



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

Prepared For: Council Delegate - Lester Yazzie

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Tsayatoh, Manuelito, Chichiltah, Breadsprings, Red Rock, and Rock Springs Chapters.

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries, infrastructure development, and utility assessments for Council Delegate Lester Yazzie's region, covering progress under Work Orders #3, #4, #5, and #6 for the Tsayatoh, Manuelito, Chichiltah, Breadsprings, Rock Springs, and Red Rock Chapters.

Key Updates:

- **Work Order #3 (WO3):** All eight 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 nine homes. All homes have reached "Home Set" completion. Eight homes have completed key turnover. Remaining home is awaiting key turnover to be scheduled.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves no homes.

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 two 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 (8 homes)

- **Nancy M. Stevens (Tsayatoh Chapter)**
 - **Timeline:** Home delivered and set on August 11, 2025.
 - **Walk-Through/Punchlist:** Completed on September 2, 2025.
 - **Skirting/painting:** Skirting completed between August 14, 2025, and August 21, 2025. Note: Knobs have been replaced.
 - **Steps & Gutters:** Steps installed on October 20, 2025; Gutters installed on September 11, 2025.
 - **Key Turnover:** Completed on December 3, 2025.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5242).
- **Nillie Money (Manuelito Chapter)**
 - **Timeline:** Home delivered and set on July 23, 2025.
 - **Walk-Through/Punchlist:** Completed on September 2, 2025.
 - **Skirting/painting:** Skirting completed between August 7, 2025, and August 21, 2025. Note: Knobs have been replaced.
 - **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 10, 2025.
 - **Key Turnover:** Completed on December 3, 2025.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5237).
- **Louise Longhair (Breadsprings Chapter)**
 - **Timeline:** Home delivered and set on July 3, 2025.
 - **Walk-Through/Punchlist:** Completed on September 4, 2025.

- **Skirting/painting:** Skirting completed between August 7, 2025, and August 20, 2025.
- **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 10, 2025.
- **Key Turnover:** Completed on November 11, 2025.
- **MCO:** Turned over on November 11, 2025.
- **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5228).
- **Celilia R. Lincoln (Breadsprings Chapter)**
 - **Timeline:** Home delivered and set on July 3, 2025.
 - **Walk-Through/Punchlist:** Completed on September 3, 2025.
 - **Skirting/painting:** Skirting completed between August 6, 2025, and August 21, 2025.
 - **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 10, 2025.
 - **Key Turnover:** Completed on November 19, 2025.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5223).
- **Charmaine R. Montoya (Tsayatoh Chapter)**
 - **Timeline:** Home delivered and set on July 2, 2025.
 - **Walk-Through/Punchlist:** Completed on August 28, 2025.
 - **Skirting/painting:** Skirting completed between August 8, 2025, and August 21, 2025. Note: Knobs have been replaced.
 - **Steps & Gutters:** Steps installed on October 20, 2025; Gutters installed on September 11, 2025.
 - **Key Turnover:** Completed on December 3, 2025.
 - **MCO:** Turned over on December 17, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5229).
- **Tina L. Curtis-Kilafaken (Rock Springs Chapter)**
 - **Timeline:** Home delivered and set on July 2, 2025.
 - **Walk-Through/Punchlist:** Completed on August 28, 2025.
 - **Skirting/painting:** Skirting completed between August 12, 2025, and August 21, 2025.
 - **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 12, 2025.
 - **Key Turnover:** Completed on November 19, 2025.
 - **MCO:** Turned over on November 19, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5222).
- **Zonnie Willie (Manuelito Chapter)**
 - **Timeline:** Home delivered and set on July 23, 2025.
 - **Walk-Through/Punchlist:** Completed on September 3, 2025.
 - **Skirting/painting:** Skirting completed between August 8, 2025, and August 21, 2025. Note: Knobs have been replaced.

- **Steps & Gutters:** Steps installed on October 7, 2025; Gutters installed on September 10, 2025.
- **Key Turnover:** Completed on December 3, 2025.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5234).
- **Tamara Begay-Smith (Rock Springs Chapter)**
 - **Timeline:** Home delivered and set on October 24, 2025.
 - **Walk-Through/Punchlist:** Completed on December 8, 2025.
 - **Skirting/painting:** Skirting completed between October 27, 2025, and November 5, 2025. Note: Knobs replaced; interior reported as incomplete with drywall cracks and exterior door gaps.
 - **Steps & Gutters:** Steps installed on November 19, 2025; Gutters installed on November 20, 2025.
 - **Key Turnover:** Completed on January 15, 2026.
 - **MCO:** Turned over on November 19, 2025.
 - **Final 10% invoice:** TBD

Work Order #5: Status (9 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.

- **Betty Joe (Chichiltah Chapter)**
 - **Timeline:** Delivered and set on June 15, 2026.
 - **Walk-Through/Punchlist:** Completed on July 6, 2026.
 - **Skirting/painting:** Skirting completed on July 22, 2026.
 - **Steps & Gutters:** Steps and Gutters complete.
 - **Ramp / Wood Stove:** Ramp N/A; Wood Stove installed on July 14, 2026.
 - **Key Turnover / MCO:** MCO delivered on May 11, 2026. Key Turnover August 24, 2026.
 - **Final 10% invoice:** TBD
- **Monica R. Bitsilly (Breadsprings Chapter)**
 - **Timeline:** Delivered and set on January 19, 2026.
 - **Walk-Through/Punchlist:** Completed on April 6, 2026.
 - **Skirting/painting:** Skirting completed on January 22, 2026.
 - **Steps & Gutters:** Gutters completed on January 23, 2026; Steps completed on January 29, 2026.
 - **Ramp / Wood Stove:** Ramp N/A; Wood Stove installed on June 2, 2026.

- **Key Turnover / MCO:** MCO delivered on January 7, 2026. Key Turnover on May 20, 2026.
- **Final 10% invoice:** TBD
- **Ella Lee (Manuelito Chapter)**
 - **Timeline:** Delivered and set on April 7, 2026.
 - **Walk-Through/Punchlist:** Completed on May 28, 2026.
 - **Skirting/painting:** Skirting and painting complete.
 - **Steps & Gutters:** Steps complete; Gutters complete.
 - **Ramp / Wood Stove:** Ramp N/A; Wood Stove installed on May 22, 2026.
 - **Key Turnover / MCO:** MCO delivered on June 1, 2026. Key Turnover on July 20, 2026.
 - **Final 10% invoice:** TBD
- **Rachel Livingston (Breadsprings Chapter)**
 - **Timeline:** Delivered and set on April 7, 2026.
 - **Walk-Through/Punchlist:** Completed on May 26, 2026.TBD
 - **Skirting/painting:** Skirting and painting complete.
 - **Steps & Gutters:** Steps complete; Ramp installed (in lieu of steps).
 - **Ramp / Wood Stove:** Installed; Wood Stove installed on June 1, 2026.
 - **Key Turnover / MCO:** MCO delivered on June 4, 2026. Key Turnover on July 20, 2026.
 - **Final 10% invoice:** TBD
- **Veronica R. Peshlakai (Red Rock Chapter)**
 - **Timeline:** Delivered and set on May 4, 2026.
 - **Walk-Through/Punchlist:** Completed on May 27, 2026.
 - **Skirting/painting:** Skirting and painting complete.
 - **Steps & Gutters:** Steps and gutters completed.
 - **Ramp / Wood Stove:** Wood Stove installed on June 1, 2026.
 - **Key Turnover / MCO:** MCO delivered on June 4, 2026. Key Turnover on July 20, 2026.
 - **Final 10% invoice:** TBD
- **Ronald G. Kee (Tsayatoh Chapter)**
 - **Timeline:** Delivered and set on April 27, 2026.
 - **Walk-Through/Punchlist:** Completed on May 28, 2026.
 - **Skirting/painting:** Skirting and painting complete.
 - **Steps & Gutters:** Ramp installed and Gutters complete.
 - **Ramp / Wood Stove:** Wood Stove installed on June 3, 2026.
 - **Key Turnover / MCO:** MCO delivered on June 10, 2026. Key Turnover on July 16, 2026.
 - **Final 10% invoice:** TBD
- **Priscilla Spencer (Red Rock Chapter)**
 - **Timeline:** Delivered and set on April 23, 2026.

- **Walk-Through/Punchlist:** Completed on June 3, 2026.
- **Skirting/painting:** Skirting and painting complete.
- **Steps & Gutters:** Complete.
- **Ramp / Wood Stove:** Wood Stove installed on June 3, 2026.
- **Key Turnover / MCO:** MCO delivered on May 11, 2026. Key Turnover on June 15, 2026.
- **Final 10% invoice:** TBD
- **Arlene Enrico (Red Rock Chapter)**
 - **Timeline:** Delivered on May 4, 2026.
 - **Walk-Through/Punchlist:** Completed on May 27, 2026.
 - **Skirting/painting:** Skirting and painting complete.
 - **Steps & Gutters:** Complete.
 - **Ramp / Wood Stove:** Wood Stove installed on June 2, 2026.
 - **Key Turnover / MCO:** MCO delivered on May 11, 2026. Key Turnover on June 15, 2026.
 - **Final 10% invoice:** TBD
- **Collen R. Johnson (Rock Springs Chapter)**
 - **Timeline:** Delivered on September 2, 2026.
 - **Walk-Through/Punchlist:** Completed on September 11, 2026.
 - **Skirting/painting:** Skirting and painting complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover / MCO:** MCO delivered on May 28, 2026. Key Turnover 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

- **Celilia R. Lincoln (Breadsprings)**
 - Field Work to be Completed On: December 02, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Louise Longhair (Breadsprings)**
 - Field Work to be Completed On: December 02, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Zonnie Willie (Manuelito)**
 - Field Work to be Completed On: December 01, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Nillie Money (Manuelito)**
 - Field Work to be Completed On: December 01, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tina L. Curtis-Kilafaken (Rock Springs)**
 - Field Work to be Completed On: December 03, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tamara A. Begay-Smith (Rock Springs)**
 - Field Work Completed On: October 28, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Charmaine R. Montoya (Tsayatoh)**
 - Field Work Completed On: October 28, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

- **Nancy M. Stevens (Tsayatoh)**
 - Field Work Completed On: October 28, 2025
 - PFL Completed: November 06, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Work Order #5

- **Betty Joe (Chichiltah)**
 - Field Work to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA: TBD
 - PFL Approved on: TBD
- **Monica Bitsilly (Breadsprings)**
 - Field Work to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA: TBD
 - PFL Approved on: TBD
- **Ella Lee (Manuelito)**
 - Field Work to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA: TBD
 - PFL Approved on: TBD
- **Rachel Livingston (Breadsprings)**
 - Field Work to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA: TBD
 - PFL Approved on: TBD
- **Veronica R. Livingston (Red Rock)**
 - Field Work to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA: TBD
 - PFL Approved on: TBD
- **Ronald G. Kee (Tsayatoh)**
 - Field Work to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA: TBD
 - PFL Approved on: TBD
- **Arlene Enrico (Red Rock)**
 - Field Work to be Completed On: TBD

- PFL Completed: TBD
- PFL Submitted to NTUA: TBD
- PFL Approved on: TBD
- **Priscilla Spencer (Red Rock)**
 - Field Work to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA: TBD
 - PFL Approved on: TBD
- **Colleen R. Johnson (Rock Springs)**
 - Field Work to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA: 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 (Non-NTUA Utilities)

This section summarizes the status for electrical services for the completed homes under Work Order #3, which utilize the non-NTUA provider Continental Divide Electric Cooperative (CDEC). The Navajo Tribal Utility Authority (NTUA) is currently assisting with some fees and payments using their ARPA - Light Up Navajo program funds to assist any recipients that are out of their service area and fall under alternate utility companies.

Work Order #3

- **Celilia R. Lincoln (Priority One)**
 - **Project Status:** CDEC - Homesite Lease Issues
 - **Updates:** Utility provider is CDEC.
- **Charmaine R. Montoya (Priority Two)**
 - **Project Status:** Construction completed.
 - **Updates:** Utility provider is CDEC.
- **Louise Longhair (Priority Two/Priority One)**
 - **Project Status:** CDEC - Expired Right-of-Way or Service Line Agreement issues

- **Updates:** Utility provider is CDEC. Work order is designated as a Right-of-Way project.
- **Nancy M. Stevens (Priority One)**
 - **Project Status:** CDEC - Need Information
 - **Updates:** Utility provider is CDEC.
- **Nellie Money (Priority One/Priority Three)**
 - **Project Status:** CDEC - Need Letter of Compliance
 - **Updates:** Utility provider is CDEC.
- **Tamara Begay-Smith (Priority TBD)**
 - **Project Status:** City of Gallup (CoG) – Pending construction.
 - **Updates:** Utility provider is CoG.
- **Tina L. Curtis-Kilafaken (Priority Two)**
 - **Project Status:** Construction completed.
 - **Updates:** Utility provider is CDEC.
- **Zonnie Willie (Priority One/Priority Two)**
 - **Project Status:** CDEC - Need Letter of Compliance
 - **Updates:** Utility provider is CDEC.

Work Order #5

- **Ella Lee (Priority TBD)**
 - **Project Status:** Pending ROW.
 - **Updates:** Utility provider is CDEC.
- **Monica R. Bitsilly (Priority TBD)**
 - **Project Status:** Construction completed.
 - **Updates:** Utility provider is CDEC.
- **Betty Joe (Priority TBD)**
 - **Project Status:** No application.
 - **Updates:** Utility provider is CDEC.
- **Rachel Livingston (Breadsprings)**
 - **Project Status:** No application.
 - **Updates:** Utility provider is CDEC.
- **Veronica R. Livingston (Red Rock)**
 - **Project Status:** Need to Follow Up
 - **Updates:** Utility provider TBD.
- **Ronald G. Kee (Tsayatoh)**

- **Project Status:** No application.
- **Updates:** Utility provider is CDEC.
- **Arlene Enrico (Red Rock)**
 - **Project Status:** No application.
 - **Updates:** Utility provider is CDEC.
- **Priscilla Spencer (Red Rock)**
 - **Project Status:** Pending staking.
 - **Updates:** Utility provider is CDEC.
- **Colleen R. Johnson (Rock Springs)**
 - **Project Status:** No application.
 - **Updates:** Utility provider is CDEC.

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 there are no homes for Delegate Yazzie's region.