



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

Prepared For: Council Delegate – Danny Simpson

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Becenti, Nahodigish, 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, #5, and #6 within Council Delegate Danny Simpson's region, serving the Becenti, Nahodigish, Nageezi, White Rock, Huerfano, Lake Valley, Standing Rock, and Crownpoint Chapters.

Key Project Updates:

- **Work Order #3 (WO3):** All twelve units have been delivered and set, completed the walk-through process, received keys, and reached the final invoicing stage.
- **Work Order #4 (WO4):** The six 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. All homes have reached "Home Set" completion. Five homes have completed key turnover. One home is ready for key turnover and to be scheduled.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves three homes. Production and site installations have commenced. No field assessments have been conducted for chapters under Delegate Simpson.

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

Due to the approaching ARPA Deadline and no responses from the contractor, the six 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 Status

- **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:** Home set completed on April 29, 2026. (Offline: February 2, 2026; Pad Ready: April 13, 2026).
 - **Walk-Through/Punchlist:** Completed on May 30, 2026.
 - **Skirting/painting:** May 14, 2026.
 - **Steps & Gutters:** June 15, 2026.
 - **Key Turnover:** July 17, 2026.
 - **MCO:** May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Labertha Rafael (Nageezi):**
 - **Timeline:** Home set completed on April 29, 2026. (Offline: February 2, 2026; Pad Ready: April 13, 2026).
 - **Walk-Through/Punchlist:** Completed on May 29, 2026.
 - **Skirting/painting:** May 12, 2026.
 - **Steps & Gutters:** May 12, 2026.
 - **Key Turnover:** June 15, 2026.
 - **MCO:** May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Lois D. Lee (Huerfano):**
 - **Timeline:** Home set completed on April 30, 2026. (Offline: February 4, 2026; Pad Ready: April 14, 2026).
 - **Walk-Through/Punchlist:** Completed on May 29, 2026.
 - **Skirting/painting:** May 14, 2026.
 - **Steps & Gutters:** May 15, 2026.
 - **Key Turnover:** August 4, 2026
 - **MCO:** May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Jean Begay (Lake Valley):**
 - **Timeline:** Home set completed on July 2, 2026. (Offline: April 27, 2026; Pad Ready: June 18, 2026).
 - **Walk-Through/Punchlist:** Completed on July 14, 2026.
 - **Skirting/painting:** July 17, 2026.
 - **Steps & Gutters:** July 17, 2026.
 - **Key Turnover:** August 27, 2026.
 - **MCO:** July 7, 2026.
 - **Final 10% invoice:** TBD.
- **Dorothina Joe (Standing Rock):**

- **Timeline:** Home set completed on August 18, 2026. (Offline: April 7, 2026; Pad Ready: August 6, 2026).
 - **Walk-Through/Punchlist:** September 4, 2026.
 - **Skirting/painting:** August 27, 2026.
 - **Steps & Gutters:** August 31, 2026.
 - **Key Turnover:** To be scheduled.
 - **MCO:** May 28, 2026.
 - **Final 10% invoice:** TBD.
- **Bertha Armenta (White Rock):**
 - **Timeline:** Home set completed on July 2, 2026. (Offline: April 22, 2026; Pad Ready: June 19, 2026).
 - **Walk-Through/Punchlist:** July 15, 2026.
 - **Skirting/painting:** July 17, 2026.
 - **Steps & Gutters:** July 16, 2026.
 - **Key Turnover:** August 27, 2026.
 - **MCO:** July 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

- **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

Work Order #5

- **Labertha Rafael (Nageezi)**
 - Field Work Completed On: Pending
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Lois Lee (Huerfano)**
 - Field Work Completed On: Pending
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Tylynn Edsitty (Crownpoint)**
 - Field Work Completed On: Pending
 - PFL Completed: August 21, 2025
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD

- **Dorothina Joe (Standing Rock)**
 - Field Work Completed On: Pending
 - PFL Completed: August 19, 2025
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Bertha Armenta (White Rock)**
 - Field Work Completed On: Pending
 - PFL Completed: August 27, 2025
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Jean Begay (Lake Valley)**
 - 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 status for electrical services for the twelve 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.

Work Order #3

- **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:** FEUS construction completed.
 - **Updates:** Utility provider is FEUS. All construction activities are finalized.
- **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.
- **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:** Construction completed.
 - **Updates:** Utility provider is NTUA.
- **Stanley Blackie (Priority Four)**
 - **Project Status:** Pending Right-of-Way (ROW).
 - **Updates:** Utility provider is JMEC.

Work Order #5

- **Labertha Rafael (Priority One)**
 - **Project Status:** Need application.
 - **Updates:** Utility provider is JMEC.

- **Lois D. Lee (Priority One)**
 - **Project Status:** FEUS
 - **Updates:** Pending ROW.
- **Tylynn Edsitty (Priority One)**
 - **Project Status:** Pending construction.
 - **Updates:** Utility provider is CDEC.
- **Dorothina Joe (Priority One)**
 - **Project Status:** 02 Pending Survey & Design.
 - **Updates:** At District.
- **Bertha Armenta (Priority One)**
 - **Project Status:** 01 Home on site.
 - **Updates:** Application needed.
- **Jean Begay (Priority Two)**
 - **Project Status:** Home on site.
 - **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.

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 3 manufactured homes for Delegate Simpson'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 assessments have been conducted for chapters under Delegate Simpson.

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.