

Division of Community Development

February 2026 Report
Section 10 - CHID ARPA

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March 27, 2026



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

Date: March 27, 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 *February 2026*. The information below contains current information as of the date on this report.

Summary of Recent Changes

Please note: All updates and modifications made since the previous report are highlighted in blue for your reference.

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 **March 27, 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
- **Exhibit I, includes signed Delegate Expenditure Amendments and Transmittal as follows:**
- **Otto Tso – From K211565 (section 11) to K211564 (section 10) \$3,000,000.**
- **Brenda Jesus - From K211565 (section 11) to K211564 (section 10) \$2,000,000**

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 **for 138 homes** anticipated completion is **August 31, 2026**. This contractor utilizes up to (3) factories.
- Work Order 6 **for 138 homes** anticipated completion is August 2026.
- Work Order 7 **for 45 homes** anticipated completion is July 2026.
- Work Order 8 **for 20 homes** anticipated completion is July 2026.
- Work Order 9 **for 14 homes** anticipated completion is August 2026 starting June 2026. (B. Jesus)

SECTION 10 OVERVIEW

- Work Order 10 **for 22 homes** 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.

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 nonpayment 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. **JSRa's subconsultant Parsons continues to work allowing project continuity.** 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: March 6, 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. While progress varies across work orders, the project currently faces significant operational risks due to systemic non-payment issues, production halts, and external logistical challenges.

Key Work Order Status

- **Work Order #3 (150 Manufactured Homes):** 90% complete. This order focuses on Northern, Eastern, and Fort Defiance Agencies. 144 units are delivered; 130 are turned over. Northern and Eastern turnovers are largely complete, but remaining progress is stalled by project management payment issues.
- **Work Order #1 (50 Modular Homes):** 84% complete. Focused on Western and Central Agencies. 47 units are delivered and set. Initial delays were caused by International Residential Code (IRC) compliance requirements and state inspector availability.
- **Work Order #5 (138 Modular Homes):** 0% financial completion. Despite a pending 90% initial payment (\$22.5M), the manufacturer has produced 40+ homes and delivered 30 to meet the December 2026 ARPA deadline. Subcontractors (primarily Navajo Priority One businesses) are currently "floating" costs, creating an imminent risk of total stoppage.
- **Work Order #4 (Modular Homes):** Project on Hold. Scope reduced from 160 to 80 units. Only 18 units completed (currently stored at the Former Navajo Generation Station yard). Operations are suspended indefinitely following a factory fire at the Snowflake, Arizona facility. Recovery is estimated to take 8–11 months pending insurance processing.

Critical Operational Risks

- **Financial Arrears & Work Stoppages:** A critical failure in processing payments has led to widespread service suspensions. The Home Turnover PM and Construction Management PM (unpaid since April 2025) have stopped work. A "Stop Work Notice"

from the primary PM is effective February 20, 2026, due to lack of funds in project accounts.

- **Legal & Accountability:** Work Order #4 is under investigation by Navajo Nation Ethics and Rules. The Attorney General has hired outside counsel to consult on potential litigation regarding production delays and factory issues.
- **Utility Coordination Conflict:** While 100% of assessments are complete for WO #1 and #3, the Resource Development Committee (RDC) issued a verbal directive to halt utility coordination. CHID maintains that utilities are essential for habitability and is proceeding with coordination until a written directive is received.
- **External Delivery Delays:** Shipments were significantly impacted by I-17 weight restrictions and closures (Aug–Sept 2025), torrential rains (Oct 2025), and ongoing winter weather conditions.
- **Tax & Title Documentation:** A new "chain of title" process (Vendor to Nation to Recipient) was implemented to ensure recipients are exempt from state sales tax. However, the PM work stoppage has halted the processing of these critical documents for residents.
- **Unfunded Vital Needs:** Requests for essential, non-scope items—specifically ADA accessibility ramps and wood stoves for secondary heating—have been pending at the Office of the Controller (OOC) for six months.

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:** 144/150
- **Skirting Painted:** 144/150
- **Gutters Installed:** 144/150
- **Interiors Completed:** 141/150
- **Homes Turned Over:** 130/150

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: 115
- **Outstanding Invoices:**
 - 40% Payment: 0
 - 10% Payment: 35
 - 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. Turn overs were to have been completed by February 2025. However, the project manager tasked with this responsibility has stopped work due to non-payment. CHID is now handling home turnovers.
- **Central Agency.** Final punchlist are addressed. Turnovers have been delayed due to project manager stopping work due to non-paymnet.

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:** 47/50
- **Skirted:** 47/50
- **Skirting Painted:** 47/50
- **Gutters Installed:** 47/50
- **Interiors Completed:** 47/50
- **Homes Turned Over:** 12/50

Work Order #1 Expenditure Summary

- **Original Balance:** \$7,640,586
- **Completion:** 84%
- **First Invoice:** \$3,820,293 (50% down deposit)
- **Remaining Balance:** 16% left to be paid
- **Invoices approved:**
 - 40% Payment: 45
 - 10% Payment: 35
- **Outstanding Invoices:**
 - 40% Payment: 5
 - 10% Payment: 15

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:** 45/138
- **Site Preparations Complete:** 34/138
- **Homes Delivered:** 30/138
- **Leveled and Set:** 28/138
- **Skirted:** 7/138
- **Skirting Painted:** 7/138
- **Gutters Installed:** 7/138
- **Interiors Completed:** 0/138
- **Homes Turned Over:** 0/138

Work Order #5 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.

Current Work Status: Please note that as of **February 20, 2026**, the Project Manager has suspended all coordination of home turnovers and site meetings due to non-payment.

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:** While this change is technically in effect, all progress on processing and providing updated documentation to recipients has been **halted since February 20, 2026**, following the Project Manager's work stoppage for non-payment.
- **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):** 5 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.

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.

Overall Project Management (PM) Status

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

- **Subconsultant Work Stoppage:** The Home Turnover Project Manager, a critical subconsultant under the overall PM, has officially stopped all work due to non-payment. This cessation directly impacts the final delivery phase, as this role is essential for the transition of completed units to residents.
- **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.

Utility Assessment Contractor Status

The contractor responsible for utility assessments has successfully received payment for their services; however, their operational approach has shifted in response to previous delays.

- **Cautious Resumption:** While the contractor has returned to the project, they are moving forward with extreme caution to mitigate future financial exposure.
- **Operational Restrictions:** The contractor is now working in small increments and ensuring payment is made before continuing.
- **Progress to Date:** The contractor successfully completed all assessments for Work Orders #1 and #3, and finished 50% of the assessments for Work Order #5 before their previous stoppage.
- **Timeline Risk:** Working in small increments creates a scheduling risk; if the project cannot provide large, ready-to-assess batches, the timeline for utility hookups and infrastructure readiness will face further delays.

Modular Vendor Payment Status

The payment issues previously impacting the modular vendor responsible for Work Orders #1 and #3 have been successfully addressed. However, significant financial issues remain for Work Order #5.

- **Payment Resumption (WO #1 & #3):** The Office of the Controller has resumed the approval of pending invoices for Work Orders #1 and #3. Payments are now flowing consistently to the modular manufacturer for these specific orders, mitigating immediate financial strain for these scopes.
- **Work Order #5 Stagnation:** Unlike the earlier orders, non-payment for Work Order #5 has slowed progress to a crawl. Production and site preparation have nearly ceased due to the lack of available funds to cover manufacturing and mobilization costs.
- **Subcontractor Financial Strain:** Subcontractors engaged for Work Order #5 are currently "floating" their own invoices to keep the project alive. These are primarily small Navajo Priority One businesses that lack the capital reserves to sustain operations without timely reimbursement.
- **Imminent Risk of Total Stoppage:** If payments for Work Order #5 are not issued immediately, all work will stop. The small business subcontractors cannot continue to float costs indefinitely, and their withdrawal would lead to a total collapse of the Work Order #5 schedule.
- **Continued Clawback Concerns:** 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 project funding, despite the current resumption of payments for earlier work orders.

Primary Drivers of Non-Payment

The non-payment issues affecting the Project Management teams 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 specifically 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, though the loss of the Home Turnover subconsultant creates a new, unmitigated gap in the final delivery pipeline.

While these measures have temporarily sustained progress, the suspension of services by the Home Turnover PM and the CM PM, combined with the Utility contractor working in small increments, represents a critical risk to the final delivery of homes for Work Orders #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:**
 - **3** – NTUA Construction Completed
 - **11** – No Application received
 - **8** – SLA Approved

- 5 – NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
- 3 – Need to Follow Up
- 3 – Pending Survey & Design @ District
- 3 – Pending home delivery
- 2 – NTUA ROW Agent - In review
- 2 – Pending Meter Loop
- 2 – Solar Referral
- 1 – NTUA ESPS - ROW Received
- 1 – TAA Approved
- 1 – NN GLD - Pending SLA Approval
- 1 – Pending Construction
- 1 – TAA Pending NN Approval
- 1 – APS - Pending HW feasibility
- 1 – NTUA Biologist- Pending TES List Request (HPD Ltr/CRCF)
- 1 – NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF)
- 1 – 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 – NTUA Construction Completed
 - 11 – SLA Approved
 - 11 – CDEC - Need LOC
 - 10 – CDEC - No application received
 - 7 – NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
 - 6 – No Application received
 - 6 – Pending Construction
 - 6 – Pending home delivery
 - 5 – Need to Follow Up
 - 5 – CDEC - Pending Construction
 - 4 – Pending Meter Loop
 - 3 – NTUA Biologist- Pending TES List Request (HPD Ltr/CRCF)
 - 3 – NTUA ROW Agent - In review
 - 3 – JMEZ - Pending Reconnect/Disconnect Fee
 - 3 – SEC - Project in Engineering Stage
 - 3 – Pending Service Pole
 - 3 – Pending Survey & Design @ District
 - 3 – CDEC - HSL Issues
 - 2 – TAA Pending NN Approval
 - 2 – SEI Approved
 - 2 – NN HPD - Pending HPD Ltr/CRCF (BRCF)

- 2 – JMEZ - Construction Completed
- 2 – JMEZ - Pending estimate
- 2 – Consultant/NTUA Biologist - Pending Cultural Survey & TES List request
- 2 – Consultant/NTUA Biologist - Pending Cultural Report & TES List Request
- 1 – CDEC - Pending ROW
- 1 – Pending SEI
- 1 – SEC - Completed Application
- 1 – FEUS - Pending ROW
- 1 – JMEZ - No application received
- 1 – CDEC - Expired ROW
- 1 – CDEC - Construction Completed
- 1 – JMEZ - Pending LOC
- 1 – CDEC - Expired ROW or SLA issues
- 1 – Dispute
- 1 – NTUA ESPS - ROW Received
- 1 – Pending Legal Survey DEED
- 1 – CDEC - Need to pay reconnect fees
- 1 – NTUA ROW Agent - Pending Consent (HPD Ltr/CRCF & BRCF)
- 1 – NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF)
- 1 – JMEZ - Pending ROW
- **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: March 6, 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 comprehensive status update for Delegate Amber Kanazbah Crotty regarding the progress of manufactured home deliveries, utility infrastructure, and completion milestones for Work Orders #3, #4, and #5. The project covers the Cove, Sanostee, Toadlena/Two Greyhills, Beclabito, and Red Valley Chapters.

Key Highlights and Progress Status:

- **Project Scope Revision:** A change in the project scope has occurred with the removal of five homes previously designated for delivery under Work Order #4.
- **Work Order #3 Completion:** The department has successfully reached the final phase for eight constituent homes. Keys have been officially turned over, and Manufacturer's Certificates of Origin (MCO) have been delivered to these recipients as of October 2025.
- **Site Accessibility Challenges:** Construction and delivery remain subject to site conditions. Notably, one site in Sheepsprings has been deemed inaccessible due to the high cost of heavy equipment requirements, leading to a recommendation for an alternate site. All Work Order #5 sites are currently undergoing similar accessibility assessments.
- **Utility Infrastructure (Water, Wastewater, and Electric): Assessments:** A contracted team is actively conducting field data collection and drafting Project Facility Layouts (PFLs). Designs have been completed and submitted to the Navajo Tribal Utility Authority (NTUA) for several sites.
 - **Construction:** Electrical construction is finalized for five homes, while others are in various stages of application, Right-of-Way (ROW) approval, or pending service pole installation.
- **Regulatory Developments:** The Resources Development Committee (RDC) has recently questioned the inclusion of utility assessments in the current scope. Consequently, a verbal directive has been issued to pause utility coordination with the NTUA. The department is continuing current processes while awaiting a formal written directive to define the future of these services.
- **Pending Supplemental Items:** The procurement and installation of ADA Accessibility Ramps and Wood Stoves for Work Orders #1 and #3 remain pending. These items require separate supplemental 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

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Roger Morgan (Beclabito Chapter):**
 - **Timeline:** Approx Offline 01/19/25; Shipped 02/04/26; Delivered and Set 02/09/26.
 - **Skirting:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Norman Joe (Beclabito Chapter):**
 - **Timeline:** Shipped TBD; Delivered TBD.
 - **Skirting:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Rita M. Billy (Red Valley Chapter):**
 - **Timeline:** Shipped TBD; Delivered TBD.
 - **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 90% payment by the Office of the Controller. Once 90% 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:** Pending Service Pole
 - **Updates:** Project has moved beyond the application phase and is awaiting the installation of the service pole.
- **Jayne Talk-Sanchez (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** Client has existing services and has independently paid a private contractor to reconnect utilities.
- **Lorenzo Tahe (Priority One/Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** This is an existing account; physical construction for electrical service is now finalized.
- **Loretta McCain (Priority One)**
 - **Project Status:** Pending Construction
 - **Updates:** All ROW/SLA approvals are secured; project is now in the queue for physical construction.
- **Marlene Yazzie (Priority One/Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical construction activities are fully finished.
- **Patricia Salt (Deal) (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction for this site is complete.
- **Roger Morgan (Priority TBD)**
 - **Project Status:** No Application received
 - **Updates:** Application process has not yet been initiated with NTUA.
- **Shedale Bainbridge (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** All construction activities are finished and the site is in-service.
- **Uriah Dixon Simpson / Vachera Yazzie (Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction activities for this project have reached completion.

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.



**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: March 6, 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, infrastructure development, and utility assessments for Council Delegate Dr. Andy Nez’s region covering the Crystal, Fort Defiance, Red Lake, and Sawmill Chapters— which include Work Orders #3, #4, and #5.

Project Scope and Delivery Status

- **Work Order #4 Revision:** The seven homes previously allocated to Work Order #4 have been removed from the current project scope. The region's primary focus has shifted to the finalization of Work Order #3 and the active implementation of Work Order #5.
- **Work Order #3 (Complete):** All three homes under this work order have successfully reached the final milestone of key turnover and Manufacturer’s Certificate of Origin (MCO) transfer as of December 17, 2025. Final invoicing has been submitted. Supplemental items, including ADA accessibility ramps and wood stoves, are currently pending separate funding approval.
- **Work Order #5 (In Progress):** This work order includes 13 homes at various stages of completion. Six homes were delivered and set between January and February 2026, while the remaining sites are undergoing site assessments or site preparation. Progress remains contingent on physical site accessibility and ongoing recipient substitutions by the chapters.

Utility Infrastructure and Regulatory Updates

- **Utility Assessments:** Field data collection and design drafting for water, wastewater, and electric services are complete or underway for all assessed sites. Projects are categorized by priority based on their distance from existing infrastructure, with Priority 1 sites (under 200 feet) transitioning directly to construction.
- **NTUA Coordination:** The Navajo Tribal Utility Authority (NTUA) has completed electric construction for live sites and is processing Service Line Agreements (SLAs) and environmental clearances for others.

- **Regulatory Status:** Following inquiries from the Resources Development Committee (RDC), a verbal directive was issued to discontinue utility coordination with the NTUA. However, the Community Housing Infrastructure Department (CHID) is maintaining existing processes until a formal written directive is received to ensure project continuity.

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 focused on completing Work Order #3 and Work Order #5.

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).

Work Order #5: Status – 13 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **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 03, 2026. Pad ready as of December 10, 2025.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Ke'e Tsinajinnie (Sawmill Chapter):**
 - **Timeline:** Home delivered and set 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 and set on February 10, 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 03, 2026. Pad ready as of January 15, 2026.
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD
- **Kathleen Shurley (Red Lake Chapter):**
 - **Timeline:** Home delivered and set on February 24, 2026. Pad ready as of January 16, 2026.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD (Note: Delivery held pending site access resolution).
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Edward Silversmith (Red Lake Chapter):**
 - **Timeline:** Site assessment complete; delivery TBD.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD (Note: Delayed due to site access issues).
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Jolene Poyer (Crystal Chapter):**
 - **Timeline:** Chapter House assessment conducted on February 12, 2026.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Ellen Benally (Crystal Chapter):**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Cynthia Tsosie (Red Lake Chapter):**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD

- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD
- **Nellie Marie Damon (Red Lake Chapter):**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Arlene Seger (Sawmill Chapter):**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/Painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Valencia Kelewood (Sawmill Chapter):**
 - **Timeline:** TBD
 - **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 90% payment by the Office of the Controller. Once 90% 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 & Work Order #5)

- **Christine Watchman (Priority One):**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Construction is complete and the project is live.
- **Danny Y. Begay Jr. (Priority Two):**
 - **Project Status:** SLA Approved.
 - **Updates:** The Service Line Agreement has been approved, moving the project to the next construction scheduling phase.

- **Katherine Marie Cantsee (Priority Two/Priority One):**
 - **Project Status:** Consultant/NTUA Biologist - Pending Cultural Survey & TES List request.
 - **Updates:** Project is awaiting environmental and biological clearances before design finalization.
- **Bernice Keeto (Priority TBD):**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design.
- **Brenda Wilson (Priority TBD):**
 - **Project Status:** Consultant/NTUA Biologist - Pending Cultural Survey & TES List request.
 - **Updates:** Environmental assessment and cultural survey are currently pending.
- **Kee Tsinajinnie (Priority TBD):**
 - **Project Status:** New WO Contract.
 - **Updates:** Contract initiated; awaiting preliminary site data for assessment.
- **Lula Jean Billiman (Priority TBD):**
 - **Project Status:** New WO Contract.
 - **Updates:** Contract initiated; awaiting preliminary site data for assessment.
- **Patricia Slim (Priority TBD):**
 - **Project Status:** New WO Contract.
 - **Updates:** Contract initiated; awaiting preliminary site data for assessment.

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



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

Prepared For: Council Delegate – Arbin Mitchell

Date: March 6, 2026

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

I. Executive Summary

This status report provides a comprehensive update on manufactured home deliveries, exterior completions, and utility infrastructure assessments for Delegate Arbin Mitchell’s region, encompassing the Klagetoh, Houck, Lupton, Nahata Dziil, and Wide Ruins Chapters.

Project Scope and Deliverables

A significant adjustment to the project scope has been implemented: the eight homes previously scheduled under Work Order #4 have been removed. Current operations are now focused exclusively on the execution and finalization of Work Order #3 (15 homes) and Work Order #5 (5 homes).

Construction and Turnover Progress

- **Work Order #3 (15 Homes):** This phase is nearing total completion. Key turnover processes have been successfully finalized for the majority of recipients between December 2025 and February 2026. Most sites have completed skirting, painting, and gutter installations. A small subset of homes remains in the final administrative stage, pending Manufacturer’s Certificate of Origin (MCO) turnover or final 10% invoicing.
- **Work Order #5 (5 Homes):** This phase is in the early stages of delivery and installation. Progress remains contingent on physical site accessibility; one recipient has already been removed from the project, while others are undergoing pad preparation or are currently offline. The department is actively managing site substitutions to ensure project continuity.
- **Supplemental Items:** Procurement for ADA accessibility ramps and wood stoves for Work Orders #1 and #3 is currently pending supplemental funding approval from the Office of the Controller.

Utility Infrastructure & Regulatory Status

A specialized contracted team has completed field data collection and design drafting for water, wastewater, and electrical services.

- **Project Facility Layouts (PFLs):** Designs for all assessed sites were completed in November 2025 and submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025.
- **Electrical Connections:** NTUA has successfully completed electrical construction for several "Priority One" sites. Remaining sites are in various stages of administrative review, including Service Line Agreements (SLAs), Right-of-Way (ROW) documentation, and environmental/biological clearances.
- **Regulatory Update:** The Resources Development Committee (RDC) has recently questioned the inclusion of utility assessments in this scope. A verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) continues to progress under existing protocols, it is currently awaiting an official written directive to formalize this change in operations.

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 focused on completing Work Order #3 and Work Order #5.

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 Tsoie 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, 2015.
- **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:** February 16, 2026.
- **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 Dziil 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 (Needs MCO).
- **Final 10% Invoice:** Pending.

Work Order #5: Status – 5 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

Aaron J. Long (Klagetoh Chapter)

- **Timeline:** Client removed himself from project.

Cheryl L. Jaymes (Klagetoh Chapter)

- **Timeline:** Home offline January 21, 2025; pad ready February 9, 2026. Home delivered and set March 6, 2026.
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD

- **Final 10% Invoice:** TBD

Rhonda Yazzie-Moore (Klagetoh Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Mariam Skye (Houck Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Ronda Roan (Wide Ruins Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Tyler Cody Lynch (Nahata Dziil Chapter)

- **Timeline:** TBD
- **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 90% payment by the Office of the Controller. Once 90% 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)

- **Andrea Begay (Priority One)**
 - **Project Status:** Pending SEI (Service Entrance Inspection)
 - **Updates:** Awaiting processing and final inspection of the service entrance.
- **Anslem Lee (Priority TBD)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and Threatened and Endangered Species (TES) List request.
- **Beulah M. Choudhary (Priority TBD)**
 - **Project Status:** NTUA ROW (Right-of-Way) Agent - In review
 - **Updates:** Right-of-Way documentation is currently under active review.
- **Billy Ashley (Priority TBD)**
 - **Project Status:** TAA Pending NN Approval
 - **Updates:** Tribal Access Authorization (TAA) is awaiting final Navajo Nation approval.
- **Cheryl L. Jaymes (Priority TBD)**
 - **Project Status:** No Application received
 - **Updates:** Utility application process has not yet been initiated.
- **Dolores Nez (Priority Two)**
 - **Project Status:** SEI (Service Entrance Inspection) Approved
 - **Updates:** Service Entrance Inspection has been cleared.
- **Elvira Lou Yellowhorse (Priority One)**
 - **Project Status:** SEI (Service Entrance Inspection) Approved
 - **Updates:** Service Entrance Inspection has been cleared.
- **Juanita Stevens (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction is finished; site is power-ready.
- **Julia Parker (Priority TBD)**
 - **Project Status:** SLA (Service Line Agreement) Approved
 - **Updates:** Service Line Agreement has been officially finalized.
- **Justine Tsosie Jones (Priority Two/Cistern)**
 - **Project Status:** SLA (Service Line Agreement) Approved

- **Updates:** Service Line Agreement has been officially finalized.
- **Margaret Ann Tsoie (Priority Two)**
 - **Project Status:** Pending Meter Loop
 - **Updates:** Awaiting meter loop installation to facilitate final connection.
- **Melissa Ann Yazzie (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical construction is confirmed complete.
- **Merinda Manymules (Priority One/Priority Four)**
 - **Project Status:** Pending Legal Survey DEED
 - **Updates:** Awaiting completion of legal survey and deed documentation.
- **Presley Murphy (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical construction is confirmed complete.
- **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.



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

Prepared For: Council Delegate - Brenda Jesus

Date: March 6, 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. It encompasses progress on Work Orders #3, #4, and #5, detailing the transition from home installation to utility connection and final occupancy.

Key Highlights and Progress

- **Project Scope Adjustment:** Two homes previously designated under Work Order #4 have been formally removed from the current project scope.
- **Work Order #3 (Oak Springs Chapter):** Significant progress has been made with eight homes.
 - Seven constituents have successfully completed the key turnover process as of December 18, 2025, following the submission of Manufacturer's Certificates of Origin (MCO).
 - Exterior work, including skirting, painting, steps, and gutters, is complete for all eight sites.
 - Final 10% invoicing has been submitted for all participants in this work order.
- **Work Order #5 (St. Michaels Chapter):** The expansion into St. Michaels is underway.
 - Two homes were successfully delivered and set in January 2026.
 - Five additional sites remain in the assessment and planning phase, subject to site accessibility and potential constituent substitutions by the Chapter.
- **Utility Infrastructure & Assessment:** A contracted team has completed field data collection and Project Facility Layout (PFL) designs for all assessed sites in Oak Springs. All eight PFLs were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, for construction transition.
 - **Electric:** Connections are complete for sites with existing infrastructure, while sites requiring extensions are navigating the Service Line Agreement (SLA) and Right-of-Way (ROW) processes.
 - **Water/Wastewater:** Designs for extensions under 200 feet are being prioritized for direct implementation by NTUA, while longer extensions are awaiting funding and environmental clearances.

- **Pending Supplemental Items:** Procurement and installation of ADA accessibility ramps and wood stoves remain pending, contingent upon supplemental funding approval from the Office of the Controller.

Regulatory and Coordination Status

The department is currently navigating a verbal directive from the Resources Development Committee (RDC) 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 continues to execute existing PFL and utility processes to ensure project continuity and avoid delays for the constituents.

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: Status – 7 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

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.

Larry Skeet (St. Michaels Chapter)

- **Timeline:** TBD.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/Painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% Invoice:** TBD.

Sharon Emerson (St. Michaels Chapter)

- **Timeline:** TBD.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/Painting:** TBD.
- **Steps & Gutters:** TBD.

- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% Invoice:** TBD.

Sophie Sage (St. Michaels Chapter)

- **Timeline:** TBD.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/Painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% Invoice:** TBD.

Valcita Thompson (St. Michaels Chapter)

- **Timeline:** TBD.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/Painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% Invoice:** TBD.

Winelle Yazzie (St. Michaels Chapter)

- **Timeline:** TBD.
- **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 90% payment by the Office of the Controller. Once 90% 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 & Work Order #5)

Ella Dayea (Priority Two)

- **Project Status:** NTUA Biologist - Pending TES List Request (HPD Ltr/CRCF)
- **Updates:** NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request.

Johnathan Dayea (Priority One/Priority Two)

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

Theresa Etsitty (Priority One)

- **Project Status:** Pending Survey & Design @ District
- **Updates:** Project is currently with the district office for survey and engineering design work.

Wanda Cowboy-Lefebvre (Priority One)

- **Project Status:** Consultant/NTUA Biologist - Pending Cultural Report & TES List Request
- **Updates:** Released for construction on October 27, 2025. Meter loop SEI has passed; currently pending HWA clearance.

Charlotte Sam (Priority Three)

- **Project Status:** NTUA Biologist - Pending TES List Request (HPD Ltr/CRCF)
- **Updates:** Released for construction on October 23, 2025. 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:** Need to Follow Up
- **Updates:** No service application has been received for this client at this time.

Mary Lynch-Pena (Priority Four)

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

Melvina Peshlakai (Priority TBD)

- **Project Status:** New WO Contract
- **Updates:** Initial utility coordination and assessment for Work Order #5.

Iloyna Yazzie (Priority TBD)

- **Project Status:** New WO Contract
- **Updates:** Initial utility coordination and assessment for Work Order #5.

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.



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

Prepared For: Council Delegate – Carl Roessel Slater

Date: March 6, 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.

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: Status – 12 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

Lorena R. Dempsey (Lukachukai)

- **Timeline:** Offline date January 20, 2025; Site assessment January 30, 2026; Pad ready February 4, 2026.
- **Shipping & Set:** Shipped February 27, 2026; Delivered and Set; Home Set Date March 4, 2026.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.

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

Delbert Notah (Lukachukai)

- **Timeline:** Offline date January 21, 2025; Site assessment confirmed; Pad ready February 15, 2026.
- **Shipping & Set:** Shipped February 27, 2026; Delivered and Set ; Home Set Date March 4, 2026.
- **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:** Offline date January 21, 2025; Site assessment confirmed; Pad ready February 3, 2026.
- **Shipping & Set:** Shipped February 11, 2026; Delivered and Set; Compaction Maxed at 9,000 psf; Home Set Date February 23, 2026.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Arlene Sue Williams (Round Rock)

- **Timeline:** Offline date January 21, 2025; Site assessment confirmed; Pad ready February 2, 2026.
- **Shipping & Set:** Shipped February 11, 2026; Delivered and Set; Home Set Date February 23, 2026.
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Iris Gillwood (Rock Point)

- **Timeline:** Offline date February 11, 2026; Site assessment confirmed; Pad ready February 13, 2026.
- **Shipping & Set:** Shipped March 6, 2026; Delivered; Home Set Date March 12, 2026.
- **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.

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.

Victoria Nez (Lukachukai)

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

Eddie Lee (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.

Alice John (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.

Charmayne D. Begay (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.

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.

Current Status: Utility assessments have started for the delegate's region and will include electrical, water, and wastewater assessments. Once designs are completed in the form of a Project Facility Layout (PFL), they will be submitted to NTUA for review and approval.

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.



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

Prepared For: Council Delegate – Cherilyn Yazzie

Date: March 6, 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 comprehensive status update for manufactured home deliveries and utility infrastructure assessments under Work Order #3 (WO#3) and Work Order #5 (WO#5). These projects serve the region represented by Council Delegate Cherilyn Yazzie, encompassing the Whitecone, Indian Wells, Greasewood Springs, Teesto, and Dilkon Chapters.

Project Resolution and Funding Justification

Following a period of scope review between June and August 2025, the Community Housing Infrastructure Department (CHID) proceeded with the delivery of homes under Work Order #3. This decision was driven by the urgent need to expend allocated ARPA funding before its expiration and return to the U.S. Treasury. Key factors supporting this resolution included existing contractual commitments to recipients, the complexity of legislative reallocation, and the relative readiness of these units compared to alternative renovation projects.

Home Delivery and Completion Status

- **Work Order #3 (9 Homes):** Substantial progress has been made across all nine sites. As of early 2026, most units have completed delivery, setting, skirting, and gutter installation. Several recipients have reached the final key turnover stage, while others are awaiting the completion of final punch lists and 90% payment processing from the Office of the Controller.
 - **Supplemental Items:** The procurement of ADA accessibility ramps and wood stoves remains pending, awaiting supplemental funding approval from the Office of the Controller as these items fall outside the original scope of work.
- **Work Order #5 (12 Homes):** Assessments are currently underway for 12 additional sites. Progress in this work order remains dependent on physical site accessibility and potential recipient substitutions by the respective chapters.

Utility Infrastructure and Regulatory Status

A dedicated team is currently executing field data collection and Project Facility Layout (PFL) designs for water, wastewater, and electrical services.

- **Water/Wastewater:** PFLs for all assessed sites were completed by mid-November 2025 and submitted to the Navajo Tribal Utility Authority (NTUA) for review. Projects under 200 feet are being transitioned directly to NTUA construction, while longer extensions are undergoing QA/QC review.
- **Electric:** NTUA has initiated connections for site-ready homes and is currently processing Service Line Agreements (SLAs) and Right-of-Way (ROW) documentation for sites requiring extensions.
- **Regulatory Update:** Note that the Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with NTUA. CHID is currently maintaining existing processes while awaiting formal written notification regarding this change in regulatory direction.

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

Work Order #3 – 9 Homes

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:** TBD
- **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:** Completed February 12, 2026.
- **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:** February 4, 2026 (Pass Key works; No keys inside).
- **Skirting/Painting:** Completed January 7, 2026 – January 20, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** TBD
- **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:** Completed February 11, 2026 – February 24, 2026.
- **Steps & Gutters:** Gutters completed March 5, 2026.

- **Key Turnover:** TBD
- **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:** February 24, 2026.
- **Skirting/Painting:** Completed January 12, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** TBD
- **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:** TBD
- **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:** February 25, 2026.
- **Skirting/Painting:** Completed January 12, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
- **Key Turnover:** TBD
- **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:** February 5, 2026 (Pass Key works).
- **Skirting/Painting:** Completed January 9, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
- **Key Turnover:** Completed February 11, 2026.
- **MCO:** Pending final documentation.
- **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:** February 3, 2026 (Pass Key works).
- **Skirting/Painting:** Completed January 8, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
- **Key Turnover:** Completed February 11, 2026.

- **MCO:** Pending final documentation.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5212).

Work Order #5: Status – 12 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

Donnalyn Yellowhair (Whitecone Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Eloise Jackson (Whitecone Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

James Curtis Sr. (Indian Wells Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Janice Gutierrez (Greasewood Springs Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Latrice Renee Yazzie (Teesto Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Marie Ann Tom (Greasewood Springs Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Michael Yazzie (Teesto Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Nancy Woody (Dilkon Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Paula Marie Keams (Dilkon Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Raylene Joe (Indian Wells Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD

- **MCO:** TBD
- **Final 10% Invoice:** TBD

Helvina Attakai (Greasewood Springs Chapter)

- **Timeline:** TBD
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% Invoice:** TBD

Violet Curtis (Teesto Chapter)

- **Timeline:** TBD
- **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 90% payment by the Office of the Controller. Once 90% 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)

- **Charmayne Mitchell (Priority Two/Cistern)**
 - **Project Status:** SLA Approved
 - **Update:** Service Line Agreement (SLA) has been approved; project is moving toward the construction phase.
- **Diane Lee Clark Irving (Priority One)**
 - **Project Status:** Pending Meter Loop
 - **Update:** Site is pending the installation of the meter loop for final electrical connection.
- **Jacqueline Benally (Priority TBD)**
 - **Project Status:** Pending Service Pole
 - **Update:** Site is pending the installation of a service pole for electrical extension.
- **Kenita Glenda Shebala (Priority TBD)**
 - **Project Status:** Consultant/NTUA Biologist - Pending Cultural Report & TES List Request
 - **Update:** Currently pending cultural and biological clearances required for the utility extension.
- **Lorraine Jackson & Fred Long (Priority One/Cistern)**
 - **Project Status:** SLA Approved
 - **Update:** Service Line Agreement (SLA) has been approved; project is moving toward the construction phase.
- **Margo Rose Skeet (Priority TBD)**
 - **Project Status:** NTUA ESPS - ROW Received
 - **Update:** Right-of-Way (ROW) documentation has been received; proceeding with engineering and service planning.
- **Nellie Hayes (Priority Two/Cistern)**
 - **Project Status:** Pending Survey & Design at District
 - **Update:** Project is currently with the NTUA District office for field survey and design drafting.
- **Pauline and Kee John (Priority TBD)**
 - **Project Status:** NTUA ROW Agent - Pending Consent (HPD Letter/CRCF & BRCF)

- **Update:** Right-of-Way (ROW) consent is currently pending from the NTUA ROW agent.
- **Terrilynn Hardy (Priority Two/Cistern)**
 - **Project Status:** SLA Approved
 - **Update:** Service Line Agreement (SLA) has been approved; project is moving toward the construction phase.

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.



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: March 6, 2026

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

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries, infrastructure development, and utility assessments for Council Delegate Casey Allen Johnson's region, representing the Birdsprings, Leupp, Cameron, and Coalmine Canyon Chapters, specifically covering Work Orders #1, #3, and #5.

Project Scope and Deliverables

The project scope has been adjusted to focus on the completion of 16 total homes across three active work orders. Notably, the four homes previously intended for delivery under Work Order #4 (WO4) have been removed from the current scope.

- **Work Order #1 (9 Homes):** All homes have been delivered and set. Final site work—including skirting, painting, steps, and gutters—is largely complete. However, final completion and key turnover are still pending for the majority of these residences, with only two homes having reached the formal key turnover stage in January 2026.
- **Work Order #3 (1 Home):** This home was shipped and set in February 2026, with punchlist and finishing work currently pending.
- **Work Order #5 (6 Homes):** Execution began in late 2025. Four homes were set in March 2026, while the remaining two are currently awaiting delivery schedules.

Infrastructure and Utilities

Utility assessments for water, wastewater, and electric services are being conducted by a contracted field team.

- **Assessments:** Field data collection and Project Facility Layout (PFL) designs are complete for all assessed sites.
- **Construction:** Utility status varies by site; some locations have completed NTUA construction, while others are awaiting Service Line Agreements (SLAs), Right-of-Way (ROW) clearances, or feasibility studies.

- **Regulatory Status:** A verbal directive from the Resources Development Committee (RDC) has been issued to discontinue utility coordination with the NTUA. The department is currently maintaining existing processes until a formal written directive is received.

Key Requirements for Completion

- **Financials:** The Manufacturer's Certificate of Origin (MCO) and final key turnover are contingent upon the Office of the Controller successfully completing the 90% payment milestone.
- **Supplemental Items:** Procurement and installation of ADA accessibility ramps and wood stoves remain pending. These items require separate supplemental funding approval as they were outside the original scope of work.

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 focused on completing the homes under Work Order #1, Work Order #3, Work Order #5.

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; Interior complete August 27, 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:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Benjamin Mitchell (Birdsprings Chapter)**
 - **Timeline:** Home shipped on July 23, 2025; set on August 15, 2025.
 - **Walk-Through/Punchlist:** Champion work started and 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:** TBD.
- **Final 10% Invoice:** TBD.
- **Latanya Dickson (Birdsprings Chapter)**
 - **Timeline:** Home shipped on August 5, 2025; set on August 15, 2025.
 - **Walk-Through/Punchlist:** Champion work started and completed on 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:** TBD.
 - **Final 10% Invoice:** TBD.
- **Rodney Todacheenie (Leupp Chapter)**
 - **Timeline:** Home shipped on August 5, 2025; set on August 14, 2025.
 - **Walk-Through/Punchlist:** Champion work started and completed on 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:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Raymond Huskon (Cameron Chapter)**
 - **Timeline:** Home shipped on October 30, 2025; set on November 11, 2025.
 - **Walk-Through/Punchlist:** Champion work started on December 8, 2025, and completed on 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:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Harry Jackson Goldtooth (Coalmine Canyon Chapter)**
 - **Timeline:** Home shipped on October 30, 2025; set on November 12, 2025.
 - **Walk-Through/Punchlist:** Champion work started on December 8, 2025, and completed on 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:** TBD.
- **MCO:** TBD.
- **Final 10% Invoice:** TBD.
- **Rita Sheppard (Tolani Lake Chapter)**
 - **Timeline:** Home shipped on December 3, 2025; set on December 12, 2025.
 - **Walk-Through/Punchlist:** Champion work started and completed on 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:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Floyd Joe (Coalmine Canyon Chapter)**
 - **Timeline:** Home shipped on January 14, 2026; set on January 28, 2026.
 - **Walk-Through/Punchlist:** PC Ready; Champion work started and completed on February 23, 2026.
 - **Skirting/Painting:** Completed between February 15, 2026, and February 26, 2026.
 - **Steps & Gutters:** Steps TBD; Gutters completed March 5, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Robert Nez (Tolani Lake Chapter)**
 - **Timeline:** Home shipped on November 26, 2025; set on December 12, 2025.
 - **Walk-Through/Punchlist:** Champion work started and completed on 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:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.

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

- **Ella Bedonie (Coalmine Canyon Chapter)**
 - **Timeline:** Home shipped on February 15, 2026; set on February 25, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** 40% Invoice #5202 submitted on October 16, 2025.

Work Order #5 (WO#5) Status - 6 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Latisha Patrick (Leupp Chapter)**
 - **Timeline:** Home shipped on February 6, 2026; set on March 10, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Jimmie McCabe, Sr. (Leupp Chapter)**
 - **Timeline:** Home shipped on February 6, 2026; set on March 11, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Rose Ann Dailey (Birdsprings Chapter)**
 - **Timeline:** Home shipped on February 6, 2026; set on March 13, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Dolly Wagoner (Birdsprings Chapter)**
 - **Timeline:** Home shipped on February 6, 2026; set on March 13, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Dorothy Humetewa (Cameron Chapter)**
 - **Timeline:** TBD delivery schedule.
 - **Walk-Through/Punchlist:** TBD.

- **Skirting/Painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% Invoice:** TBD.
- **Marlanda Dugi (Cameron Chapter)**
 - **Timeline:** TBD delivery schedule.
 - **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 90% payment by the Office of the Controller. Once 90% 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 (Priority Three/Cistern)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Latanya Dickson (Priority Two/Cistern)**

- **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Maebelle Livingston (Priority One)**
 - **Project Status:** Pending Construction.
 - **Updates:** Currently awaiting construction start date; SLA has been approved.
- **Rodney Todacheenie (Priority One/Priority Two)**
 - **Project Status:** NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF).
 - **Updates:** Awaiting submittal of SLA; documentation including HPD Letter, CRCF, and BRCF is required.
- **Raymond Huskon (Priority One)**
 - **Project Status:** APS - Pending HW feasibility.
 - **Updates:** Currently undergoing feasibility study for hardware/infrastructure with APS.
- **Ella Bedonie (Priority One/Priority Three)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Status clarification is required; department to conduct follow-up.
- **Harry Jackson Goldtooth (Priority TBD)**
 - **Project Status:** No Application received.
 - **Updates:** Utility application has not yet been submitted.
- **Rita Sheppard (Priority TBD)**
 - **Project Status:** No Application received.
 - **Updates:** Utility application has not yet been submitted.
- **Robert Nez (Priority TBD)**
 - **Project Status:** SLA Approved.
 - **Updates:** The Service Line Agreement has been approved; project is moving toward construction scheduling.
- **Floyd Joe (Priority TBD)**
 - **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.



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

Prepared For: Council Delegate – Crystalyne Curley

Date: March 6, 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 Carl Roessel Slater, encompassing the Round Rock, Lukachukai, Rough Rock, and Rock Point Chapters.

Work Order #4 (WO4)

Under the leadership of the Council Delegate, the project has undergone significant scope adjustment. Eight homes previously intended for delivery under Work Order #4 have been removed from the current scope to streamline resources and project goals.

Work Order #5 (WO5)

The current primary focus is directed toward Work Order #5, which encompasses the delivery and installation of 12 manufactured homes. As of March 6, 2026, the status of these units is as follows:

- **Successful Installations:** Four homes have been delivered and set within the Lukachukai and Round Rock Chapters.
- **Active Deliveries:** One home in the Rock Point Chapter has been delivered, with a scheduled set date of March 12, 2026.
- **Pending Assessments:** Seven project sites across the region are currently awaiting initial field evaluations and physical site assessments.

Project continuity remains a priority; should physical accessibility challenges arise during assessment or installation, alternate sites will be substituted to ensure the initiative moves forward. Additionally, while the Resources Development Committee (RDC) has issued a verbal directive to suspend utility coordination with the NTUA, CHID is continuing with current electrical, water, and wastewater assessment processes until a formal written directive is received to ensure there are no unnecessary delays in home occupancy.

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: Status – 9 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **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.

Current Status: Utility assessments have started for the delegate's region and will include electrical, water, and wastewater assessments. Once designs are completed in the form of a Project Facility Layout (PFL), they will be submitted to NTUA for review and approval.

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.



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

Prepared For: Council Delegate - Curtis Yanito

Date: March 6, 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.

Project Scope and Deliveries

- **Work Order #4 (WO#4) Removal:** Ten homes previously allocated under WO#4 have been officially removed from the scope of Delegate Yanito's region.
- **Work Order #3 (WO#3) Success:** Eleven (11) manufactured homes have been successfully delivered, set, and turned over to constituents as of October 2025. All associated final 10% invoices were submitted by July 2025.
- **Pending Deliveries:** One home delivery remains pending due to site accessibility issues and the presence of a burn-out unit on the property.
- **Work Order #5 (WO#5):** Progress has commenced on WO#5, with one home pad ready as of January 2026 and the unit set in February 2026. Three additional recipients are currently in the TBD phase.

Infrastructure and Utilities

- **Utility Assessments:** Field data collection and Project Facility Layout (PFL) designs for water, wastewater, and electric services have been completed for most sites.
- **Electric Construction:** Five sites have reached "NTUA Construction Completed" status. The remaining sites are in various stages of approval, including Service Line Agreements (SLAs), Right-of-Way (ROW) documentation, or pending biological and cultural clearances.
- **Water/Wastewater Transition:** Projects under 200 feet (Priority 1) are bypassing NTUA QA/QC for direct construction implementation. Projects over 200 feet (Priority 2 and 3) are awaiting funding or undergoing design review.

Regulatory and Administrative Developments

- **Regulatory Directive:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. The Department of Community Development (DCD) is currently operating under existing protocols while awaiting a formal written directive.
- **Supplemental Funding:** Procurement for ADA accessibility ramps and wood stoves— items outside the original contract scope—remains pending supplemental funding approval from the Office of the Controller.
- **Ownership Documentation:** The formal transfer of Manufacturer’s Certificates of Origin (MCO) is being coordinated following the successful 90% payment threshold by the Office of the Controller.

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 – 4 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Christopher T. Yazzie (Teec Nos Pos Chapter):**
 - **Timeline:** Pad ready as of Jan 20, 2026. Compaction test maxed at 9,000 psf. Home was delivered on Feb 4, 2026, and set on Feb 16, 2026.
 - **Interior status:** TBD
 - **Skirting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Carmelita L. Sagg (Mexican Water Chapter):**
 - **Timeline:** TBD

- **Interior status:** TBD
- **Skirting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% invoice:** TBD
- **Hanna R. Curley (Mexican Water Chapter):**
 - **Timeline:** TBD
 - **Interior status:** TBD
 - **Skirting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Ryan Q. Sagg (Mexican Water Chapter):**
 - **Timeline:** TBD
 - **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 90% payment by the Office of the Controller. Once 90% 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:** NTUA Construction Completed
 - **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:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Earl King (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Lashell Coggeshall (Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished; currently pending HWA paperwork.
- **Shondiin Cardenas (Priority TBD)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Tisheena Yazzie (Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished; currently pending the cultural survey and HWA clearance.
- **Rosetta J. Rippy (Priority One)**
 - **Project Status:** Pending Construction
 - **Updates:** The SLA is approved; project has moved into the construction queue.
- **Otis R. Oldman (Priority One)**
 - **Project Status:** Pending Meter Loop
 - **Updates:** Right-of-Way (ROW) documentation is received; project is awaiting final meter loop installation.
- **Christopher T. Yazzie (Tee Nos Pos Chapter)**
 - **Project Status:** SLA Approved
 - **Updates:** The Service Line Agreement has been officially approved.
- **Dianne C. Morgan (Priority Two/Priority Three)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement is approved; project is pending HWA clearance.
- **Cecynthia Lee (Priority Two)**
 - **Project Status:** NTUA Biologist - Pending TES List Request
 - **Updates:** Awaiting biological and cultural survey results (HPD Ltr/CRCF).
- **Tina Chee (Priority Two)**
 - **Project Status:** Pending home delivery
 - **Updates:** Project site is ready; awaiting delivery of the manufactured unit.
- **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.

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.



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

Prepared For: Council Delegate – Danny Simpson

Date: March 6, 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 Council Delegate Danny Simpson's region, serving the Nageezi, White Rock, Huerfano, Lake Valley, Standing Rock, and Crownpoint Chapters.

Key Work Order Status:

- **Work Order #3 (12 Homes):** All twelve homes have reached 100% completion. Key turnovers and Manufacturer's Certificates of Origin (MCO) have been successfully processed for every recipient in this group.
- **Work Order #4 (6 Homes):** This work order is currently stalled. Although the Navajo Nation has submitted all necessary technical documentation (topographic maps, geotechnical studies, and utility assessments), the modular vendor has failed to provide a construction schedule or placement timeline.
- **Work Order #5 (6 Homes):** This phase is in the early stages and remains subject to site accessibility assessments and recipient substitutions by the Chapters. All delivery and completion timelines are currently designated as "To Be Determined" (TBD).

Infrastructure and Regulatory Updates:

- **Utility Assessments:** Field data collection and Design Drafting for Project Facility Layouts (PFLs) are complete for most assessed sites. These designs are being transitioned to the Navajo Tribal Utility Authority (NTUA) for implementation, specifically for "Priority 1" projects (under 200 feet).
- **Utility Construction:** Electrical connections for Work Order #3 are progressing across multiple providers (JMEC, FEUS, CDEC, and NTUA). While several sites have reached "Construction Completed" status, others remain in the administrative phase pending Right-of-Way (ROW) approvals or fee payments.
- **Regulatory Shift:** A recent verbal directive from the Resources Development Committee (RDC) has ordered the discontinuation of utility coordination with the NTUA. The

department is currently awaiting written formalization of this directive while continuing current operations to maintain project momentum.

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 are complete, and key turnovers have been completed. (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).

Work Order #5: Status – 6 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Tylynn Edsitty (Crownpoint):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.

- **Final 10% invoice:** TBD.
- **Lois D. Lee (Huerfano):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Jean Begay (Lake Valley):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Labertha Rafael (Nageezi):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Dorothina Joe (Standing Rock):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Bertha Armenta (White Rock):**
 - **Timeline:** TBD.
 - **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 90% payment by the Office of the Controller. Once 90% payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

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

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

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

Field Data Collection and Design Drafting

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

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

NTUA Quality Control and Construction Transition

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

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.

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

Recent Regulatory Developments

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

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

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

- **Sharlinda Martin (Crownpoint)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Lucita Betonie (Crownpoint)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Ella Martinez (Huerfano)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: August 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Elton Benally (Huerfano)**
 - Field Work Completed On: July 30, 2025
 - PFL Completed: August 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Franklin Begay (Lake Valley)**
 - Field Work Completed On: July 31, 2025

- PFL Completed: August 27, 2025
- PFL Submitted to NTUA on: December 31, 2025
- PFL Approved on: TBD
- **Stanley Blackie (Lake Valley)**
 - Field Work Completed On: July 31, 2025
 - PFL Completed: August 18, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Teddy Lopez (Nageezi)**
 - Field Work Completed On: December 03, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Judy Harrison (Nageezi)**
 - Field Work Completed On: July 31, 2025
 - PFL Completed: August 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Leonard Yazzie (Standing Rock)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: September 10, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Sharon Begay (Standing Rock)**
 - Field Work Completed On: December 03, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Betty Armenta (White Rock)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: August 22, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Garrison Juan (White Rock)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: September 29, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

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

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

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

V. Utilities Construction Update

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

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

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

- **Teddy Lopez (Priority One)**
 - **Project Status:** Construction Completed.
 - **Updates:** Utility provider is JMEC. All construction activities are finalized.
- **Betty Armenta (Priority One)**
 - **Project Status:** Pending Reconnect/Disconnect Fee.
 - **Updates:** Utility provider is JMEC.
- **Ella Martinez (Priority One)**
 - **Project Status:** Pending Right-of-Way (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 Construction.
 - **Updates:** Utility provider is CDEC.
- **Sharlinda Martin (Priority One)**
 - **Project Status:** Pending Construction.
 - **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 Right-of-Way (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.



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

Prepared For: Council Delegate - Eugenia Charles-Newton

Date: March 6, 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, 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, WO#5 units may be allocated to the delegate region. There are currently no WO#5 units assigned to the delegates region.



Community Housing Infrastructure Department (CHID) Council Delegate Germaine Simonson Status Report: Work Order #4 and Work Order #5

Prepared For: Council Delegate – Germaine Simonson

Date: March 6, 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 primary focus is now on the successful assessment and delivery of manufactured homes for Work Order #5.

Project Scope & Inventory

- **Work Order #4 (WO4):** Ten (10) homes previously planned for delivery have been officially removed from the project scope.
- **Work Order #5 (WO5):** This work order currently consists of eight (8) homes.
- **Contingency Planning:** To ensure project continuity, if any site is found to be inaccessible during the assessment or delivery phase, an alternate site will be substituted.

Implementation Status

- **Field Evaluations:** Progress for all listed recipients is currently awaiting initial field evaluations to verify site readiness and accessibility.
- **Timeline:** Specific milestones (walk-throughs, skirting, painting, and key turnovers) are currently marked as TBD, pending the completion of these initial assessments.
- **Administrative Note:** Chapters are actively substituting names, and the recipient listing remains subject to modification.

Utilities & Administrative Updates

- **RDC Directive:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA.
- **Departmental Response:** While awaiting a formal written directive, the department is continuing with standard assessment procedures for electrical, water, and wastewater.

- **Next Steps:** Once designs are completed (Project Facility Layouts), they will be submitted for review. Utility construction will commence following the installation of the homes.

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: Status – 8 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **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.

Current Status: Utility assessments have started for the delegate's region and will include electrical, water, and wastewater assessments. Once designs are completed in the form of a Project Facility Layout (PFL), they will be submitted to NTUA for review and approval.

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.



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

Prepared For: Council Delegate - George Tolth

Date: March 6, 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 comprehensive status update on manufactured home deliveries and infrastructure implementation for Council Delegate George Tolth's region, covering the Casamero Lake, Ojo Encino, Baca-Prewitt, Whitehorse Lake, Littlewater, and Pueblo Pintado Chapters. This update details the specific progress and challenges associated with Work Orders #3, #4, and #5.

Key Performance Indicators & Project Milestones

- **Work Order #3 Completion:** This phase has achieved full delivery and turnover. Ten (10) homes have been successfully completed, with all Manufacturer's Certificates of Origin (MCO) released and keys officially turned over to the recipients.
- **Work Order #4 Critical Delays:** This work order is currently stalled due to vendor non-responsiveness. While the Navajo Nation has fulfilled all its requirements—including the submission of topographic maps, geotechnical studies, and utility assessments—the modular vendor has yet to provide a construction or placement schedule.
- **Work Order #5 Status:** Projects in this work order remain in the preliminary phase. Timelines are currently "To Be Determined" (TBD) and are subject to site accessibility and ongoing constituent substitutions by the respective chapters.

Infrastructure and Utility Coordination

- **Utility Assessments:** Field data collection and design drafting are largely complete for the assessed sites. Project Facility Layouts (PFLs) were submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025, and are currently awaiting final approval.
- **Electrical Connections:** Electrical status varies by site and provider (JMEZ and CDEC). While several homes are fully connected and energized, others are pending Letters of Compliance (LOC) or final utility connection estimates.
- **Regulatory Shift:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. The Community Housing

Infrastructure Department (CHID) is currently maintaining existing workflows while awaiting an official written directive to formalize the transition.

Pending Supplemental Requirements

The project is currently seeking supplemental funding approval for ADA-compliant accessibility ramps and wood stoves for Work Orders #1 and #3, as these items were outside the original contracted scope of work.

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).

Work Order #5: Status

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Katherine Lee (Casamero Lake Chapter)**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Louise J. Begay (Littlewater Chapter)**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Emma Woody (Whitehorse Lake Chapter)**
 - **Timeline:** TBD.
 - **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 90% payment by the Office of the Controller. Once 90% 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 (Priority Two)**
 - **Project Status:** Homesite Lease (HSL) Issues.
 - **Updates:** Utility provider is CDEC. Currently experiencing Homesite Lease (HSL) issues impacting service application.
- **Ana Whitesinger (Priority TBD)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC. No application for services has been submitted.
- **Devona Juan (Priority Two/Priority Three)**
 - **Project Status:** Need Letter of Compliance (LOC).

- **Updates:** Utility provider is CDEC. Pending Letter of Compliance (LOC) to proceed with connection.
- **Dorothy L. Augustine**
 - **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC. A Letter of Compliance (LOC) is required to move forward.
- **Fannie May Vanderver (Priority TBD)**
 - **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC. Pending Letter of Compliance (LOC). Designated as a Right-of-Way (ROW) project.
- **Henry Henio (Priority One)**
 - **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC. A Letter of Compliance (LOC) is required for electrical service connection.
- **Issac Delgarito**
 - **Project Status:** Project in Engineering Stage.
 - **Updates:** Utility provider is SEC. Currently in the engineering phase of development.
- **Kee Jim (Priority Two/Priority One)**
 - **Project Status:** **Construction Completed / Connected.**
 - **Updates:** Utility provider is JMEZ. Construction is finished and the home is successfully connected to power.
- **Lavern Sandoval (Priority One)**
 - **Project Status:** **Construction Completed.**
 - **Updates:** Utility provider is CDEC. Electrical construction has been finalized.
- **Linda Augustine (Priority One)**
 - **Project Status:** Pending Letter of Compliance (LOC).
 - **Updates:** Utility provider is JMEZ. Currently awaiting the Letter of Compliance (LOC).
- **Louise Woody (Priority One)**
 - **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC. A Letter of Compliance (LOC) is necessary for service.
- **Terry Toledo (Priority One)**
 - **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.



**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: March 6, 2026

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 comprehensive status update for Council Delegate Helena Nez Begay's region—encompassing the Bodaway-Gap, Coppermine, K'aibii'to, Lechee, and Tonalea/Red Lake Chapters—regarding manufactured home deliveries, utility infrastructure development, and regulatory shifts impacting Work Orders #1, #3, #4, and #5.

Scope Realignment and Project Focus

The project scope has undergone a significant change: eight homes previously designated for Work Order #4 (WO4) have been removed. The region's current priority is the completion of the ten homes remaining under Work Order #1 (WO1) and Work Order #3 (WO3), alongside the initial assessments for six homes under Work Order #5 (WO5).

Home Delivery and Completion Status

- **Work Order #1 (4 Homes):** Most homes have been shipped and set. Progress on finishing touches (skirting, painting, steps, and gutters) is largely complete for initial deliveries, though more recent sets are in the walk-through or punchlist phase.
- **Work Order #3 (6 Homes):** Delivery is balanced between completed sets and pending sites. Several homes in the Tonalea/Red Lake and Bodaway-Gap chapters are currently on hold pending the receipt of homesite lease documentation or completion of site readiness.
- **Work Order #5 (6 Homes):** These sites are currently under assessment. Progress remains subject to physical site accessibility, and chapters are actively managing substitutions to ensure project continuity.

Turnover and Supplemental Requirements

The formal Key Turnover process and the release of the Manufacturer's Certificate of Origin (MCO) are strictly regulated. The manufacturer is contracted to release these only upon the successful 90% payment by the Office of the Controller. Additionally, the installation of ADA

Accessibility Ramps and Wood Stoves is currently pending supplemental funding approval, as these were outside the original scope of work.

Utility Infrastructure and Regulatory Outlook

- **Utility Assessments:** Field data collection and Project Facility Layout (PFL) designs are complete for the majority of assessed sites in WO1 and WO3. Completed PFLs have been submitted to the Navajo Tribal Utility Authority (NTUA).
- **Electric Progress:** NTUA has initiated connections for site-ready homes with existing infrastructure, while longer-distance extensions are in the Service Line Agreement (SLA) or Right-of-Way (ROW) planning phases.
- **Regulatory Status:** A verbal directive from the Resources Development Committee (RDC) has recently instructed the discontinuation of utility coordination with the NTUA. The Division of Community Development (DCD) is currently maintaining existing workflows while awaiting an official written directive to formalize this policy shift.

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:** Home shipped on February 10, 2026, and set on February 26, 2026.
 - **Walk-Through/Punchlist:** Completed on February 23, 2026.
 - **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 February 9, 2026.
 - **Skirting/painting:** Work completed between January 15, 2026, and January 27, 2026.
 - **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed February 16, 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 February 24, 2026.
 - **Skirting/painting:** Work completed between January 15, 2026, and January 27, 2026.

- **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed February 16, 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; currently awaiting homesite lease documentation from Chapter.
 - **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. Pad ready: Yes. Home delivery TBD; currently awaiting homesite lease documentation from Chapter.
 - **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

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **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.
- **Melinda Black (Lechee):**
 - **Timeline:** TBD
 - **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 90% payment by the Office of the Controller. Once 90% 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.

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:** NTUA Biologist - Pending TES List Request (HPD Ltr/CRCF)
 - **Updates:** Awaiting completion and submittal of biological survey reports and TES list request 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:** TAA Pending NN Approval
 - **Updates:** Tribal Access Authorization (TAA) is required due to the project length (over a mile) and is currently pending official Navajo Nation approval.

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:** Pending home delivery
 - **Updates:** Utility coordination and final on-site assessment are pending the delivery of the manufactured home.
- **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:** Pending home delivery
 - **Updates:** Utility coordination and final on-site assessment are pending home delivery; currently awaiting homesite lease documentation from the Chapter.
- **Arlene Fowler (Priority One)**
 - **Project Status:** Pending home delivery
 - **Updates:** Utility coordination and final on-site assessment are pending home delivery; currently awaiting homesite lease documentation from the Chapter.

Work Order #5 Utility Status

- **Kathleen Shurley (Priority TBD)**
 - **Project Status:** New WO Contract

- **Updates:** Recently added to the project scope; initial coordination and site documentation are pending.

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.



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

Prepared For: Council Delegate – Herman Daniels

Date: March 6, 2026

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

I. Executive Summary

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

Key Project Status Updates:

- **Project Scope Revision:** There has been a significant change to the project scope. Six homes previously slated for delivery under **Work Order #4 (WO4)** have been removed. The current focus for the delegate's region is now exclusively on the finalization of the six homes under **Work Order #1**.
- **Work Order #1 Completion:** Six homes have been successfully delivered and set. While walk-throughs and exterior finishings (skirting, painting, steps, and gutters) are largely complete, final key turnover and the release of Manufacturers' Certificates of Origin (MCO) are currently pending. These are contingent upon the Office of the Controller processing necessary milestone payments (the 40% invoice and the total 90% payment threshold).
- **Work Order #5 Status:** All sites under Work Order #5 are currently in the assessment phase with timelines listed as TBD. These locations remain subject to physical site accessibility reviews. Chapters are actively managing recipient lists, and substitutions may occur to ensure project continuity if original sites prove inaccessible.
- **Utility Infrastructure & Assessments: * Project Facility Layouts (PFLs):** Contracted teams have completed field data collection and design drafting for water and wastewater PFLs for the majority of sites in Work Order #1.
 - **Regulatory Changes:** A critical verbal directive has been issued by the Resources Development Committee (RDC) to discontinue utility coordination with the Navajo Tribal Utility Authority (NTUA). While the department is awaiting a formal written directive, this represents a significant shift in the utility implementation strategy.
 - **Construction Progress:** NTUA has completed electrical construction for one site and approved Service Line Agreements (SLAs) or Tribal Authorization

Agreements (TAAs) for others. One site has been referred for a solar utility solution.

- **Pending Supplemental Items:** The procurement and installation of ADA Accessibility Ramps and Wood Stoves for Work Orders #1 and #3 remain pending. These items require separate supplemental funding approval from the Office of the Controller as they fall outside the original contracted scope.

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.
- **Leland & Paulette Tomasiyo (Navajo Mountain Chapter)**
 - **Timeline:** Home shipped on January 14, 2026; set on January 26, 2026.
 - **Walk-Through/Punchlist:** PC Ready.
 - **Skirting/painting:** Completed February 25, 2026 (Started Feb 16).
 - **Steps & Gutters:** Gutters completed March 2, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.

- **Tamela Madison (Oljato Chapter)**
 - **Timeline:** Home shipped on November 26, 2025; 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.
- **Kayto Sullivan, Sr. (Oljato Chapter)**
 - **Timeline:** Home shipped on January 14, 2026; set on February 16, 2026.
 - **Walk-Through/Punchlist:** Complete as of February 23, 2026.
 - **Skirting/painting:** Completed February 25, 2026 (Started Feb 18).
 - **Steps & Gutters:** Gutters completed March 2, 2026.
 - **Key Turnover:** TBD.
 - **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:** Complete as of January 12, 2026.
 - **Skirting/painting:** Completed February 25, 2026 (Started Feb 17).
 - **Steps & Gutters:** Gutters completed March 3, 2026.
 - **Key Turnover:** In the process of being scheduled.
 - **MCO:** To be turned over upon key turnover.
 - **Final 10% invoice:** TBD.
- **Robert D. Begay (Oljato Chapter)**
 - **Timeline:** Site Assessment completed November 4, 2025.
 - **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.

Work Order #5: Status – 8 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Alta Issac (Navajo Mountain Chapter)**

- **Timeline:** TBD.
- **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.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Brendonna Savage (Tsah Bii Kin Chapter)**
 - **Timeline:** TBD.
 - **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.
 - **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.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Twila Hunt (Tsah Bii Kin Chapter)**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.

- **Final 10% invoice:** TBD.
- **Clarissa Black (Oljato Chapter)**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Alexander Cowherder (Shonto Chapter)**
 - **Timeline:** TBD.
 - **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 90% payment by the Office of the Controller. Once 90% 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:

Utility Status and Notes (Work Order #1)

- **Sonya Sloan (Priority One/Priority Two)**
 - **Project Status:** Pending Meter Loop
 - **Updates:** Project is currently pending the installation of the meter loop.
- **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:** SLA Approved
 - **Updates:** The Service Line Agreement (SLA) has been approved and is moving forward.
- **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:** Pending home delivery
 - **Updates:** Utility planning and construction are pending the delivery of the manufactured home to the site.

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.



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

Prepared For: Council Delegate - Lester Yazzie

Date: March 6, 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 comprehensive status update on manufactured home deliveries, infrastructure development, and utility assessments for Council Delegate Lester Yazzie's region, covering progress under Work Orders #3, #4, and #5 for the Tsayatoh, Manuelito, Chichiltah, Breadsprings, Rock Springs, and Red Rock Chapters.

Project Status and Delivery Progress

- **Work Order #3 (Completion):** Infrastructure and delivery for this work order are successfully finalized. All eight homes have been delivered and set, with key turnovers completed between November 2025 and January 2026. Final invoicing is largely complete, with a few administrative items pending for the most recent turnovers.
- **Work Order #4 (Active Delays):** This work order is currently experiencing significant stagnation due to vendor non-responsiveness. Although the Navajo Nation has fulfilled all preparatory obligations—including providing topographic maps, geotechnical studies, and utility assessments—the project is stalled awaiting a construction schedule from the modular vendor.
- **Work Order #5 (Operational Phase):** Delivery operations are underway, with the first unit delivered and set in January 2026. Remaining sites are subject to physical accessibility assessments, and the department is actively managing potential recipient substitutions to ensure project continuity.

Utility Infrastructure and Regulatory Environment

- **Utility Assessments:** Field data collection and Design Drafting for Project Facility Layouts (PFLs) have been completed for all assessed sites. These designs have been submitted to the Navajo Tribal Utility Authority (NTUA) for construction transition (Priority 1) or Quality Assurance review (Priority 2+).
- **Non-NTUA Coordination:** For homes served by Continental Divide Electric Cooperative (CDEC), the project is navigating site-specific challenges, including homesite lease issues and expired Right-of-Way (ROW) agreements.

- **Regulatory Update:** 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 formal written notice, the department continues to execute existing processes to avoid further project delays.
- **Supplemental Requirements:** Procurement for ADA Accessibility Ramps and Wood Stoves—items essential for home functionality but outside the original scope—remains pending supplemental funding approval from the Office of the Controller.

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

Work Order #5: Status – 8 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Monica R. Bitsilly (Breadsprings Chapter)**
 - **Timeline:** Home delivered and set on January 19, 2026.
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** Complete.
 - **Steps & Gutters:** Steps and Gutters installation complete.
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Rachel Livingston (Breadsprings Chapter)**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Ella Lee (Manuelito Chapter)**
 - **Timeline:** TBD

- **Walk-Through/Punchlist:** TBD
- **Skirting/painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** TBD
- **Final 10% invoice:** TBD
- **Priscilla Spencer (Red Rock Chapter)**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Arlene Enrico (Red Rock Chapter)**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Veronica R. Peshlakai (Red Rock Chapter)**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Collen R. Johnson (Rock Springs Chapter)**
 - **Timeline:** TBD
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Ronald G. Kee (Tsayatoh Chapter)**
 - **Timeline:** TBD
 - **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 90% payment by the Office of the Controller. Once 90% 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 & #5)

- **Celilia R. Lincoln (Priority One)**
 - **Project Status:** CDEC - Homesite Lease Issues
 - **Updates:** Utility provider is CDEC.
- **Louise Longhair (Priority Two/Priority One)**
 - **Project Status:** CDEC - Expired Right-of-Way or Service Line Agreement issues

- **Updates:** Utility provider is CDEC. Work order is designated as a Right-of-Way project.
- **Zonnie Willie (Priority One/Priority Two)**
 - **Project Status:** CDEC - Need Letter of Compliance
 - **Updates:** Utility provider is CDEC.
- **Nillie Money (Priority One/Priority Three)**
 - **Project Status:** CDEC - Need Letter of Compliance
 - **Updates:** Utility provider is CDEC.
- **Tina L. Curtis-Kilafaken (Priority Two)**
 - **Project Status:** CDEC - Pending Construction
 - **Updates:** Utility provider is CDEC.
- **Tamara Begay-Smith (Priority TBD)**
 - **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:** CDEC - Pending Construction
 - **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.
- **Monica R. Bitsilly (Priority One)**
 - **Project Status:** New WO Contract
 - **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.



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

Prepared For: Council Delegate – Nathan Notah

Date: March 6, 2026

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

I. Executive Summary

This report provides a comprehensive status update for Council Delegate Nathan Notah regarding the Community Housing Infrastructure Department (CHID) manufactured home projects within the Naschitti, Twin Lakes, Mexican Springs, Coyote Canyon, and Tohatchi Chapters. The update tracks the progress of Work Orders #3, #4, and #5, specifically detailing home deliveries, the formal turnover process, and utility infrastructure integration.

Key Project Milestones and Scope Changes

- **Work Order Scope Revision:** A significant project scope change has been implemented, with five homes previously designated for delivery under Work Order #4 being officially removed from the project scope.
- **Work Order #3 Completion:** This work order, consisting of six homes, has reached successful completion. All homes were delivered and set in July 2025, with final key turnovers and the release of Manufacturer's Certificates of Origin (MCO) completed in December 2025. Final invoicing has been submitted for all recipients in this group.
- **Work Order #5 Progress:** Deliveries for this work order are currently underway. Several homes were successfully delivered and set in early 2026 across Mexican Springs, Coyote Canyon, and Tohatchi. Remaining sites are subject to physical accessibility assessments, with alternate sites being identified as needed to ensure project continuity.

Utility Assessment and Infrastructure Status

A dedicated contracted team is currently executing utility assessments (water, wastewater, and electric) for all sites. Progress includes:

- **Project Facility Layouts (PFLs):** Field data collection and design drafting are largely complete for several chapters, with PFLs submitted to the Navajo Tribal Utility Authority (NTUA) for approval.
- **Electric Connections:** NTUA has finalized construction for site-ready homes with existing infrastructure. For sites requiring extensions, Service Line Agreements (SLAs) and Right-of-Way (ROW) processes are in progress.

- **Regulatory Update:** The Resources Development Committee (RDC) recently issued a verbal directive to discontinue utility coordination with the NTUA. However, the Division of Community Development (DCD) continues to move forward with current processes until a formal written directive is received.

Pending Supplemental Items

The procurement and installation of ADA Accessibility Ramps and Wood Stoves for Work Orders #1 and #3 remain pending. These items require separate supplemental funding approval from the Office of the Controller as they were outside the original contracted scope of work.

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).
- **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).
- **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).
- **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).

Work Order #5: Status – Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Raymond Catron (Mexican Springs Chapter)**
 - **Timeline:** Offline January 16, 2025; Shipped January 27, 2026; Delivered and Set February 11, 2026.
 - **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:** Offline January 19, 2025; Shipped February 11, 2026; Delivered and Set February 18, 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:** Offline February 10, 2026; Shipped February 27, 2026; Delivered and Set March 5, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Tommy Badonie (Tohatchi Chapter)**
 - **Timeline:** Offline February 11, 2026; Shipped February 27, 2026; Delivered and Set March 5, 2026.
 - **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.
- **Loretta Etsitty (Tohatchi Chapter)**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

- **Rose Mary Wood (Tohatchi Chapter)**
 - **Timeline:** TBD.
 - **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 90% payment by the Office of the Controller. Once 90% 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 and Work Order #5)

- **Danny Shipley**
 - **Project Status:** Need to Follow Up
 - **Update:** Initial coordination required.
- **John Yazzie**
 - **Project Status:** NN HPD - Pending HPD Ltr/CRCF (BRCF)
 - **Update:** 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)

- **Update:** Construction is pending the release of the Historic Preservation Department letter and cultural resource clearances.
- **Raymond Catron**
 - **Project Status:** SLA Approved
 - **Update:** Service Line Agreement is approved; project is moving toward construction release.
- **Rochelle Bryant**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
 - **Update:** Awaiting documentation and archaeological/biological clearances from NTUA specialists.
- **Roland Thomas Begay**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Utility construction is officially complete and the site is in-service.
- **Ryland Jim**
 - **Project Status:** SLA Approved
 - **Update:** Service Line Agreement is approved; project is moving toward construction release.
- **Tom K. Johnson**
 - **Project Status:** Consultant/NTUA Biologist - Pending Cultural Survey & TES List request
 - **Update:** No application for services has been received at this time.
- **Tommy Bedonie**
 - **Project Status:** Need to Follow Up
 - **Update:** Initial coordination required.
- **Tremayne P. Hicks**
 - **Project Status:** New WO Contract
 - **Update:** Project added under new work order contract for implementation.

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.



**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: March 6, 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 the delivery, completion, and utility infrastructure for manufactured homes within the Alamo, To'hajiilee, and Ramah Chapters under Work Orders #3, #4, and #5.

Work Order Status Overview

- **Work Order #3 (Completed):** This phase involved eight homes which have reached full completion. All units were delivered and set in June 2025. Following successful walk-throughs, punch-list completions, and site work (skirting and painting), key turnovers and Manufacturer's Certificate of Origin (MCO) transfers were finalized in October and November 2025. Final 10% invoices have been submitted for all recipients in this group.
- **Work Order #4 (Delayed):** This work order, covering three recipients, is experiencing significant project delays. Although the Navajo Nation has fulfilled its obligations—providing topographic maps, geotechnical studies, and utility assessments—the modular vendor has failed to provide a construction schedule or respond to updates.
- **Work Order #5 (In Progress/TBD):** This phase consists of seven homes currently pending physical site accessibility assessments. Timelines for delivery and installation remain "To Be Determined." This list is subject to modification as chapters may substitute recipients to ensure project continuity based on site feasibility.

Utility Infrastructure and Assessments

A contracted team is currently executing utility assessments (water, wastewater, and electric). For Work Order #3, Project Facility Layout (PFL) designs were completed in October 2025 and submitted to the Navajo Tribal Utility Authority (NTUA) in December 2025; these are currently awaiting formal approval.

For electrical services involving non-NTUA providers (CDEC and SEC), progress varies:

- Several projects are in the engineering and technical design stages.
- Other sites remain pending due to missing applications from the department or recipients.

Regulatory and Supplemental Challenges

- **Utility Coordination Directive:** The Resources Development Committee (RDC) has recently questioned the inclusion of utility assessments in these work orders. A verbal directive has been issued to cease utility coordination with the NTUA. The Division of Community Development (DCD) is currently awaiting a formal written directive but is maintaining existing processes in the interim to avoid further delays.
- **Supplemental Funding:** Critical supplemental items—specifically ADA Accessibility Ramps and Wood Stoves—were outside the original scope of work. These items are currently pending separate funding approval from the Office of the Controller before procurement and installation can proceed.
- **MCO Requirements:** Key turnovers remain contingent on the Office of the Controller completing 90% payments to the manufacturer, at which point the MCO is released to the recipient.

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'hajilee 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).

Work Order #5: Status – 7 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Gracelina Baca (Alamo Chapter):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Anslee Martine (Ramah Chapter):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Fabian Pino (Ramah Chapter):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.

- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.
- **Hubert A. Eriacho, Jr. (Ramah Chapter):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Rochanda White (Ramah Chapter):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Thompson Martine (Ramah Chapter):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Sherilynn Apache (To'hajiilee Chapter):**
 - **Timeline:** TBD.
 - **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 90% payment by the Office of the Controller. Once 90% 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'hajilee)**
 - 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'hajilee)**
 - 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'hajilee)**
 - 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 (Priority TBD)**
 - **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.



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

Prepared For: Council Delegate – Otto Tso

Date: March 6, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Tuba City Chapter

I. Executive Summary

This report provides a comprehensive status update as of March 6, 2026, regarding the manufactured housing projects for the Tuba City Chapter, managed under Work Orders #1, #4, and #5 for Council Delegate Otto Tso.

Project Scope & Modifications

The project scope has been significantly refined. All five homes previously allocated under Work Order #4 (WO4) have been removed. The current regional focus is centered on the completion of the 13 homes under Work Order #1 (WO1) and the assessment of 5 homes under Work Order #5 (WO5).

Home Delivery and Completion (WO#1 & WO#5)

- **Work Order #1 (13 Homes):** Substantial progress has been achieved. The majority of homes were shipped and set between November and December 2025. Interior work, skirting, and punchlist walk-throughs were largely completed in January 2026.
 - **Key Turnover Status:** Homes are in the process of scheduling key turnovers. The release of the Manufacturer's Certificate of Origin (MCO) is currently pending the completion of 90% payments by the Office of the Controller.
- **Work Order #5 (5 Homes):** This work order remains in the assessment phase. Progress is subject to physical site accessibility and Chapter-led recipient substitutions. Delivery and set dates for these units are currently TBD.

Utility Assessment and Construction Update

A specialized contracted team has completed field data collection and Project Facility Layout (PFL) drafting for the majority of the assessed sites.

- **NTUA Coordination:** PFLs for water and wastewater have been submitted to the Navajo Tribal Utility Authority (NTUA). Projects under 200 feet (Priority 1) are bypassing

QA/QC for direct construction implementation, while projects over 200 feet are undergoing third-party review.

- **Regulatory Shift:** The Resources Development Committee (RDC) has issued a verbal directive to discontinue utility coordination with the NTUA. The Department is currently awaiting a written directive to formalize this change; in the interim, existing assessments are proceeding to maintain project momentum.

Pending Supplemental Requirements

Procurement and installation of essential supplemental items, specifically ADA Accessibility Ramps and Wood Stoves, remain pending. These items were not included in the original scope and require separate supplemental funding approval from the Office of the Controller before installation can commence.

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 #5: Status – 5 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **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 90% payment by the Office of the Controller. Once 90% 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 & #5)

- **Anna Denedeal (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** Initial utility assessment phase; awaiting formal application.
- **Bercinda L. Tohannie (Priority One/Priority Two)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Christine A. Cox (Priority One/Priority Two)**
 - **Project Status:** No Application received
 - **Updates:** Initial utility assessment phase; awaiting formal application.
- **Cynthia A. Nez (Priority Three/Priority Two)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Eddie & Merlinda Dodson (Priority Two/Priority One)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Eric & Bella Butler (Priority Two/Priority One)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement has been approved for this project.
- **Fred B. Willie (Priority Two)**
 - **Project Status:** Pending Survey & Design District
 - **Updates:** This project is currently in the survey and design phase at the District level.

- **Herbert Tohannie, Jr. (Priority Two/Priority Three)**
 - **Project Status:** No Application received
 - **Updates:** Initial utility assessment phase; awaiting formal application.
- **Jesse J. Bilagody (Priority One)**
 - **Project Status:** Self Removal
 - **Updates:** Client has requested removal from the utility project list.
- **Kelly L. Labato (Priority Two)**
 - **Project Status:** Pending Survey & Design District
 - **Updates:** This project is currently in the survey and design phase at the District level.
- **Lee Secody (Priority One/Priority Four)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Mary Reeves (Priority One)**
 - **Project Status:** Pending home delivery
 - **Updates:** Utility coordination is pending home delivery and set-up on site.
- **Melissa Woody (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Melvin Woody (Priority Two/Priority One)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Michelle L. Nez (Priority One/Priority Two)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Ruth Tohannie (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** No application for services has been received by the NTUA at this time.
- **Tonya Redburrow (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** Initial utility assessment phase; awaiting formal application.
- **Victoria L. Jackson (Priority One/Priority Two)**
 - **Project Status:** No Application received
 - **Updates:** Initial utility assessment phase; awaiting formal 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.



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

Prepared For: Council Delegate - Rickie Nez

Date: March 6, 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 comprehensive status update for the Community Housing Infrastructure Department (CHID) region overseen by Council Delegate Rickie Nez, specifically addressing progress under Work Orders #3, #4, and #5 for the Burnham, Nenahnezad, Newcomb, San Juan, and Upper Fruitland Chapters.

Key Deliverables and Milestones

- **Work Order #3 (Home Completions):** Thirteen (13) manufactured homes have reached full completion, including all skirting, painting, steps, and gutter installations. Key turnovers and Manufacturer's Certificates of Origin (MCO) were successfully transferred to constituents between September and October 2025.
- **Work Order #4 (Scope Adjustment):** Per the latest project directives, six (6) homes previously scheduled for delivery under Work Order #4 have been officially removed from the project scope.
- **Work Order #5 (New Execution):** Work Order #5 was executed on November 19, 2025, covering 138 manufactured homes across the nation. While the vendor has begun production and field assessments, they are currently proceeding with caution due to concerns regarding potential funding recalls. No units are currently assigned to this specific delegate region, but allocations are subject to adjustment based on fiscal monitoring.

Utility Infrastructure and Assessments

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

- **PFL Status:** Project Facility Layout (PFL) designs have been completed and submitted for all thirteen sites in the Nez region.
- **Electrical Construction:** Of the thirteen homes in Work Order #3, eight (8) have reached "Construction Completed" status with the Navajo Tribal Utility Authority

(NTUA). The remaining sites are either pending construction or awaiting Right-of-Way (ROW) documentation.

- **Supplemental Items:** Procurement for ADA accessibility ramps and wood stoves for Work Orders #1 and #3 remains pending, awaiting supplemental funding approval from the Office of the Controller.

Regulatory and Policy Changes

The Resources Development Committee (RDC) has recently issued a verbal directive to discontinue utility coordination with the NTUA. While the Division of Community Development (DCD) is moving forward with current processes to maintain momentum, the department is awaiting an official written directive to formalize this change in operational strategy.

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 90% payment by the Office of the Controller. Once 90% 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

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- **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)

- **Andrew L. Begay (Priority Two)**
 - **Project Status:** Pending Construction
 - **Updates:** The project is currently awaiting the start of the construction phase with NTUA.
- **Bessie Claw Paul (Priority One)**
 - **Project Status:** Pending Construction
 - **Updates:** The project is currently awaiting the start of the construction phase with NTUA.
- **Carrie Chee (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Dennison Yazzie (Priority Two/Priority Three)**

- **Project Status:** Pending Construction
- **Updates:** The project is currently awaiting the start of the construction phase with NTUA.
- **Eddie R. Burton (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Faith Gilmore Haskie (Unknown)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Genevieve Peterson (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Henry Hogue (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Janice Mescal (Priority One/Priority Two)**
 - **Project Status:** Pending Construction
 - **Updates:** The project is currently awaiting the start of the construction phase with NTUA.
- **Jona Lapahie-Keedah (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Roy Benally (Priority Two)**
 - **Project Status:** NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF)
 - **Updates:** Project is currently with the NTUA ROW Agent awaiting required documentation and Service Line Agreement (SLA) submittal.
- **Ruby L. Canuto (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Shirley and Wilfred Tsosie (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.

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, WO#5 units may be allocated to the delegate region. There are currently no WO#5 units assigned to the delegates 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: March 6, 2026

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 for the Chilchinbeto, Dennehotso, and Kayenta Chapters.

Work Order Status Updates

- **Work Order #1 (WO#1):** This work order encompasses 18 homes. Delivery and setting are substantially complete for the majority of these units, with 17 of the 18 homes having already been delivered and set. Secondary component installations (skirting, steps, and gutters) are completed for most units, though key turnovers remain "To Be Determined" for roughly half of the recipients. Six units in this work order have successfully completed the formal key turnover process as of early February 2026.
- **Work Order #3 (WO#3):** All 6 homes assigned to this work order have been delivered and set. While secondary installations are 100% complete for all units, key turnover remains pending for three of the six homes. Final turnovers are 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 and consolidated into Work Order #1.
- **Work Order #5 (WO#5):** Executed on November 19, 2025, this order includes 138 homes. While field assessments have commenced, there are currently no WO#5 units assigned to Delegate Parrish's region. Contractors are proceeding with caution due to concerns regarding project funding stability.

Utility Assessment and Infrastructure

- **Water and Wastewater:** Project Facility Layouts (PFLs) have been finalized for all assessed sites under WO#1 and WO#3. These designs were formally submitted to the Navajo Tribal Utility Authority (NTUA) on December 31, 2025.
- **Electric Construction:** NTUA has initiated connections for homes with existing on-site infrastructure. For sites requiring new extensions, NTUA is currently processing Service

Line Agreements (SLAs) and Right-of-Ways (ROWS). Several sites are currently pending Cultural Awards or TES List requests.

- **Regulatory Update:** The Resources Development Committee (RDC) has issued a verbal directive to halt utility coordination with NTUA. To maintain momentum, the department is continuing with current processes until a formal written directive is received.

Supplemental Funding Requirements

Full habitability for many units remains pending for 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:** February 27, 2026.
 - **Skirting/painting:** Completed between February 17, 2026, and February 25, 2026.
 - **Steps & Gutters:** Gutters completed on March 2, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** Delivered on December 17, 2025.
 - **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:** Completed on February 26, 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) - 18 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.
- **Lillie Leonard (Kayenta Chapter, WO1):**
 - **Timeline:** Home shipped on September 9, 2025; home delivered and set on September 24, 2025.
 - **Walk-Through/Punchlist:** Completed on October 27, 2025.
 - **Skirting/painting:** Completed between October 23, 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:** No Keys available at time of Turnover.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

- **Leanna S. John (Chilchinbeto Chapter, WO1):**
 - **Timeline:** Home shipped on September 15, 2025; home delivered and set on October 1, 2025.
 - **Walk-Through/Punchlist:** Completed on October 30, 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:** No Keys available at time of Turnover.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Louise Crosby (Chilchinbeto Chapter, WO1):**
 - **Timeline:** Home shipped on September 16, 2025; home delivered and set on October 2, 2025.
 - **Walk-Through/Punchlist:** Completed on October 31, 2025.
 - **Skirting/painting:** Completed between October 21, 2025, and November 4, 2025.
 - **Steps & Gutters:** Steps completed on December 17, 2025; Gutters completed on November 17, 2025.
 - **Key Turnover:** No Keys available at time of Turnover.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Etta M. Yazzie (Kayenta Chapter, WO1):**
 - **Timeline:** Home shipped on September 17, 2025; home delivered and set on October 3, 2025.
 - **Walk-Through/Punchlist:** Completed on October 29, 2025.
 - **Skirting/painting:** Completed between October 24, 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.
- **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.
- **Etta Maize (Dennehotso Chapter, WO1):**
 - **Timeline:** Home shipped on October 22, 2025; home delivered and set on October 30, 2025.
 - **Walk-Through/Punchlist:** Completed on December 11, 2025.
 - **Skirting/painting:** Completed between November 20, 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.
- **Dolly B. Begay (Chilchinbeto Chapter, WO1):**
 - **Timeline:** Home shipped on October 22, 2025; home delivered and set on October 31, 2025.
 - **Walk-Through/Punchlist:** Completed on December 12, 2025.
 - **Skirting/painting:** Completed between November 18, 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.
- **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.
- **Lenora Singer (Kayenta Chapter, WO1):**
 - **Timeline:** Home shipped on November 6, 2025; home delivered and set on November 20, 2025.
 - **Walk-Through/Punchlist:** Completed on December 11, 2025.
 - **Skirting/painting:** Completed between December 3, 2025, and December 31, 2025.
 - **Steps & Gutters:** Steps completed on January 22, 2026; Gutters completed on January 22, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Dorothy Singer (Kayenta Chapter, WO1):**
 - **Timeline:** Home shipped on November 6, 2025; home delivered and set on November 20, 2025.
 - **Walk-Through/Punchlist:** Completed on December 11, 2025.
 - **Skirting/painting:** Completed between December 4, 2025, and December 31, 2025.
 - **Steps & Gutters:** Steps completed on January 22, 2026; Gutters completed on January 22, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.

- **Final 10% invoice:** TBD.
- **R. Jaedyn Clah (Dennehotso Chapter, WO1):**
 - **Timeline:** Home shipped on November 6, 2025; home delivered and set on November 18, 2025.
 - **Walk-Through/Punchlist:** Completed on December 11, 2025.
 - **Skirting/painting:** Completed between December 2, 2025, and January 6, 2026.
 - **Steps & Gutters:** Steps completed on January 23, 2026; Gutters completed on January 14, 2026.
 - **Key Turnover:** Completed on January 30, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Howard Singer (Kayenta Chapter, WO1):**
 - **Timeline:** Site assessment complete on October 31, 2025; delivery and set TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Linda Bedonie (Kayenta Chapter, WO1):**
 - **Timeline:** Home shipped on January 7, 2026; home delivered and set on February 6, 2026.
 - **Walk-Through/Punchlist:** PC Ready on February 23, 2026.
 - **Skirting/painting:** Completed between February 18, 2026, and February 25, 2026.
 - **Steps & Gutters:** Gutters completed on March 2, 2026.
 - **Key Turnover:** TBD.
 - **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:** Completed between February 19, 2026, and February 25, 2026.
 - **Steps & Gutters:** Gutters completed on March 2, 2026.
 - **Key Turnover:** No Keys available at time of Turnover.
 - **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 90% payment by the Office of the Controller. Once 90% 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 - 23 Homes)

The following list details the current status of utility work for each home:

- **Alice Harris (Priority One)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Andrew Bradley (Priority Two)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Carolyn Harrison (Priority Two/Priority Four)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement approved for construction.
- **Dolly Yazzie Smith (Priority TBD)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement approved for construction.
- **Dolly B. Begay (Priority TBD)**
 - **Project Status:** NTUA ESPS - ROW Received
 - **Updates:** Right-of-Way documentation received; pending construction schedule.
- **Dorothy Singer (Priority TBD)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Etta Maize (Priority TBD)**
 - **Project Status:** NTUA ROW Agent - In review
 - **Updates:** Right-of-Way documentation currently under agency review.
- **Etta Yazzie (Priority TBD)**
 - **Project Status:** Pending Meter Loop
 - **Updates:** Waiting for meter loop installation to complete connection.
- **Grace Curleyhair (Priority TBD)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement approved for construction.
- **Helen Smith (Priority One)**
 - **Project Status:** Pending home delivery
 - **Updates:** Utility coordination to resume once home is on-site.
- **Jerrilyn Hernandez (Priority One)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement approved for construction.
- **Kimberly Kescoli (Priority Two)**
 - **Project Status:** Pending Survey & Design at District
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Lavern Black (Priority One)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement approved for construction.
- **Leanna S. John (Priority Two)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist

- **Updates:** Pending Cultural Award and TES List request.
- **Lenora Singer (Priority Four/Priority Two)**
 - **Project Status:** NN GLD - Pending SLA Approval
 - **Updates:** Pending Service Line Agreement approval from Navajo Nation General Land Development.
- **Lillie Leonard (Solar/Cistern)**
 - **Project Status:** Solar Referral
 - **Updates:** Project referred for solar power due to distance from distribution line.
- **Lillie Peaches (Priority Three/Cistern)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Linda Bedonie (Priority TBD)**
 - **Project Status:** NTUA ROW Agent - In review
 - **Updates:** Right-of-Way documentation currently under agency review.
- **Linda E. Keith (Priority Two)**
 - **Project Status:** NTUA ROW Agent - In review
 - **Updates:** Right-of-Way documentation currently under agency review.
- **Loretta T. Charley (Priority One)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement approved for construction.
- **Loriannie Eskee (Priority One/Cistern)**
 - **Project Status:** NTUA ROW Agent - In review
 - **Updates:** Right-of-Way documentation currently under agency review.
- **Louise Crosby (Priority Three)**
 - **Project Status:** NTUA Archaeologist/NTUA Biologist
 - **Updates:** Pending Cultural Award and TES List request.
- **Luther Yazzie (Priority One)**
 - **Project Status:** TBD
 - **Updates:** TBD
- **R. Jaedyn Clah (Priority One/Cistern)**
 - **Project Status:** SLA Approved
 - **Updates:** Service Line Agreement approved for construction.
- **Sheila King (Priority TBD)**
 - **Project Status:** Consultant/NTUA Biologist
 - **Updates:** Pending Cultural Survey & TES List request.

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, WO#5 units may be allocated to the delegate region. There are currently no WO#5 units assigned to the delegates 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
Shawna Ann Claw Status Report: Work Order #1 & #5**

Prepared For: Council Delegate – Shawna Ann Claw

Date: March 6, 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 closed on December 5, 2025.
- **Assessment Process:** The process of assessing applications has not begun. 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: Currently, priority is 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.

Project Expansion and Regional Integration

As the project progresses, WO#5 units may be allocated to the delegate region. There are currently no WO#5 units assigned to the delegates 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
Steven R. Arviso Report: Work Order #3, #4 & #5**

Prepared For: Council Delegate – Steven R. Arviso

Date: March 6, 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, infrastructure development, and utility assessments for Council Delegate Steven R. Arviso's region, covering the Church Rock, Smith Lake, Pinedale, Thoreau, Mariano Lake, and Iyanbito Chapters.

The current status of the regional housing initiative is summarized across three primary work orders:

- **Work Order #3 (12 Homes Total):** Significant progress has been made with eleven (11) homes reaching final key turnover and occupancy. Two (2) additional homes remain pending delivery due to lease verification and applicant substitution requirements. Supplemental items, including ADA accessibility ramps and wood stoves, are currently pending separate funding approval.
- **Work Order #4 (6 Recipients):** This work order is experiencing significant delays. Although the Navajo Nation has completed all prerequisite action items—including topographic maps, geotechnical studies, and utility assessments—the project is stalled awaiting a construction and placement schedule from the modular vendor, who has yet to respond to status inquiries.
- **Work Order #5 (5 Homes):** Initial sites have been identified; however, progress remains subject to physical site accessibility. Chapters are currently active in substituting recipients, and the final list is subject to modification based on remaining expenditure amounts.

Infrastructure and Utilities Status: A comprehensive utility assessment process is underway for all sites. Project Facility Layouts (PFLs) for water and wastewater have been completed and submitted to the Navajo Tribal Utility Authority (NTUA) for several locations. For electrical services, the department is coordinating with the Continental Divide Electric Cooperative (CDEC) and utilizing "Light Up Navajo" program funds where applicable.

Regulatory Note: The Resources Development Committee (RDC) recently issued a verbal directive to discontinue utility coordination with the NTUA. While the department is awaiting a

formal written directive to finalize this policy change, work continues under existing processes to maintain project momentum and ensure recipients receive necessary utility connections.

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).

Work Order #5: Status - 5 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Louise Begay (Church Rock):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Krystal James (Mariano Lake):**
 - **Timeline:** TBD.

- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.
- **Shirley Manygoats (Pinedale):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Geneviene Thompson (Smith Lake):**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Ervin Miller (Thoreau):**
 - **Timeline:** TBD.
 - **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 90% payment by the Office of the Controller. Once 90% 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 (13 Homes)

- **Alfred L. Francisco (Priority Three/Priority Two)**
 - **Project Status:** CDEC - Pending Right-of-Way (ROW)
 - **Updates:** Utility provider is CDEC.
- **Andrew Reeder (Priority TBD)**
 - **Project Status:** CDEC - Need Letter of Compliance (LOC)
 - **Updates:** Utility provider is CDEC. Currently awaiting LOC and payment of connection fees.
- **Celeste M. Chee (Priority One)**
 - **Project Status:** CDEC - Need Letter of Compliance (LOC)
 - **Updates:** Utility provider is CDEC.
- **Evelyn Largo (Priority Two/Priority One)**
 - **Project Status:** CDEC - Pending Construction
 - **Updates:** Utility provider is CDEC.
- **George and Barbara Francisco (Priority TBD)**
 - **Project Status:** CDEC - Home Service Line (HSL) Issues
 - **Updates:** Utility provider is CDEC.
- **Jones Begay (Priority Two/Priority Three)**
 - **Project Status:** CDEC - Expired Right-of-Way (ROW)
 - **Updates:** Utility provider is CDEC.
- **Lawrence Bennett (Priority Two/Priority One)**
 - **Project Status:** CDEC - Need Letter of Compliance (LOC)
 - **Updates:** Utility provider is CDEC.
- **Lorinda A. Yazzie (Priority One)**
 - **Project Status:** CDEC - No application received
 - **Updates:** Utility provider is CDEC.
- **Louise Begay (Priority TBD)**
 - **Project Status:** Pending home delivery
 - **Updates:** Work Order #5 status.
- **Marie L. Jim (Priority One)**
 - **Project Status:** No Application received
 - **Updates:** Utility provider is CDEC.
- **Mildred Largo (Priority One)**
 - **Project Status:** CDEC - Need to pay reconnect fees
 - **Updates:** Utility provider is CDEC.
- **Shelia T. Skeet (Priority One)**
 - **Project Status:** CDEC - No application received
 - **Updates:** Utility provider is CDEC.
- **Tracy Cook (Priority Two)**
 - **Project Status:** CDEC - Need Letter of Compliance (LOC)
 - **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.



**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: March 6, 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, infrastructure completion, and utility assessments for Council Delegate Vince R. James, covering projects in the Cornfields, Ganado, Jeddito, Kinlichee, and Steamboat Chapters.

Key developments for this reporting period include:

- **Project Scope Modification:** Eight homes previously designated under Work Order #4 have been officially removed from the project scope.
- **Work Order #3 Status:** This order comprises nine homes. Eight of these units have been delivered, set, and reached key turnover stage as of early 2026. One remaining home was delivered in January 2026 and is currently awaiting final steps and key turnover.
- **Work Order #5 Status:** Of the eight homes in this order, five have been delivered and set as of January 2026. Three units remain in the "Delivery/Set Pending" phase, including one site confirmed as "Pad Ready." Delivery schedules remain contingent on site accessibility.
- **Utility Infrastructure:** Project Facility Layouts (PFLs) for water and wastewater have been completed for all assessed sites and submitted to the Navajo Tribal Utility Authority (NTUA). While electrical connections are finalized for several recipients, others remain in the planning, environmental clearance, or right-of-way (ROW) phases.
- **Regulatory & Funding Updates:** A verbal directive from the Resources Development Committee (RDC) has been issued to discontinue utility coordination with the NTUA; however, the department continues existing processes pending a formal written notice. Additionally, supplemental funding is being sought for ADA ramps and wood stoves, which were outside the original scope of work.

This report serves to document the transition of completed assets to constituents and identify remaining milestones for pending installations.

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. Franscisco (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:** February 13, 2026.
 - **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:** February 13, 2026.
 - **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:** February 13, 2026.
 - **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:** February 23, 2026.
 - **Skirting/painting:** Work completed between February 11, 2026, and February 24, 2026.
 - **Steps & Gutters:** Gutters completed March 5, 2026; Steps 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:** January 16, 2026.
 - **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:** January 16, 2026.
- **MCO:** To be turned over upon key turnover.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5216).

Work Order #5: Status – 10 Homes

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Kayla Begay (Cornfields Chapter)**
 - **Timeline:** Home delivered and set on January 19, 2026.
 - **Walk-Through/Punchlist:** Complete.
 - **Skirting/painting:** Complete.
 - **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:** Complete.
 - **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:** Complete.
 - **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.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Helen Mego (Steamboat Chapter)**
 - **Timeline:** Delivery/Set Pending.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** 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:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Evelyn Begay (Jeddito Chapter)**
 - **Timeline:** Delivery/Set Pending.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.
- **Rose Attakai (Jeddito Chapter)**
 - **Timeline:** Delivery/Set Pending.
 - **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 90% payment by the Office of the Controller. Once 90% 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 Work Order #3 and Work Order #5 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 and Work Order #5)

- **Billy/Imogene Bruce Tahy (Priority One/Cistern)**
 - **Project Status:** No Application received.
 - **Updates:** NTUA requires an application to be processed; planning commences only after the application is received.
- **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.
- **Cecilia A. Nez (Priority TBD)**
 - **Project Status:** No Application received.
 - **Updates:** Pending submission and processing of utility application to NTUA.
- **Courtney Begay (Priority TBD)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Internal follow-up is required to determine the specific next steps for utility connection.
- **Edison L. Hill (Priority Two/Priority Four)**
 - **Project Status:** SLA Approved.
 - **Updates:** Service Line Agreement (SLA) has been approved; project moving toward next phase of implementation.
- **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.
- **Gloria Clark (Priority TBD)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Internal follow-up is required to determine utility connection requirements.
- **Kayla Begay (Priority TBD)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Project is currently with the district office for survey and engineering design work.
- **Lerose Curley (Priority TBD)**
 - **Project Status:** Need to Follow Up.
 - **Updates:** Internal coordination required to initiate utility planning.
- **Leslie and Annacita R. Silvers (Priority One/Priority Two)**
 - **Project Status:** Pending Meter Loop.

- **Updates:** Awaiting installation of the meter loop to complete service connection.
- **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 (Earle) (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:** No Application received.
 - **Updates:** Awaiting application processing by NTUA to begin utility planning.

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.

Exhibit F

Construction Schedule

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



March 27, 2026

TO: Candice Yazzie, Executive Director
Division of Community Development

FROM:

Jeffrey Goodluck, Construction Supervisor
Community Housing & Infrastructure Department

SUBJECT: Report: Master Certificate of Origin (MCO) Processing and Key
Turnover Activities for March 2026

Overview

Throughout March 2026, CHID staff and assigned delegates continued the delivery of Master Certificates of Origin (MCO), Bills of Sale (BOS), and keys to homeowners under Work Order 1 and Work Order 3. During each visit, homeowners were informed the MCO and BOS are documents required by the Motor Vehicle Department to convert the unit's Certificate of Origin into a legal title bearing their name.

Several chapters successfully completed their turnovers; however, challenges emerged where chapters did not notify recipients in a timely manner. As a result, I had to locate constituents at the last minute, and several homeowners were unavailable to receive their copies. These chapters will require follow-up visits to complete outstanding MCO and BOS deliveries.

Turnovers are scheduled and documented for all chapters through emails. Here is a Timeline of March MCO Activities:

Work Order #1 includes 50 total homeowners.

March 3, 2026 – Oljato, Shonto, Navajo Mountain

Delegate Herman Daniels

- Recipients served included Tamela Madison, Robert D. Begay, Kayto Sullivan Sr., Susie Young, Sonya Sloan, Lorraine & Scott Fowler, and Leland & Paulette Tomasiyo.

March 4, 2026 – Bodaway/Gap, Kaibeto

Delegate Helena Nez Begay

- Recipients included Suzanna Tacheena, Susie Begay, Linda Israel, and Clara & Glen Smith.

March 5, 2026 – Tuba City



Delegate Otto Tso

- Recipients included Cynthia Nez, Melissa Woody, Bercinda Tohannie, Melvin Woody, Eddie & Merlinda Dodson, Michelle L. Nez, Ruth Tohannie, Fred B. Willie, Lee Secody, and Kelly L. Labato.

March 6, 2026 – Cameron, Leupp, Tolani Lake

Delegate Casey Allen Johnson

- Recipients included Raymond Huskon, Rodney Todacheenie, Maebelle Livingston, Rita Sheppard, and Robert Nez.

Delegate-by-Delegate Outcomes (MCO + BOS Delivery)

Helena Nez Begay

- Received MCO & BOS: Regina Reid, Larrison Black, Leland & Paulette Tomasiyo, Suzanna Tacheena, Linda Israel
- MCO Not Delivered / Not Available: Marcinda Shepherd (“No MCO & BOS w/other docs”), Susie Begay (“Available but not delivered”), Clara & Glen Smith (“No MCO”), Arlene Fowler (TBD), Arlene Betsoi & Aaron Dobson (TBD)
- Total: 5 received; 5 not received

Shaandiin Parrish

- Received MCO & BOS: Lillie Peaches, Andrew Bradley, Etta M. Yazzie, Lenora Singer, Dorothy Singer
- MCO Not Delivered / Not Available: Carolyn Harrison, Sheila King, Leanna S. John, Louise Crosby, Dolly B. Begay, Linda Bedonie, Helen Smith (pending), Jerrilyn Hernandez, Etta Maize, R. Jaedyn Clah, Loretta T. Charley, Kimberly Kescoli, Lavern Black, Linda E. Keith, Loriannie Eskee, Alice Harris (TBD)
- Total: 5 received; 16 not received

Casey Allen Johnson

- Received MCO & BOS: Maebelle Livingston, Rodney Todacheenie, Raymond Huskon, Rita Sheppard
- MCO Not Delivered / Not Available: Benjamin Mitchell, Latanya Dickson, Harry Jackson Goldtooth, Floyd Joe, Robert Nez (“No MCO available”), Ella Bedonie
- Total: 4 received; 6 not received

Herman Daniels

- Received MCO & BOS: Sonya Sloan, Lorraine & Scott Fowler, Tamela Madison
- MCO Not Delivered / Not Available: Kayto Sullivan Sr., Susie Young, Clara & Glen Smith (WO3), Robert D. Begay (TBD)
- Total: 3 received; 4 not received

Otto Tso



- Received MCO & BOS: Michelle L. Nez, Fred B. Willie, Lee Secody, Kelly L. Labato
- MCO Not Delivered / Not Available: Ruth Tohannie, Cynthia Nez, Melissa Woody, Bercinda Tohannie, Melvin Woody, Eddie & Merlinda Dodson, Mary Reeves (“MCO is available”), To Be Assigned
- Total: 4 received; 8 not received

Need for Follow-Up Visits

Chapters requiring return visits include:

- Chilchinbeto (multiple missing MCOs)
- Tuba City (several “No MCO available” and “Available but not delivered”)
- Dennehotso (multiple “No MCO available”)
- Coalmine Canyon
- Kayenta (pending/TBD cases)

Work Order #3 includes 150 total homeowners.

- 36 MCO/BOS deliveries were completed in March
- 114 recipients remain pending and will require chapter visits

March 24, 2026 – Lupton, Houck, Nahata Dzil, Wide Ruins, Klagetoh

Delegate Arbin Mitchell

- Recipients served included Juanita Stevens, Uolanda Begay, Buelah Choudhary, Presley Murphy, Elivoria Yellowhorse, Deloris Nez, Melissa Yazzie, Andrea Begay, Merinda Manymules, Rose M. Roanhorse, Justina Jones, Margret Tsosie, Anslem Lee, Julia Parker, Billie Ashley

March 25, 2026 – Whitecone

Delegate Cherilyn Yazzie

- Recipients served included Jacqueline Benally, Diane Lee Clark Irving, Kenita Shebala

March 26, 2026 – Oljato, Shonto, Navajo Mountain

Delegate Vince James

- Recipients served included Leslie and Annacita Slivers, Calvin Lee Curley, Geraldine Shay, Lora Hildreth, Billy Tahy, Tsosie Begay, Francina Francisco, Edison Hill, Sharlene Holiday,

Delegate Cherilyn Yazzie

- Recipients served included Pauline and Kee John, Margo Skeet, Nellie Hayes, Lorraine Jackson, Terrilyn Hardy, Charmayne Mitchell



Delegate-by-Delegate Outcomes (MCO + BOS Delivery)

Arbin Mitchell

- Received MCO & BOS: Juanita Stevens, Uolanda Begay, Buelah Choudhary, Presley Murphy, Elivoria Yellowhorse, Deloris Nez, Melissa Yazzie, Andrea Begay, Merinda Manymules, Rose M. Roanhorse, Justina Jones, Margret Tsosie, Anslem Lee, Julia Parker, Billie Ashley
- MCO Not Delivered: Everyone received their Documents for WO3
- Total: 15 received; 0 not received

Vince James

- Received MCO & BOS: Leslie and Annacita Slivers, Calvin Lee Curley, Geraldine Shay, Lora Hildreth, Billy Tahy, Tsosie Begay, Francina Francisco, Edison Hill, Sharlene Holiday,
- MCO Not Delivered: Everyone received their Documents for WO3
- Total: 9 received; 0 not received

Cherilyn Yazzie

- Received MCO & BOS: Pauline and Kee John, Margo Skeet, Nellie Hayes, Lorraine Jackson, Terrilyn Hardy, Charmayne Mitchell, Jacqueline Benally, Diane Lee Clark Irving, Kenita Shebala
- MCO Not Delivered: Everyone received their Documents for WO3
- Total: 9 received; 0 not received

Key Outcomes:

Dozens of homeowners received their full documentation packets, including the Bill of Sale and Master Certificate of Origin. These recipients were informed that: “the documents are what they will take to the Motor Vehicle Department and have it conveyed to a title with their name on it.”

Incomplete Deliveries

A significant number of constituents did not receive their MCO due to:

- MCO not available at the time of visit
- MCO available but not delivered
- Homeowner not present
- Chapter not notifying the recipient
- Documentation still pending (TBD)

Challenges Identified

1. Late or No Notification by Chapters

Multiple entries show “No MCO available” or “MCO available but not delivered,” and the schedule confirms that several homeowners were not present.

This aligns with the issue that:



“homeowners were not notified by the chapter immediately, so constituents had to be tracked down at the last minute, and some were not available.”

2. Documentation Gaps

Some MCOs were not produced or located in time for turnover.

Examples include:

- “No MCO available” for Melissa Woody, Bercinda Tohannie, Melvin Woody, and others.

Conclusion

The March MCO processing period resulted in substantial progress, with many homeowners receiving their full documentation and clear guidance on next steps with the Motor Vehicle Department. However, inconsistent chapter communication and unavailable MCO documents created delays that will require follow-up visits.

CHID will continue coordinating with chapters and delegates to ensure all remaining homeowners receive their MCO and BOS packets as required.

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:	<u>Casey Allen Johnson</u>	Title:	<u>25th NWC</u>
Phone:	<u>505 422 9423</u>	Email:	<u>Casey.johnson@navajonations.gov</u>
<u>Casey Johnson</u>	<u>12-30-25</u>		
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:	_____	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>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 480-2445122</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

RENTAL PLAN AMENDMENT

Form No. 100-1000 (Rev. 10/2015)

Section 1031(a) Exchange

1031 Exchange

1031 Exchange

1031 Exchange

1031 Exchange

1031 Exchange

1031 Exchange

Section 1031(a) Exchange

Section 1031(a) Exchange

Section 1031(a) Exchange

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Section 1031(a) Exchange

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Section 1031(a) Exchange

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1031 Exchange



APPROVED Transmittal - K211564 New Housing CHID_251205_144755

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

Date Tue 12/9/2025 8:34 AM

To Otto Tso <otso@navajo-nsn.gov>; Brenda Jesus <brenda.jesus@navajo-nsn.gov>

Cc Crystalyne Curley <crystalyne.curley@navajo-nsn.gov>; Candice Yazzie <cyazzie@nndcd.org>; Patrick Dalgai <pat_dalgai@nnchid.org>; Victoria J. Tsosie <victoria.tsosie@navajo-nsn.gov>; Manuel Rico <mrico@navajo-nsn.gov>

 1 attachment (551 KB)

APPROVED Transmittal - K211564 New Housing CHID_251205_144755.pdf;

Good morning, Council Delegates Otto Tso and Brenda Jesus,

Your requests to move from ARPA- FRF Section 11 - Bathroom Additions into Section 10 - New Housing has been completed. Attached is the transmittal for your information. Contact me if you have any questions. Thank you.

Lisa Jymm

Lisa Jymm, Executive Director

Navajo Nation Fiscal Recovery Office

Office of the Controller

Cell: (505) 870-0273

Desk: (928) 309-5535

Email: ljymm@navajo-nsn.gov

Website: www.frf.navajo-nsn.gov




The Navajo Nation **DR. BUU NYGREN** *PRESIDENT*

Yideeskáądi Nitsáhákees | Think for the Future

December 4, 2025

TRANSMITTAL

TO : *Patrick Dalgai, Department Manager II*
Community Housing & Infrastructure Department (CHID)/DCD

FROM : 

Cordell Shortey, Contracting Officer
Contracts and Grants Section / OMB

SUBJECT : **New Housing: CHID - ARPA Funds Allocated to CHID/DCD**

I. Information on Contract (per Original Award):

New Housing: CHID		U.S. Treasury American Recovery Plan Act (ARPA)	
Title of Contract	Amount	Funding Agency	CFDA No. - Federal
CJN-29-22	\$50,000,000.00	2022	21.0270
Grant No.	Amount	Fiscal Year	Term - Begin and End Date
			03/11/2021 to 12/31/2026

II. Data Entered in FMIS Regarding:

- New Contract or Grant Company No. **8059** Business Unit (K#) **K211564**
- Contract Mod No. Internal Modification No.2
- Amt of Award **Increase** **\$5,000,000.00** \$112,938,855.00 to \$117,938,855.00
- AMOUNT FROM TO
- Budget Period - Extend End Date: From To
- Other, specify: _____

Authorizing Document - Attached:

- Contract / Agreement - Date executed: _____
- NNC / Committee Resolution - No. & Date: _____
- Other, specify: **Expenditure Plan Amendment Requests from Council Delegate Brenda Jesus and Otto Tso.**

III. Comments by CGS:

This is 3rd Transmittal on \$50,000,000 ARPA funds allocated to CHID. Budget is increased by \$5,000,000 per Expenditure Plan Amendment Requests. Y-T-D budget in FMIS totals \$117,938,855.

Attachment

CC: Contract files
 Contract Accounting / Department
 Lisa Jymm. Executive Director - NN FRF Office

EW


 12/4/25 

Job K211564 US TREASURY- NEW HOUSING: CHID

Thru Date 12/31/2025

Project

K211564

Cost Code	Cost Type	Description	L P M D E C U M	Original Budget Amt	Revised Budget Amt	Actual Amount	Open Commit Amount	Budget Balance	% Revised Spent	% Revised Remaining
	1710	Program Revenue	6 B N	50,000,000.00-	117,938,855.00-			117,938,855.00-		1.00
	1710	Program Revenue	6 T	50,000,000.00-	117,938,855.00-	49,412,450.30-		68,526,404.70-	.42	.58
	1705	CG Revenue	5 T	50,000,000.00-	117,938,855.00-	49,412,450.30-		68,526,404.70-	.42	.58
	1700	External C/G Revenue Sourc	4 T	50,000,000.00-	117,938,855.00-	49,412,450.30-		68,526,404.70-	.42	.58
	1000	Revenues	3 T	50,000,000.00-	117,938,855.00-	49,412,450.30-		68,526,404.70-	.42	.58
	6960	Subcontracted Services	6 B N		117,938,855.00			117,938,855.00		1.00
	6960	Subcontracted Services	6 T		117,938,855.00	50,455,086.84	3,610,933.73-	71,094,701.89	.40	.60
	6950	Subcontracted Services	5 T		117,938,855.00	50,455,086.84	3,610,933.73-	71,094,701.89	.40	.60
	6500	Contractual Services	4 T		117,938,855.00	50,455,086.84	3,610,933.73-	71,094,701.89	.40	.60
	8020	Social	6 B N	50,000,000.00						
	8020	Social	6 T	50,000,000.00						
	8010	Public	5 T	50,000,000.00						
	8000	Assistance	4 T	50,000,000.00						
	2000	Expenses	3 T	50,000,000.00	117,938,855.00	50,455,086.84	3,610,933.73-	71,094,701.89	.40	.60
		US TREASURY- NEW HOUSING: CHIDT				1,042,636.54	3,610,933.73-	2,568,297.19		
		Total:	i T			1,042,636.54	3,610,933.73-	2,568,297.19		

Job K211564 US TREASURY- NEW HOUSING: CHID

Thru Date 12/31/2025

Project

Cost Code	Cost Type	Description	L P M D E C U M	Original Budget Amt	Revised Budget Amt	Actual Amount	Open Commit Amount	Budget Balance	% Revised Spent	% Revised Remaining
	1710	Program Revenue	6 B N	50,000,000.00-	112,938,855.00-			112,938,855.00-		1.00
	1710	Program Revenue	6 T	50,000,000.00-	112,938,855.00-	49,412,450.30-		63,526,404.70-	.44	.56
	1705	CG Revenue	5 T	50,000,000.00-	112,938,855.00-	49,412,450.30-		63,526,404.70-	.44	.56
	1700	External C/G Revenue Sourc	4 T	50,000,000.00-	112,938,855.00-	49,412,450.30-		63,526,404.70-	.44	.56
	1000	Revenues	3 T	50,000,000.00-	112,938,855.00-	49,412,450.30-		63,526,404.70-	.44	.56
	6960	Subcontracted Services	6 B N		112,938,855.00			112,938,855.00		1.00
	6960	Subcontracted Services	6 T		112,938,855.00	50,455,086.84	3,610,933.73-	66,094,701.89	.41	.59
	6950	Subcontracted Services	5 T		112,938,855.00	50,455,086.84	3,610,933.73-	66,094,701.89	.41	.59
	6500	Contractual Services	4 T		112,938,855.00	50,455,086.84	3,610,933.73-	66,094,701.89	.41	.59
	8020	Social	6 B N	50,000,000.00						
	8020	Social	6 T	50,000,000.00						
	8010	Public	5 T	50,000,000.00						
	8000	Assistance	4 T	50,000,000.00						
	2000	Expenses	3 T	50,000,000.00	112,938,855.00	50,455,086.84	3,610,933.73-	66,094,701.89	.41	.59
K211564		US TREASURY- NEW HOUSING: CHIDT				1,042,636.54	3,610,933.73-	2,568,297.19		
		Total:	1 T			1,042,636.54	3,610,933.73-	2,568,297.19		

Job K211564 US TREASURY- NEW HOUSING: CHID

Thru Date 10/31/2025

Project

Cost Code	Cost Type	Description	L P M D E C U M	Original Budget Amt	Revised Budget Amt	Actual Amount	Open Commit Amount	Budget Balance	% Revised Spent	% Revised Remaining
	1710	Program Revenue	6 B N	50,000,000.00-	112,938,855.00-			112,938,855.00-		1.00
	1710	Program Revenue	6 T	50,000,000.00-	112,938,855.00-	41,633,857.94-		71,304,997.06-	.37	.63
	1705	CG Revenue	5 T	50,000,000.00-	112,938,855.00-	41,633,857.94-		71,304,997.06-	.37	.63
	1700	External C/G Revenue Sourc	4 T	50,000,000.00-	112,938,855.00-	41,633,857.94-		71,304,997.06-	.37	.63
	1000	Revenues	3 T	50,000,000.00-	112,938,855.00-	41,633,857.94-		71,304,997.06-	.37	.63
	6960	Subcontracted Services	6 B N		112,938,855.00			112,938,855.00		1.00
	6960	Subcontracted Services	6 T		112,938,855.00	49,927,446.83	2,867,050.72-	65,878,458.89	.42	.58
	6950	Subcontracted Services	5 T		112,938,855.00	49,927,446.83	2,867,050.72-	65,878,458.89	.42	.58
	6500	Contractual Services	4 T		112,938,855.00	49,927,446.83	2,867,050.72-	65,878,458.89	.42	.58
	8020	Social	6 B N	50,000,000.00						
	8020	Social	6 T	50,000,000.00						
	8010	Public	5 T	50,000,000.00						
	8000	Assistance	4 T	50,000,000.00						
	2000	Expenses	3 T	50,000,000.00	112,938,855.00	49,927,446.83	2,867,050.72-	65,878,458.89	.42	.58
K211564		US TREASURY- NEW HOUSING: CHIDT				8,293,588.89	2,867,050.72-	5,426,538.17-		
		Total:	1 T			8,293,588.89	2,867,050.72-	5,426,538.17-		

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 DCD-Bathroom Additions</u>	To Requested Project:	<u>Sec.10 DCD-CHID Housing</u>
Original Approved \$ Amount:	<u>3,000,000.00</u>	Requested Amount:	<u>3,000,000.00</u>
Original Business Unit #:	<u>K211565</u>	Requested Business Unit #:	<u>K211564</u>
Original Object Code:	<u>8785</u>	Requested Object Code:	<u>8785 6960 88</u>
Requesting Party:	<u>Delegate Otto Tso</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 Nanees Dizi Delegate Region.

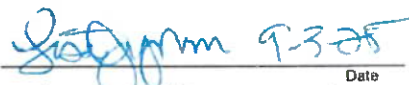

STEP 3: REQUESTOR INFORMATION:


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

Form Completed By:	<u>Otto Tso</u>	Title:	<u>Council Delegate, 25th NNC</u>
Phone:	_____	Email:	<u>Otso@navajo-nsn.gov</u>
Submitted by Signature:			
	<u>09/03/2025</u>		
	Date		

INTERNAL REVIEW: (OFFICE USE ONLY)

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

FRFO DIRECTOR:	<u></u>	Date	<u>9-3-25</u>
ADMINISTRATIVE OVERSIGHT:	<u></u>	Date	<u>9/3/25</u>

NNOCC CONTROLLER:	<u></u>	Date	<u>9/2/25</u>
Requesting Party:	_____	Date	_____





25th Navajo Nation Council

MEMORANDUM

TO: Sean McCabe, Controller of the Navajo Nation,

FROM: 

Otto Tso, Tó Nanees Dizi Council Delegate,

DATE: March 17, 2025

SUBJECT: Request for Transfer of ARPA Funds from Section 11 to Section 10 (Account Number K211565)

Purpose:

This memorandum is to formally request the transfer of \$3 million dollars from the ARPA funds allocated for Section 11 Bathroom Additions (Account Number K211565) to Section 10 C.H.I.D Housing under the ARPA distribution plan for the To Nanees Dizi Delegate Region. The reallocation is based on the critical need for housing in the region of To Nanees Dizi.

Background:

Under the American Rescue Plan Act (ARPA) and in accordance with the Navajo Nation's internal governance and funding guidelines, the Tó Nanees Dizi Delegate Region has been allocated specific funds for infrastructure and housing development. Section 11 was initially designated for bathroom additions; however, after a thorough review of current needs, it has been determined that the demand for housing in the Tó Nanees Dizi Delegate Region outweighs the need for bathroom additions.

I have identified housing as a critical and immediate need for the region. The current lack of sufficient housing options has led to overcrowding and other socio-economic challenges for families within the chapter. Therefore, to best serve the community's urgent needs, the funds allocated to Section 11 (Bathroom Additions) should be redirected to Section 10 (C.H.I.D Housing).

Request:

I hereby request the reallocation of **\$3 million dollars** from the ARPA funds designated for **Section 11 Bathroom Additions (Account Number K211565)** to **Section 10 C.H.I.D Housing** for Tó Nanees Dizi Delegate Region. This transfer will allow us to better address the critical housing shortage in the area which align with the primary needs of the community.

Justification:

- **Critical Housing Need:** The Tó Nanees Dizi Chapter has an ongoing shortage of housing, and addressing this issue is an urgent priority for the region.
 - **Limited Demand for Bathroom Additions:** The need for bathroom additions in the region has been relatively limited. Repurposing of funds allows for a more pressing infrastructure need for housing.
 - **Community Impact:** The reallocation of funds will directly benefit the families in the Tó Nanees Dizi Delegate Region by providing improved housing options by addressing overcrowding in homes.
-

Conclusion:

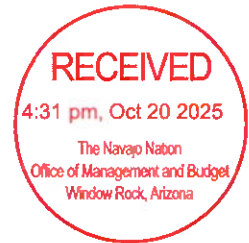
This transfer is essential for ensuring the optimal use of ARPA funds to meet the immediate and pressing needs of the Tó Nanees Dizi Delegate Region. I respectfully request that the Office of the Controller process this request for the transfer of funds in a timely manner.

Thank you for your attention to this matter. Should you require any further documentation or clarification, please do not hesitate to contact my office.




The Navajo Nation **DR. BUU NYGREN** *PRESIDENT*
Yideeskáądi Nitsáhákees **RICHELLE MONTOYA** *VICE PRESIDENT*

MEMORANDUM



TO : Dominic Beyal, Director
 Navajo Nation Office of Management & Budget

 Cordell Shortey, Contracting Officer
 Navajo Nation Office of Management & Budget

FROM : 
 Lisa Jymm, Executive Director
 Navajo Nation Fiscal Recovery Fund Office

DATE : September 30, 2025

SUBJECT : Summary of Change Forms from Section 11 to Section 10 – Delegate Brenda Jesus.

The Navajo Nation Fiscal Recovery Fund Office (NNFRFO) has submitted the Summary of Change forms for ARPA/FRF projects listed below for update in FMIS per the Expenditure Plan Amendment Request from Council Delegate Otto Tso.

No.	Description	BU#	Amount
1	US Treasury – Section 11 – Bathroom Additions	K211565	(\$2,000,000.00)
	US Treasury – Section 10 – CHID Housing	K211564	\$2,000,000.00

The worksheet attached indicates the business unit and name of the program. The summary of change forms has been completed and now are forwarded to your office for processing.

If you have any questions, please feel free to contact our office by phone at (928) 309-5535 or by email at lijymm@navajo-nsn.gov. Thank you.

- cc: Christine Chavez, Accounting Manager, OOC/CA
- Robert Willie, Assistant Controller, OOC/GA
- Germaine Jones, Deputy Contracting Officer, OMB/OCG
- Elfrieda Woodman, Senior Budget Analyst, OMB/OCG

NAVAJO NATION FISCAL RECOVERY FUND



EXPENDITURE PLAN AMENDMENT REQUEST

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

STEP 1: PROJECT INFORMATION

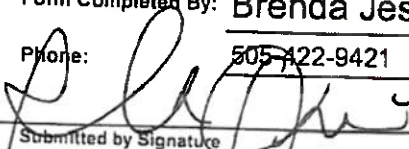
Original Project Name:	<u>ARPA Bathroom Addition</u>	To Requested Project:	<u>ARPA CHID Housing</u>
Original Approved \$ Amount:	<u>\$ 2, 000, 000.00</u>	Requested Amount:	<u>\$ 2, 000, 000.00</u>
Original Business Unit #:	<u>K211565</u>	Requested Business Unit #:	<u>K211564</u>
Original Object Code:	<u>8785</u>	Requested Object Code:	<u>6960</u>
Requesting Party:	<u>Brenda Jesus, Delegate</u>		

STEP 2: PROJECT DESCRIPTION (PROVIDE A SHORT SUMMARY)

The American Rescue Plan Act awarded to the Navajo Nation to be utilized for community chapter needs to address and aid recovery efforts and improve standard of living of tribal members. Funding was awarded to the Navajo Nation and through legislative action, divided into multiple sections. Funding being focused for the amendment request involves Section 11 and Section 10. I am requesting to move Section 11 Bathroom Addition funds of \$2,000,000.00 to ARPA Section 10 CHID Housing, instead of the previously requested \$3,000,000.00 to address severe housing needs my delegate region.

STEP 3: REQUESTOR INFORMATION:


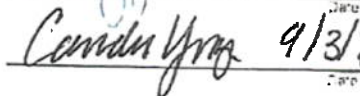
I hereby certify that the information provided is true, correct, and complete to the best of my knowledge.

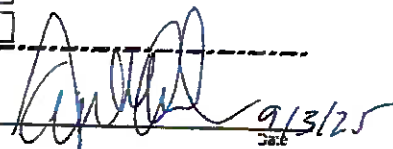
Form Completed By: Brenda Jesus
Phone: 505-422-9421
 08/28/25
Submitted by Signature Date

Title: Council Delegate
Email: brenda.jesus@navajo-nsn.gov

INTERNAL REVIEW: (OFFICE USE ONLY)

Received By: _____ Date Received: _____
Recommendation: _____
Reviewers Signature: _____ APPROVED:
DISAPPROVED:

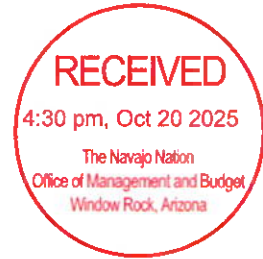
FRFO DIRECTOR:  9/3/25
ADMINISTRATIVE OVERSIGHT:  9/3/25

NNOOC CONTROLLER:  9/3/25
Requesting Party: _____




The Navajo Nation **DR. BUU NYGREN** *PRESIDENT*
Yideeskáądi Nitsáhákees **RICHELLE MONTOYA** *VICE PRESIDENT*

MEMORANDUM



TO : Dominic Beyal, Director
 Navajo Nation Office of Management & Budget

Cordell Shortey, Contracting Officer
 Navajo Nation Office of Management & Budget

FROM : 
 Lisa Jymm, Executive Director
 Navajo Nation Fiscal Recovery Fund Office

DATE : September 30, 2025

SUBJECT : Summary of Change Forms from Section 11 to Section 10 – Delegate Otto Tso.

The Navajo Nation Fiscal Recovery Fund Office (NNFRFO) has submitted the Summary of Change forms for ARPA/FRF projects listed below for update in FMIS per the Expenditure Plan Amendment Request from Council Delegate Otto Tso.

No.	Description	BU#	Amount
1	US Treasury – Section 11 – Bathroom Additions	K211565	(\$3,000,000.00)
	US Treasury – Section 10 – CHID Housing	K211564	\$3,000,000.00

The worksheet attached indicates the business unit and name of the program. The summary of change forms has been completed and now are forwarded to your office for processing.

If you have any questions, please feel free to contact our office by phone at (928) 309-5535 or by email at ljymm@navajo-nsn.gov. Thank you.

- cc: Christine Chavez, Accounting Manager, OOC/CA
- Robert Willie, Assistant Controller, OOC/GA
- Germaine Jones, Deputy Contracting Officer, OMB/OCG
- Efrefida Woodman, Senior Budget Analyst, OMB/OCG

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

INVOICE PAYMENT REVIEW PROCESS For Section 10 and Section 11 Funding Source: ARPA-FRF

IDIQ Professional Services			n/a (Not CHID Only CPMD Section 11) LAM	n/a IDS+A
Contractor:	JSRa	linaba		
	CHID	CHID	CPMD	CHID
	1 Patrick Dalgai (CHID Dept Manager) 2 Alfreida Nez (SPPS CHID)	1 Patrick Dalgai (CHID Dept Manager) 2 Alfreida Nez (SPPS CHID)	1 Michele Peterson, CPMD Dept Manager	1 Patrick Dalgai
	Compliance Checks 3 Patrick Dalgai	Compliance Checks 3 AJ Jaxx (Project Manager fr JSRa)	Compliance Checks 2 Margaret Begay	
	DCD and CHID Signatures Patrick Dalgai 4 Candice Yazzie, DCD Division Director	DCD and CHID Signatures 4 Patrick Dalgai 5 Candice Yazzie, DCD Division Director	DCD and CPMD Signatures 3 Michele Peterson 4 Candice Yazzie, DCD Division Director	
	FRF Finance Unit Team 5 Kyler Begay (Sr Accountant or) Arnold Jake (Principle Accountant)	FRF Finance Unit Team 5 Kyler Begay (Sr Accountant or) Arnold Jake (Principle Accountant)	FRF Finance Unit Team 5 Kyler Begay (Sr Accountant or) Arnold Jake (Principle Accountant)	
	FRF Administration 6 Victoria Tsosie (admin) 7 Lisa Jymm, Exeutive Director	FRF Administration 6 Victoria Tsosie (admin) 7 Lisa Jymm, Exeutive Director	FRF Administration 6 Victoria Tsosie (admin) 7 Lisa Jymm, Exeutive Director	
	OO Contract Accounting 8 Contract Accounting Admin Staff LOG-in 9 Donvan Donetdeal (Principal Accountant AR 10 Debbie Etsitty (Accounting Supervisor) 11 Christine Chavez (Accounting Manager)	OO Contract Accounting 8 Contract Accounting Admin Staff LOG-in 9 Donvan Donetdeal (Principal Accountant ARPA Funds) 10 Debbie Etsitty (Accounting Supervisor) 11 Christine Chavez (Accounting Manager)	OO Contract Accounting 8 Contract Accounting Admin Staff LOG-in 9 Donvan Donetdeal (Principal Accountant ARPA Funds) 10 Debbie Etsitty (Accounting Supervisor) 11 Christine Chavez (Accounting Manager)	
	OO Contract Accounting 8 Contract Accounting Admin Staff LOG-in 9 Donvan Donetdeal (Principal Accountant AR 10 Debbie Etsitty (Accounting Supervisor) 11 Christine Chavez (Accounting Manager)	OO Contract Accounting 8 Contract Accounting Admin Staff LOG-in 9 Donvan Donetdeal (Principal Accountant ARPA Funds) 10 Debbie Etsitty (Accounting Supervisor) 11 Christine Chavez (Accounting Manager)	OO Contract Accounting 8 Contract Accounting Admin Staff LOG-in 9 Donvan Donetdeal (Principal Accountant ARPA Funds) 10 Debbie Etsitty (Accounting Supervisor) 11 Christine Chavez (Accounting Manager)	
	OO Purchasing Department 12 Roberta Benally (admin w/ Purchasing) 13 Shani Francis (Purchasing) or Valerie Bitsilly (Manager) or	OO Purchasing Department 12 Roberta Benally (admin w/ Purchasing) 13 Shani Francis (Purchasing) or Valerie Bitsilly (Manager) or	OO Purchasing Department 12 Roberta Benally (admin w/ Purchasing) 13 Shani Francis (Purchasing) or Valerie Bitsilly (Manager) or	
	OO Accounts Payable 14 Accounts Payable Admin Staff LOG-in 15 Genevieve White (Accounting Manager)	OO Accounts Payable 14 Accounts Payable Admin Staff LOG-in 15 Genevieve White (Accounting Manager)	OO Accounts Payable 14 Accounts Payable Admin Staff LOG-in 15 Genevieve White (Accounting Manager)	
	Payment to Vendor 16 FINAL	Payment to Vendor 16 FINAL	Payment to Vendor 16 FINAL	

**CHID Section 10
Outstanding Invoices
As of March 27, 2026 11:04 am**

Legend:

PAID	
Construction	
Project Mgmt	

Contractor	WO	Invoice #	Period	Date	Amount	Balance to Pay	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-26	12/1/2025	\$ 21,022,225.67		52400
	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
				Sub Total:	\$24,446,430.75	\$71,527.20	
lina 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
				Sub Total:	\$ 942,573.82	\$ 3,324,499.76	
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	45931	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
			Feb 26 - March 26		\$ -		
				Sub Total:	\$ 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	51573
	11	2078	Nov-25	1/5/2026		\$ 65,016.57	51574
	11	2083	Dec-25	1/12/2026		\$ 68,017.36	51575
	11	2102	Jan-26	2/18/2026	\$ 71,533.50		
				Sub Total:	\$ 71,533.50	\$ 977,579.82	
				Total:	\$ 30,142,371.48	\$ 4,373,606.78	

Exhibit M

Chapter Balances (Per Agency)

Exhibit M

CHID Chapter Balances (Per Agency)

NORTHERN AGENCY

Amber Crotty Chapter: 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	Beclabhi Amber Crotty Chapter: 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	Cove Amber Crotty Chapter: 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	Gad/ Ahi To'ku Amber Crotty Chapter: 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	Red Vallin Amber Crotty Chapter: 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	INCOMPLET APPLICATIONS	Toadlena/Two Grev Hill Amber Crotty Chapter: 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	Sheep Sarnie Amber Crotty Chapter: 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	Sanostee Amber Crotty Chapter: 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: 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	Aneht Curtis Yantio Chapter: 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	Mexican Water Curtis Yantio Chapter: 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	Red Missa Curtis Yantio Chapter: 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	Tec Nos Poi Curtis Yantio Chapter: 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	Sweetwater Curtis Yantio Chapter: 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: 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	Burnham Rickie Nez Chapter: 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	Hoabak Rickie Nez Chapter: 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	Nemahnezad Rickie Nez Chapter: 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	Newcomb Rickie Nez Chapter: 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	San Juan Rickie Nez Chapter: 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	Uoper Fruitland Rickie Nez Chapter: 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: 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	Shiorock Eusebia Charles-N. Chapter: 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: Homes Subtotal: NORTHERN AGENCY TOTALS Remainine Fundine:	\$1,231,732.65 12 \$7,262,815.99
Total Homes:	34

CHID Chapter Balances (Per Agency)

EASTERN AGENCY									
Dannv Simson Chapter: Crownpoint	Dannv Simson Chapter: Huefonia	Dannv Simson Chapter: Lake Valley	Dannv Simson Chapter: Nazeed	Dannv Simson Chapter: Standine Rock	Dannv Simson Chapter: White Rock				
Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35				
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-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 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				
Expended Funds: \$469,348.84	Expended Funds: \$469,348.84	Expended Funds: \$469,348.84	Expended Funds: \$469,348.84	Expended Funds: \$469,348.84	Expended Funds: \$469,348.84				
Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$51,484.51				
Remaining Funding: \$ 308,907.07									
Homes Subtotal: 18									
EASTERN AGENCY									
George Toth Chapter: Baca/Prewit	George Toth Chapter: Casamero Lake	George Toth Chapter: Littlewater	George Toth Chapter: Dio Encino	George Toth Chapter: Pueblo Pintado	George Toth Chapter: Torreon	George Toth Chapter: Whitehorse Lake			
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	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-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-WO3: 2			
Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 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	Total Number of Homes Served: 3			
Expended Funds: \$290,348.84	Expended Funds: \$469,348.84	Expended Funds: \$ 469,348.84	Expended Funds: \$290,348.84	Expended Funds: \$145,174.42	Expended Funds: 0	Expended Funds: \$469,348.84			
Remaining Fund Balance: \$156,079.75	Remaining Fund Balance: \$222,800.25	Remaining Fund Balance: \$ 222,800.25	Remaining Fund Balance: \$156,079.75	Remaining Fund Balance: \$450,063.67	Remaining Fund Balance: \$446,428.59	Remaining Fund Balance: \$271,630.71			
Remaining Funding: \$1,155,500.52									
Homes Subtotal: 14									
EASTERN AGENCY									
Lester Yazzie Chapter: Breadsprings	Lester Yazzie Chapter: Chichilab	Lester Yazzie Chapter: Manualito	Lester Yazzie Chapter: Red Rock	Lester Yazzie Chapter: Rock Sorinas	Lester Yazzie Chapter: Tsawath				
Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35				
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: 2	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 2	Number of Homes Served-WO3: 2				
Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1				
Total Number of Homes Served: 3	Total Number of Homes Served: 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				
Expended Funds: \$469,348.84	Expended Funds: \$179,000.00	Expended Funds: \$469,348.84	Expended Funds: \$179,000.00	Expended Funds: \$469,348.84	Expended Funds: \$469,348.84				
Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$181,833.35	Remaining Fund Balance: \$ 51,484.51	Remaining Fund Balance: \$181,833.35	Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$ 51,484.51				
Remaining Funding: \$889,604.75									
Homes Subtotal: 14									
EASTERN AGENCY									
Norman M. Beavv Chapter: Alamo	Norman M. Beavv Chapter: Ramah	Norman M. Beavv Chapter: To'haalilee							
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-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1							
Total Number of Homes Served: 5	Total Number of Homes Served: 1	Total Number of Homes Served: 5							
Expended Funds: \$758,697.68	Expended Funds: \$179,000.00	Expended Funds: \$758,697.68							
Remaining Fund Balance: \$281,969.02	Remaining Fund Balance: \$862,666.70	Remaining Fund Balance: \$ 281,969.02							
Remaining Funding: \$1,426,664.75									
Homes Subtotal: 11									
EASTERN AGENCY									
Steven R. Arviso Chapter: Mariano Lake	Steven R. Arviso Chapter: Churchrock	Steven R. Arviso Chapter: Inanbito	Steven R. Arviso Chapter: Pinedale	Steven R. Arviso Chapter: Smith Lake	Steven R. Arviso Chapter: Thoreau				
Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35	Current Chapter Funding: 5520.833.35				
Number of Homes Served-WO1: 3	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-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 0	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 1	Number of Homes Served-WO3: 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				
Expended Funds: \$614,532.36	Expended Funds: \$469,348.84	Expended Funds: \$ 230,484.51	Expended Funds: \$469,348.84	Expended Funds: \$469,348.84	Expended Funds: \$614,532.36				
Remaining Fund Balance: \$93,689.91	Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$ 51,484.51	Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$51,484.51	Remaining Fund Balance: \$93,689.91				
Remaining Funding: \$197,558.23									
Homes Subtotal: 19									
EASTERN AGENCY TOTALS		Total Homes: 76							
Remaining Funding: \$3,977,875.32									

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	
Remaining 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	
Remaining 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		
Remaining Funding: \$802,318.07					
Homes Subtotal: 14					
WESTERN AGENCY					
Uma Toa Chapter: Taba Cho					
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					
Remaining Funding: \$396,259.47					
Homes Subtotal: 17					
WESTERN AGENCY					
Shaandin Parrish Chapter: Ch'ichinobeto	Shaandin Parrish Chapter: Deneehohoo	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: \$ (326,001.48)			
Remaining 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: Trille/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: 51,514,000.11			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: 51,514,000.11					
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: 51,335,000.11					
Homes Subtotal: 10					
CENTRAL AGENCY					
Shanna Ann Claw Chapter: Chino					
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: 53,125,000.11					
Homes Subtotal: 0					
CENTRAL AGENCY TOTALS					
Remaining Funding: 57,488,000.44					
	Total Homes:				28

CHID Chapter Balances (Per Agency)

FORT DEFIANCE AGENCY

Andy Nez Chapter: Crystal 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: Ft. Defiance Current Chapter Funding: 5781,250.03 Number of Homes Served-W01: 0 Number of Homes Served-W03: 0 Number of Homes Served-W05: 1 Number of Homes Served-W06: 4 Number of Homes Served-W07: 1 Total Number of Homes Served: 6 Expended Funds: 5637,435.16 Remaining Fund Balance: 5 143,814.87	Andy Nez Chapter: Red Lake 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: 2 Number of Homes Served-W07: 2 Total Number of Homes Served: 6 Expended Funds: 5338,000.00 Remaining Fund Balance: 5 423,250.03	Andy Nez Chapter: Sawmill 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: 2 Number of Homes Served-W07: 4 Total Number of Homes Served: 10 Expended Funds: 5663,623.44 Remaining Fund Balance: 5117,626.59	
Brenda Jesus Chapter: Oak Springs 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: 15 Expended Funds: 51,161,395.36 Remaining Fund Balance: 5401,104.69 Remaining Funding: 5710,664.75 Homes Subtotal: 15	Brenda Jesus Chapter: St. Michaels 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: 14 Expended Funds: 51,253,000.00 Remaining Fund Balance: 5309,500.05			
Cherilyn Yazzie Chapter: Dikoon 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: 10 Expended Funds: 5793,523.26 Remaining Fund Balance: 5168,523.24 Remaining Funding: 528,436.33 Homes Subtotal: 19	Cherilyn Yazzie Chapter: Grosvenow Springs 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: 10 Expended Funds: 5358,000.00 Remaining Fund Balance: 5267,000.02	Cherilyn Yazzie Chapter: Indian Wells 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: 10 Expended Funds: 5793,523.26 Remaining Fund Balance: 5 (168,523.24)	Cherilyn Yazzie Chapter: Teesta 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: 10 Expended Funds: 5358,000.00 Remaining Fund Balance: 5267,000.02	Cherilyn Yazzie Chapter: Whiteozone 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: 10 Expended Funds: 5793,523.26 Remaining Fund Balance: 5 (168,523.24)
Arbin Mitchell Chapter: Husck 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: 8 Expended Funds: 5614,523.26 Remaining Fund Balance: 5 10,476.76 Remaining Funding: 552,383.81 Homes Subtotal: 20	Arbin Mitchell Chapter: Elzebeth 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: 10 Expended Funds: 5793,523.26 Remaining Fund Balance: 5 (168,523.24)	Arbin Mitchell Chapter: Lutton 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: 6 Expended Funds: 5435,523.26 Remaining Fund Balance: 5 189,476.76	Arbin Mitchell Chapter: Nabata 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: 8 Expended Funds: 5614,523.26 Remaining Fund Balance: 5 10,476.76	Arbin Mitchell Chapter: 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: 8 Expended Funds: 5614,523.26 Remaining Fund Balance: 5 10,476.76
Nathan Notah Chapter: Coyote Canyon 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: 7 Number of Homes Served-W07: 2 Total Number of Homes Served: 11 Expended Funds: 5358,000.00 Remaining Fund Balance: 5267,000.02 Remaining Funding: 51,338,951.59 Homes Subtotal: 11	Nathan Notah Chapter: 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: 1 Number of Homes Served-W07: 1 Total Number of Homes Served: 3 Expended Funds: 5179,000.00 Remaining Fund Balance: 5446,000.02	Nathan Notah Chapter: Naschite 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: 6 Expended Funds: 5435,523.26 Remaining Fund Balance: 5 189,476.76	Nathan Notah Chapter: 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: 2 Expended Funds: 5179,000.00 Remaining Fund Balance: 5446,000.02	Nathan Notah Chapter: 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: 1 Number of Homes Served-W07: 4 Total Number of Homes Served: 9 Expended Funds: 5614,523.26 Remaining Fund Balance: 510,476.76
Vince R. James Chapter: Cornfields 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: 1 Number of Homes Served-W07: 4 Total Number of Homes Served: 11 Expended Funds: 5972,523.26 Remaining Fund Balance: 5 (347,523.24) Remaining Funding: 5207,430.33 Homes Subtotal: 18 FORT DEFIANCE AGENCY TOTALS Remaining Fund Balance: 53,786,744.31	Vince R. James Chapter: 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: 1 Number of Homes Served-W07: 4 Total Number of Homes Served: 11 Expended Funds: 5614,523.26 Remaining Fund Balance: 5 10,476.76	Vince R. James Chapter: 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: 1 Number of Homes Served-W07: 1 Total Number of Homes Served: 3 Expended Funds: 5179,000.00 Remaining Fund Balance: 5446,000.02	Vince R. James Chapter: 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: 2 Number of Homes Served-W07: 2 Total Number of Homes Served: 6 Expended Funds: 5358,000.00 Remaining Fund Balance: 5267,000.02	Vince R. James Chapter: 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: 2 Number of Homes Served-W07: 5 Total Number of Homes Served: 12 Expended Funds: 5793,523.26 Remaining Fund Balance: 5 (168,523.24)