



Community Housing Infrastructure Department (CHID) Council Delegate Casey Allen Johnson Status Report: Work Order 1#, #3, #4, #5, & #7

Prepared For: Council Delegate – Casey Allen Johnson

Date: September 18, 2026

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

Key Project Developments

- **Work Order #1 (WO1):** All nine units have been delivered and set, completed the walk-through process, received keys, and reached the final invoicing stage.
- **Work Order #3 (WO3):** 1 unit has been delivered and set, completed the walk-through process, received keys, and reached the final invoice stage.
- **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 six homes. Four homes have reached "Home Set" completion and have completed key turnover. There are two remaining sites undergoing assessment or subject to accessibility-based substitutions.
- **Work Order #7 (WO7):** Executed on April 22, 2026, and this work order currently involves eight homes. Production and site installations have commenced. No field assessments have been conducted for chapters under Delegate Johnson.

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 four homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The delegate region is now focused on completing the homes under Work Order #1, Work Order #3, Work Order #5. Work Order #7.

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 #1 Status

- **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:** March 6, 2026.
 - **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:** March 6, 2026.
 - **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:** February 11, 2026.
 - **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:** February 11, 2026.

- **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:** March 6, 2026.
 - **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:** March 5, 2026.
 - **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:** March 6, 2026.
 - **MCO:** TBD.
 - **Final 10% Invoice:** TBD.

Work Order #3 Status

- **Ella Bedonie (Coalmine Canyon Chapter)**
 - **Timeline:** Home shipped on February 15, 2026; set on February 25, 2026.
 - **Walk-Through/Punchlist:** Completed March 23, 2026.
 - **Skirting/Painting:** Completed between April 1, 2026, and April 10, 2026.
 - **Steps & Gutters:** Steps completed April 6, 2026; Gutters completed April 17, 2026.
 - **Key Turnover:** April 14, 2026.
 - **MCO:** TBD.
 - **Final 10% Invoice:** 40% Invoice #5202 submitted on October 16, 2025.

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.

- **Latisha Patrick (Leupp Chapter)**
 - **Timeline:** Home shipped on February 6, 2026; set on March 10, 2026.
 - **Walk-Through/Punchlist:** Interior started March 23, 2026; Interior walkthrough completed March 27, 2026.
 - **Skirting/Painting:** Completed April 27, 2026.
 - **Steps & Gutters:** Steps completed April 27, 2026; Gutters completed May 25, 2026.
 - **Wood Stove:** Installed May 25, 2026.
 - **Key Turnover:** June 4, 2026.
 - **MCO:** May 11, 2026.
 - **Final 10% Invoice:** TBD.
- **Jimmie McCabe, Sr. (Leupp Chapter)**
 - **Timeline:** Home shipped on February 6, 2026; set on March 11, 2026.
 - **Walk-Through/Punchlist:** Interior started March 23, 2026; Interior walkthrough completed March 27, 2026.
 - **Skirting/Painting:** Completed April 27, 2026.
 - **Steps & Gutters:** Steps completed April 27, 2026; Gutters completed May 25, 2026.
 - **Wood Stove:** Installed May 25, 2026.
 - **Key Turnover:** June 16.
 - **MCO:** May 11, 2026.
 - **Final 10% Invoice:** TBD.
- **Rose Ann Dailey (Birdsprings Chapter)**
 - **Timeline:** Home shipped on February 6, 2026; set on March 13, 2026.
 - **Walk-Through/Punchlist:** Interior started March 23, 2026; Interior walkthrough completed March 27, 2026.
 - **Skirting/Painting:** Completed April 27, 2026.
 - **Steps & Gutters:** Steps completed April 27, 2026; Gutters completed May 25, 2026.
 - **Wood Stove:** Installed May 25, 2026.
 - **Key Turnover:** June 4, 2026.
 - **MCO:** May 11, 2026.
 - **Final 10% Invoice:** TBD.

- **Dolly Wagoner (Birdsprings Chapter)**
 - **Timeline:** Home shipped on February 6, 2026; set on March 13, 2026.
 - **Walk-Through/Punchlist:** Interior started March 23, 2026; Interior walkthrough completed March 27, 2026.
 - **Skirting/Painting:** Completed April 27, 2026.
 - **Steps & Gutters:** Steps completed April 27, 2026; Gutters completed May 25, 2026.
 - **Wood Stove:** Installed May 25, 2026.
 - **Key Turnover:** June 16, 2026.
 - **MCO:** May 11, 2026.
 - **Final 10% Invoice:** TBD.
- **Dorothy Humetewa (Cameron Chapter)**
 - **Timeline:** TBD delivery schedule.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Wood Stove:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** May 11, 2026.
 - **Final 10% Invoice:** TBD.
- **Marlanda Dugi (Cameron Chapter)**
 - **Timeline:** TBD delivery schedule.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/Painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Wood Stove:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** May 11, 2026.
 - **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 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.

Work Order #1

- **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:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Robert Nez (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
 -
- **Floyd Joe (Priority One)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Rita Sheppard (Priority One)**
 - **Project Status:** 19 SEI approved.
 - **Updates:** Awaiting meter loop install.
- **Rodney Todacheenie (Priority One/Priority Two)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.

- **Raymond Huskon (Priority One)**
 - **Project Status:** Pending construction.
 - **Updates:** Utility company APS.
- **Harry Jackson Goldtooth (Priority TBD)**
 - **Project Status:** No Application received.
 - **Updates:** Utility application has not yet been submitted.

Work Order #3

- **Ella Bedonie (Priority One/Priority Three)**
 - **Project Status:** 05d NTUA Archaeologist
 - **Updates:** Pending cultural award (BRCF).

Work Order #5

- **Dolly Wagoner (Priority Two/Priority Three)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Latisha Patrick (Priority One/Priority Two)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Rose Ann Dailey (Priority One/Priority Two)**
 - **Project Status:** NTUA Construction Completed.
 - **Updates:** Utility infrastructure and connection by NTUA are finished.
- **Jimmie McCabe, Sr. (Priority Two/Cistern)**
 - **Project Status:** 05 NTUA Archaeologist/Biologist
 - **Updates:** Pending cultural award and TES list request.
- **Dorothy Humetewa (Priority TBD)**
 - **Project Status:** Pending home delivery.
 - **Updates:** Utility coordination will proceed once the unit is set on-site.
- **Marlanda Dugi (Priority TBD)**
 - **Project Status:** Pending home delivery.
 - **Updates:** Utility coordination will proceed once the unit is set on-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.

VI. Work Order #7

This section provides an update on the execution of Work Order #7 (WO7) for manufactured housing.

WO9 was executed on April 22, 2026, and will include 8 manufactured homes for Delegate Johnson'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. No field assessment has been conducted for chapters under Delegate Johnson.

All WO7 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.