



Community Housing Infrastructure Department (CHID) Council Delegate Amber Kanazbah Crotty Status Report: : Work Order #3, #4, #5 & #6

Prepared For: Council Delegate – Amber Kanazbah Crotty

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Cove, Sheepsprings, Beclabito, Sanostee, Red Valley, Gadiiahi, 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, #5, and #6. The project covers Cove, Sheepsprings, Beclabito, Sanostee, Red Valley, Gadiiahi, and Toadlena/Two Greyhills Chapters.

Key Project Developments

- **Work Order #3 (WO3):** All nine units have been delivered and set, completed the walk-through process, received keys, and reached the final invoicing 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 five homes. Four homes have reached "Home Set" completion. 1 home has completed key turnover. One remaining site is currently undergoing assessment or are subject to accessibility-based substitutions.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves two homes. Production and site installations have commenced. One field assessment has been conducted for chapters under Delegate Crotty.

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 five homes previously intended for delivery under Work Order #4 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 #3

- **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.
- **Albert Nelson (Sheep Springs Chapter):**

- **Timeline:** Home delivered June 26, 2026, and set June 30, 2026.
- **Skirting/Painting:** Completed July 15, 2026.
- **Walk-Through/Punch List:** Done July 20, 2026.
- **Steps and Gutters:** Completed by August 11, 2026.
- **Key turnover:** Completed August 11, 2026
- **MCO:** Turned over on October 1, 2025.
- **Final 10% invoice:** Submitted on July 9, 2025.

Work Order Status

All Work Order #5 and #6 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.

Work Order #5

• Roger Morgan (Beclabito Chapter):

- **Timeline:** Home set completed on February 9, 2026. (Offline: January 19, 2026; Pad Ready: February 9, 2026).
- **Walk-Through/Punchlist:** May 8, 2026.
- **Skirting/painting:** March 13, 2026.
- **Steps & Gutters:** April 23, 2026.
- **Key Turnover:** June 24, 2026.
- **MCO:** May 7, 2026.
- **Final 10% invoice:** TBD.

Zachary Walter (Gadii' Ahi-To'koi):

- **Timeline:** Home set completed on July 31, 2026. (Offline: March 19, 2026; Pad Ready: July 20, 2026).
- **Walk-Through/Punchlist:** August 6, 2026
- **Skirting/painting:** July 29, 2026.
- **Steps & Gutters:** July 30, 2026.
- **Key Turnover:** Ready for turnover.
- **MCO:** May 11, 2026.
- **Final 10% invoice:** TBD.

Ronny Dee (Gadii' Ahi-To'koi):

- **Timeline:** Home set completed on July 8, 2026. (Offline: June 1, 2026; Pad Ready: May 4, 2026).
- **Walk-Through/Punchlist:** July 17, 2026.
- **Skirting/painting:** July 29, 2026.

- **Steps & Gutters:** July 30, 2026.
- **Key Turnover:** Ready for turnover.
- **MCO:** July 7, 2026.
- **Final 10% invoice:** TBD.

Norman Joe (Beclabito Chapter):

- **Timeline:** Home set completed on July 8, 2026. (Offline: June 1, 2026; Pad Ready: May 4, 2026).
- **Walk-Through/Punchlist:** July 17, 2026.
- **Skirting/painting:** July 29, 2026.
- **Steps & Gutters:** July 30, 2026.
- **Key Turnover:** Ready for turnover.
- **MCO:** July 7, 2026.
- **Final 10% invoice:** TBD.

• **Rita M. Billy (Red Valley Chapter):**

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

Work Order #6

• **Alfred & Tamara Tsinajinnie (Gadii' Ahi-To'koi Chapter):**

- **Timeline:** Home set TBD. (Offline: September 4, 2026; Pad Ready: September 14, 2026).
- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** TBD.
- **Steps & Gutters:** TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

Larry McDonald (Toadlena – Two Grey Hills Chapter):

- **Timeline:** Home set TBD. (Offline: August 5, 2026; Pad Ready: 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

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:

Work Order #3

- **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
- **Albert Nelson (Sheepsprings):**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD

Work Order #5

- **Roger Morgan (Beclabito Chapter):**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD

Zachary Walter (Gadii' Ahi-To'koi):

- Field Work Completed On: TBD
- PFL Completed: TBD
- PFL Submitted to NTUA on: TBD
- PFL Approved on: TBD

Ronny Dee (Gadii' Ahi-To'koi):

- Field Work Completed On: TBD
- PFL Completed: TBD
- PFL Submitted to NTUA on: TBD
- PFL Approved on: TBD

Norman Joe (Beclabito Chapter):

- Field Work Completed On: TBD
- PFL Completed: TBD
- PFL Submitted to NTUA on: TBD
- PFL Approved on: TBD

Rita M. Billy (Red Valley Chapter):

- Field Work 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 NTUA. All homes are in the Northern agency and on Navajo Nation Trust Land.

Work Order #3

- **Irene Etcitty (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Physical construction for electrical service is now finalized.
- **Jayne Talk-Sanchez (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** All electrical construction activities are fully finished, and site is ready for service.
- **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:** NTUA Construction Completed
 - **Updates:** Electrical construction activities have reached completion.
- **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.
- **Rachel Livingston (Priority TBD)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Physical construction for electrical service is now finalized.
- **Shedale Bainbridge (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** TBD
 -
- **Albert Nelson (Priority One)**
 - **Project Status:** TBD
 - **Updates:** TBD

Work Order #5

- **Roger Morgan (Priority TBD)**
 - **Project Status:** Construction completed.
 - **Updates:** None
- **Zachary Walter (Priority TBD):**
 - **Project Status:** NTUA ESPS – ROW received.
 - **Updates:** NTP for service pole installation September 11, 2026.
- **Ronny Dee (Priority TBD):**
 - **Project Status:** Home on site.
 - **Updates:** Assigned for meter loop installation.
- **Norman Joe (Priority TBD):**
 - **Project Status:** NTUA ROW Agent – In review.
 - **Updates:** NTP for service pole installation September 11, 2026.
- **Rose M. Billy (Priority TBD):**
 - **Project Status:** Home on site.
 - **Updates:** Assigned for meter loop installation.

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

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

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

VI. Work Order #6

This section provides an update on the execution of Work Order #6 (WO6) for manufactured housing.

WO6 was executed on April 22, 2026, and will include 2 manufactured homes for Delegate Crottys'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. One field assessment has been conducted for chapters under Delegate Crotty.

All WO6 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.