



### Community Housing Infrastructure Department (CHID) Council Delegate Carl Roessel Slater Status Report: Work Order #4, #5, & #6

**Prepared For:** Council Delegate – Carl Roessel Slater

**Date:** September 18, 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, Rock Point, and Tsaile/Wheatfields Chapters.

#### Key Updates:

- **Work Order #4 (WO4):** The homes previously slated for delivery under this work order have been officially removed from the project scope.
- **Work Order #5 (WO5):** This order currently involves twelve homes. Six homes have reached "Home Set" completion. Six homes have completed key turnover. Five homes have completed site assessments. One remaining site is currently undergoing assessment.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves four homes. Two homes have reached "Home Set" completion. Two homes have completed site assessments for chapters under Delegate Slater.

#### Administrative & Infrastructure Developments:

- **Oversight Transition:** Legislation has been passed to transition project oversight from the Division of Community Development (DCD) to the Fiscal Recovery Fund (FRF). While DCD remains the active manager pending written direction, this transition has introduced uncertainties regarding contractor payments and project timelines.
- **Utility Assessments:** Field data collection and design drafting (PFLs) are progressing for all active sites to facilitate water, wastewater, and electric connections.
- **Regulatory Changes:** A verbal directive has been issued to halt utility coordination with the NTUA. DCD is maintaining current processes while awaiting official written confirmation of this change.

### 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**

#### **Oversight Transition Update**

A recent development has occurred regarding the oversight of ARPA projects and funding. The Navajo Nation has passed legislation to transition the overall oversight of these projects from the Division of Community Development (DCD) to the Fiscal Recovery Fund (FRF) program.

At this time, no formal direction has been given to DCD or CHID to hand over project management. Until such direction is received in writing, the DCD will continue to move forward with project execution. However, this transition has affected contractor assurance regarding payment and points of contact, as there is uncertainty regarding whether the new oversight body (FRF) will issue different directions. These factors have collectively impacted project timelines and the overall structure of the program.

#### **Work Order #5: Status**

All Work Order #5 sites remain subject to physical site accessibility. If 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:** Home set completed on March 4, 2026. (Offline: January 20, 2025; Pad Ready: February 4, 2026).
- **Walk-Through/Punchlist:** May 22, 2026.
- **Skirting/painting:** Skirting completed by March 4, 2026.
- **Steps & Gutters:** Steps and Gutters completed by March 4, 2026.
- **Wood Stove:** June 8, 2026.
- **Key Turnover:** June 12, 2026.
- **MCO:** May 7, 2026.
- **Final 10% invoice:** TBD.

#### **Delbert Notah (Lukachukai)**

- **Timeline:** Home set completed on March 4, 2026. (Offline: January 21, 2025; Pad Ready: February 15, 2026).
- **Walk-Through/Punchlist:** May 20, 2026.
- **Skirting/painting:** March 4, 2026.
- **Steps & Gutters:** March 4, 2026.
- **Wood Stove:** June 8, 2026.
- **Key Turnover:** June 2, 2026.
- **MCO:** January 7, 2026.

- **Final 10% invoice:** TBD.

**Jennifer T. Wheeler (Round Rock)**

- **Timeline:** Home set completed on February 23, 2026. (Offline: January 21, 2025; Pad Ready: February 3, 2026).
- **Walk-Through/Punchlist:** May 15, 2026.
- **Skirting/painting:** February 23, 2026.
- **Steps & Gutters:** February 23, 2026.
- **Wood Stove:** June 8, 2026.
- **Key Turnover:** June 2, 2026.
- **MCO:** January 7, 2026.
- **Final 10% invoice:** TBD.

**Arlene Sue Williams (Round Rock)**

- **Timeline:** Home set completed on February 23, 2026. (Offline: January 21, 2025; Pad Ready: February 2, 2026).
- **Walk-Through/Punchlist:** May 15, 2026
- **Skirting/painting:** February 23, 2026.
- **Steps & Gutters:** February 23, 2026.
- **Wood Stove:** June 8, 2026.
- **Key Turnover:** June 2, 2026.
- **MCO:** January 7, 2026.
- **Final 10% invoice:** TBD.

**Iris Gillwood (Rock Point)**

- **Timeline:** Home set completed on March 12, 2026. (Offline: February 11, 2026; Pad Ready: February 13, 2026).
- **Walk-Through/Punchlist:** May 22, 2026
- **Skirting/painting:** March 12, 2026.
- **Steps & Gutters:** March 12, 2026.
- **Wood Stove:** June 8, 2026.
- **Key Turnover:** June 2, 2026.
- **MCO:** January 7, 2026.
- **Final 10% invoice:** TBD.

**Johanna A. Wilson (Rock Point)**

- **Timeline:** Home set completed on June 29, 2026. (Offline: May 28, 2026; Pad Ready: May 29, 2026).
- **Walk-Through/Punchlist:** August 10, 2026.
- **Skirting/painting:** July 28, 2026.
- **Steps & Gutters:** July 29, 2026.
- **Key Turnover:** September 10, 2026.
- **MCO:** July 7, 2026.
- **Final 10% invoice:** TBD.

**Victoria Nez (Lukachukai)**

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

**Eddie Lee (Rock Point)**

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

**Francene Wilson (Rough Rock)**

- **Timeline:** Site assessment completed.
- **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:** Site assessment completed.
- **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:** Site assessment completed.

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

## **Work Order #6: Status**

All Work Order #6 sites remain subject to physical site accessibility. If 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 #6 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.

### **Geneiva Woody (Rock Point)**

- **Timeline:** Home set TBD. (Offline: September 24, 2026; Pad Ready: TBD).
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD
- **Final 10% invoice:** TBD.

### **Ryan C. Begay (Lukachukai)**

- **Timeline:** Home set August 25, 2026. (Offline: July 22, 2026; Pad Ready: August 3, 2026).
- **Walk-Through/Punchlist:** September 10, 2026.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD
- **Final 10% invoice:** TBD.

### **Jeremiah Allen (Tsaile/Wheatfields)**

- **Timeline:** Home set TBD. (Offline: September 4, 2026; Pad Ready: September 4, 2026).
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD
- **Final 10% invoice:** TBD.

**Gladys Wheeler (Round Rock)**

- **Timeline:** Home set TBD. (Offline: August 12, 2026; Pad Ready: September 3, 2026).
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD
- **Final 10% invoice:** TBD.

**Key Turnover Requirement**

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

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 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**

Work Order #3 was executed on May 5, 2026, to address ADA Accessibility Ramps and Wood Stoves for WO #1 and WO #3.

**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 implemented:

**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 offering 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.

## **V. Utilities Construction Update**

This section summarizes the utility status for 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, designing, or construction until the home is on site and an application has been received.

### **Work Order #5**

- **Arlene Sue Williams (Priority One):**
  - **Project Status:** NTUA Construction Completed
  - **Updates:** NTUA construction and utility connections have been fully completed.
- **Delbert Notah (Priority Two):**
  - **Project Status:** No Application received
  - **Updates:** TBD

- **Francene Wilson (Priority One):**
  - **Project Status:** TBD.
  - **Updates:** TBD.
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- **Iris Gillwood (Priority One):**
  - **Project Status:** 02 Pending survey and design @ District.
  - **Updates:** NTUA utility company.
- **Jennifer T. Wheeler (Priority One):**
  - **Project Status:** NTUA Construction Completed
  - **Updates:** NTUA construction and utility connections have been fully completed.
- **Johanna A. Wilson (PTBD):**
  - **Project Status:** Home on site.
  - **Updates:** Pending application.
- **Laverne A. Benally (TBD):**
  - **Project Status:** TBD.
  - **Updates:** TBD.
- **Lorena R. Dempsey (Priority One/Priority Three):**
  - **Project Status:** Home on site.
  - **Updates:** Pending application.
- **Charmayne D. Begay (TBD):**
  - **Project Status:** TBD.
  - **Updates:** TBD.
- **Alice John (TBD):**
  - **Project Status:** TBD.
  - **Updates:** TBD.
- **Eddie Lee (TBD):**
  - **Project Status:** TBD
  - **Updates:** TBD
- **Victoria Nez (TBD):**
  - **Project Status:** TBD.
  - **Updates:** TBD.

## **VI. Work Order #6**

This section provides an update on the execution of Work Order Number Six (WO#6) for manufactured housing.

Work Order Number Six was executed on April 22, 2026, and will include four manufactured homes for Delegate Slater's region. This work order utilizes the same vendor currently assigned to Work Order #1, Work Order #3 and Work Order #5.

The vendor has begun production, field assessments, deliveries and installations. All homes have completed field assessments. One home has been delivered and set. Three homes are scheduled for delivery for chapters under Delegate Slater.

All Work Order #6 sites remain subject to physical site accessibility. If accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity.

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.