \$496,657.37					
Homes Subtotal: 24					
WESTERN AGENCY TOTALS		Work Order 1	17		
Remainine Fundine: \$1,980,147.08	Total Homes: 86				

CHID Chapter Balances (Per Agency)

CENTRAL AGENCY					
Carl Roswell Slater Chapter: 1 (okarhok)	Carl Roswell Slater Chapter: 1 (okarhok)	Carl Roswell Slater Chapter: Round Rock	Carl Roswell Slater Chapter: Trilar/Alhambra/Fields	Carl Roswell Slater Chapter: Round Rock	
Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	
Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	
Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	
Number of Homes Served-WO4: 3	Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 0	Number of Homes Served-WO4: 2	
Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	
Number of Homes Served-WO7: 3	Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 0	Number of Homes Served-WO7: 2	
Total Number of Homes Served: 3	Total Number of Homes Served: 2	Total Number of Homes Served: 2	Total Number of Homes Served: 0	Total Number of Homes Served: 2	
Expended Funds: 537,000.00	Expended Funds: 538,000.00	Expended Funds: 538,000.00	Expended Funds: 50.00	Expended Funds: 538,000.00	
Remaining Fundline Balance: 588,000.02	Remaining Fundline Balance: 267,000.02	Remaining Fundline Balance: 267,000.02	Remaining Fundline Balance: 5625,000.02	Remaining Fundline Balance: 267,000.02	
Remaining Funding: \$1,514,000.11			Incomplete applications		
Homes Subtotal: 9					
CENTRAL AGENCY					
Crystalline Curley Chapter: Blue Gas/Tachee	Crystalline Curley Chapter: Low Mountain	Crystalline Curley Chapter: Many Farms	Crystalline Curley Chapter: Nazini	Crystalline Curley Chapter: Tseloni/Cottonwood	
Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	
Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	
Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	
Number of Homes Served-WO4: 1	Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 2	
Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	
Number of Homes Served-WO7: 1	Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 2	
Total Number of Homes Served: 1	Total Number of Homes Served: 2	Total Number of Homes Served: 2	Total Number of Homes Served: 2	Total Number of Homes Served: 2	
Expended Funds: 5179,000.00	Expended Funds: 5358,000.00	Expended Funds: 5358,000.00	Expended Funds: 5358,000.00	Expended Funds: 5358,000.00	
Remaining Fundline Balance: 5446,000.02	Remaining Fundline Balance: 5267,000.02	Remaining Fundline Balance: 5267,000.02	Remaining Fundline Balance: 5267,000.02	Remaining Fundline Balance: 5267,000.02	
Remaining Funding: \$1,514,000.11					
Homes Subtotal: 9					
CENTRAL AGENCY					
Germaine Simonson Chapter: Black Mesa	Germaine Simonson Chapter: Forest Lake	Germaine Simonson Chapter: Hard Rock	Germaine Simonson Chapter: Pinnon	Germaine Simonson Chapter: Whisoorwill	
Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	Current Chapter Fundline: 5625,000.02	
Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	Number of Homes Served-WO1: 0	
Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	
Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 2	Number of Homes Served-WO4: 2	
Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	Number of Homes Served-WO6: 0	
Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 2	Number of Homes Served-WO7: 2	
Total Number of Homes Served: 2	Total Number of Homes Served: 2	Total Number of Homes Served: 2	Total Number of Homes Served: 2	Total Number of Homes Served: 2	
Expended Funds: 35,000.00	Expended Funds: 5358,000.00	Expended Funds: 5358,000.00	Expended Funds: 5358,000.00	Expended Funds: 5358,000.00	
Remaining Fundline Balance: 5 267,000.02	Remaining Fundline Balance: 5267,000.02	Remaining Fundline Balance: 5 267,000.02	Remaining Fundline Balance: 5267,000.02	Remaining Fundline Balance: 5267,000.02	
Remaining Funding: \$1,335,000.11					
Homes Subtotal: 10					
CENTRAL AGENCY					
Shanna Ann Claw Chapter: Chishti					
Current Chapter Fundline: 53,125,000.11					
Number of Homes Served-WO1: 0					
Number of Homes Served-WO3: 0					
Number of Homes Served-WO4: 0					
Number of Homes Served-WO6: 0					
Number of Homes Served-WO7: 0					
Total Number of Homes Served: 0					
Expended Funds: 50.00					
Remaining Fundline Balance: 53,125,000.11					
Remaining Funding: \$3,125,000.11					
Homes Subtotal: 0					
CENTRAL AGENCY TOTALS					
Remaining Fundline: 57,488,000.44					
	Total Homes:				28

CHID Chapter Balances (Per Agency)

FORT DEFIANCE AGENCY

Andy Nez Chapter: Current Chapter Funding: 5781,250.03 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 3 Number of Homes Served-W06: 0 Number of Homes Served-W07: 3 Total Number of Homes Served: 3 Expended Funds: 5337,000.00 Remaining Fund Balance: 5244,250.03 Remaining Funding: 5028,941.51 Homes Subtotal: 13	Andy Nez Chapter: Current Chapter Funding: 5781,250.03 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 3 Number of Homes Served-W06: 0 Number of Homes Served-W07: 1 Total Number of Homes Served: 4 Expended Funds: 5637,435.16 Remaining Fund Balance: 5 143,814.87	Andy Nez Chapter: Current Chapter Funding: 5781,250.03 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 2 Total Number of Homes Served: 2 Expended Funds: 5338,000.00 Remaining Fund Balance: 5 423,250.03	Andy Nez Chapter: Current Chapter Funding: 5781,250.03 Number of Homes Served-W01: 2 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 4 Total Number of Homes Served: 4 Expended Funds: 5663,623.44 Remaining Fund Balance: 5117,626.59	
FORT DEFIANCE AGENCY				
Brenda Jesus Chapter: Current Chapter Funding: 51,562,500.05 Number of Homes Served-W01: 0 Number of Homes Served-W03: 8 Number of Homes Served-W05: 0 Number of Homes Served-W06: 0 Number of Homes Served-W07: 7 Total Number of Homes Served: 8 Expended Funds: 51,161,395.36 Remaining Fund Balance: 5401,104.69 Remaining Funding: 5710,664.75 Homes Subtotal: 15	Brenda Jesus Chapter: Current Chapter Funding: 51,562,500.05 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 7 Number of Homes Served-W06: 0 Number of Homes Served-W07: 7 Total Number of Homes Served: 7 Expended Funds: 51,253,000.00 Remaining Fund Balance: 5309,500.05			
FORT DEFIANCE AGENCY				
Cherilyn Yazzie Chapter: Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 5 Total Number of Homes Served: 5 Expended Funds: 5793,523.24 Remaining Fund Balance: 5168,523.24 Remaining Funding: 528,436.33 Homes Subtotal: 19	Grosswood Springs Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 2 Total Number of Homes Served: 2 Expended Funds: 5358,000.00 Remaining Fund Balance: 5267,000.02	Indian Wells Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 5 Total Number of Homes Served: 5 Expended Funds: 5793,523.26 Remaining Fund Balance: 5 (168,523.24)	Teesto Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 2 Total Number of Homes Served: 2 Expended Funds: 5358,000.00 Remaining Fund Balance: 5267,000.02	Whitczone Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 5 Total Number of Homes Served: 5 Expended Funds: 5793,523.26 Remaining Fund Balance: 5 (168,523.24)
FORT DEFIANCE AGENCY				
Arbin Mitchell Chapter: Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 1 Number of Homes Served-W06: 0 Number of Homes Served-W07: 4 Total Number of Homes Served: 4 Expended Funds: 5614,523.26 Remaining Fund Balance: 5 10,476.76 Remaining Funding: 552,383.81 Homes Subtotal: 20	Elizabethtown Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 5 Total Number of Homes Served: 5 Expended Funds: 5793,523.26 Remaining Fund Balance: 5 (168,523.24)	Luston Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 0 Number of Homes Served-W06: 0 Number of Homes Served-W07: 3 Total Number of Homes Served: 3 Expended Funds: 5435,523.26 Remaining Fund Balance: 5 189,476.76	Nabuta Hill Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 1 Number of Homes Served-W06: 0 Number of Homes Served-W07: 4 Total Number of Homes Served: 4 Expended Funds: 5614,523.26 Remaining Fund Balance: 5 10,476.76	Wide Run Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 1 Number of Homes Served-W06: 0 Number of Homes Served-W07: 4 Total Number of Homes Served: 4 Expended Funds: 5614,523.26 Remaining Fund Balance: 5 10,476.76
FORT DEFIANCE AGENCY				
Nathan Notah Chapter: Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 2 Total Number of Homes Served: 2 Expended Funds: 5358,000.00 Remaining Fund Balance: 5267,000.02 Remaining Funding: 51,338,951.59 Homes Subtotal: 11	Mexican Springs Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 1 Number of Homes Served-W06: 0 Number of Homes Served-W07: 1 Total Number of Homes Served: 1 Expended Funds: 5179,000.00 Remaining Fund Balance: 5446,000.02	Naschtts Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 0 Number of Homes Served-W06: 0 Number of Homes Served-W07: 3 Total Number of Homes Served: 3 Expended Funds: 5435,523.26 Remaining Fund Balance: 5 189,476.76	Tohatch Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 0 Number of Homes Served-W06: 1 Number of Homes Served-W07: 1 Total Number of Homes Served: 1 Expended Funds: 5179,000.00 Remaining Fund Balance: 5446,000.02	Twin Lakes Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 1 Number of Homes Served-W06: 0 Number of Homes Served-W07: 4 Total Number of Homes Served: 4 Expended Funds: 5614,523.26 Remaining Fund Balance: 510,476.76
FORT DEFIANCE AGENCY				
Vince R. James Chapter: Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 3 Number of Homes Served-W06: 0 Number of Homes Served-W07: 4 Total Number of Homes Served: 4 Expended Funds: 5972,523.26 Remaining Fund Balance: 5(347,523.24) Remaining Funding: 5207,430.33 Homes Subtotal: 18	Ganado Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 3 Number of Homes Served-W06: 0 Number of Homes Served-W07: 4 Total Number of Homes Served: 4 Expended Funds: 5614,523.26 Remaining Fund Balance: 5 10,476.76	Jeddito Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 1 Number of Homes Served-W06: 0 Number of Homes Served-W07: 1 Total Number of Homes Served: 1 Expended Funds: 5179,000.00 Remaining Fund Balance: 5446,000.02	Kinilchee Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 2 Total Number of Homes Served: 2 Expended Funds: 5358,000.00 Remaining Fund Balance: 5267,000.02	Steamboat Current Chapter Funding: 5625,000.02 Number of Homes Served-W01: 0 Number of Homes Served-W03: 3 Number of Homes Served-W05: 2 Number of Homes Served-W06: 0 Number of Homes Served-W07: 5 Total Number of Homes Served: 5 Expended Funds: 5793,523.26 Remaining Fund Balance: 5(168,523.24)
FORT DEFIANCE AGENCY TOTALS Remaining Fund Balance: 53,786,744.31 Total Homes: 96				