



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

Prepared For: Council Delegate – Arbin Mitchell

Date: September 18, 2026

This report provides a comprehensive status update for Delegate Arbin Mitchell regarding the progress of manufactured home deliveries, utility infrastructure, and completion milestones for Work Orders #3, #4, #5, and #6. The project covers 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.

Key Project Updates

- **Work Order #3 (WO3):** All fifteen 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 one home and has reached "Home Set" completion. There is no remaining site currently undergoing assessment or subject to accessibility-based substitutions.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves four homes. Production and site installations have commenced. No field assessments have been conducted for chapters under Delegate Mitchell.

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 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

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 Status

Dolores Nez (Houck Chapter)

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

Rose M. Roanhorse (Klagetoh Chapter)

- **Timeline:** Home delivered and set on August 13, 2025.
- **Walk-Through/Punchlist:** September 14, 2025.
- **Skirting/Painting:** Completed between August 20, 2025, and September 2, 2025.
- **Steps & Gutters:** Steps completed December 22, 2025; Gutters completed September 26, 2025.
- **Key Turnover:** Completed December 30, 2025.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5241).

Margaret Ann Tsosie (Klagetoh Chapter)

- **Timeline:** Home delivered and set on August 18, 2025.
- **Walk-Through/Punchlist:** September 15, 2025.

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

Presley Murphy (Houck Chapter)

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

Justine Tsosie Jones (Klagetoh Chapter)

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

Elvira Lou Yellowhorse (Houck Chapter)

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

Uolanda Begay (Lupton Chapter)

- **Timeline:** Home delivered and set on October 6, 2025.
- **Walk-Through/Punchlist:** December 22, 2025.
- **Skirting/Painting:** Completed between October 28, 2025, and November 5, 2025.
- **Steps & Gutters:** Steps completed December 8, 2025; Gutters completed November 21, 2025.
- **Key Turnover:** Completed January 6, 2026.
- **MCO:** Turned over December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5256).

Melissa Ann Yazzie (Nahata Dziil Chapter)

- **Timeline:** Home delivered and set on October 7, 2025.
- **Walk-Through/Punchlist:** January 16, 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 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 Dziil 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

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.

Cheryl L. Jaymes (Klagetoh Chapter)

- **Timeline:** Home offline January 21, 2025; pad ready February 9, 2026. Home shipped February 27, 2026, and set on March 6, 2026.
- **Walk-Through/Punchlist:** May 14, 2026
- **Skirting/Painting:** Skirting complete.
- **Steps & Gutters:** Steps 100% complete; Gutters complete.
- **Key Turnover:** June 9, 2026
- **MCO:** Delivered May 7, 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:

Work Order #3

- **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

Work Order #5

- **Cheryl L. James (Klagetoh):**
 - 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 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.

Work Order #3

- **Andrea Begay (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction has been successfully completed.
- **Anslem Lee (Priority One)**
 - **Project Status:** 19 SEI Approved.
 - **Updates:** Awaiting NTP for release for construction.
- **Beulah M. Choudhary (Priority TBD)**
 - **Project Status:** 02 Pending homesite lease correction.
 - **Updates:** Awaiting correction.
- **Billy Ashley (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction has been successfully completed.
- **Dolores Nez (Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction has been successfully completed.
- **Elvira Lou Yellowhorse (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction has been successfully completed.
- **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:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction is finished; site is power-ready.
- **Justine (Harrivin) Tsosie Jones (Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction is finished; site is power-ready.
- **Margaret Ann Tsosie (Priority Two)**
 - **Project Status:** 19 SEI Approved.
 - **Updates:** Awaiting NTP for release for construction.

- **Melissa Ann Yazzie (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction is finished; site is power-ready.
- **Merinda Manymules (Priority One/Priority Four)**
 - **Project Status:** 12a NTUA ROW Agent.
 - **Updates:** Pending SLA Submittal.
- **Presley Murphy (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction is finished; site is power-ready.
- **Rose M. Roanhorse (Priority Three/Cistern)**
 - **Project Status:** Pending construction.
 - **Updates:** Awaiting contractor to complete construction.
- **Uolanda Begay (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Electrical infrastructure construction is finished; site is power-ready.

Work Order #5

- **Cheryl L. Jaymes (Priority TBD)**
 - **Project Status:** 07d Consultant.
 - **Updates:** Pending cultural report (BRCF)..

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

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

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

- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #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 4 manufactured homes for Delegate Mitchell's region. This work order utilizes the same vendor currently assigned to Work Order #3 and Work Order #5.

The vendor has begun production, field assessments, deliveries and installations. No field assessments has been conducted for chapters under Delegate Mitchell.

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.