



**Community Housing Infrastructure Department (CHID) Council Delegate
Norman M. Begay Status Report: Work Order #3, #4, #5, & #6**

Prepared For: Council Delegate – Norman M. Begay

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Alamo, To'hajiilee, and Ramah Chapters.

I. Executive Summary

This report provides a comprehensive status update for Council Delegate Norman M. Begay regarding the delivery, completion, and utility infrastructure for manufactured homes within the Alamo, To'hajiilee, and Ramah Chapters.

Key Project 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 seven homes. All homes have reached "Home Set" completion and have completed key turnover.
- **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 assessments has been conducted for chapters under Delegate Begay.

II. Project Scope Change

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

- **Darrell Singer (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 12, 2025.
 - **Walk-Through/Punchlist:** Completed between June 13, 2025, and July 14, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 15, 2025, and July 21, 2025.
 - **Steps & Gutters:** Completed July 21, 2025.
 - **Key Turnover:** Completed on November 20, 2025.
 - **MCO:** Turned over on November 20, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5163).
- **Geraldyn Shorty (To'hajiilee Chapter):**
 - **Timeline:** Home delivered and set on June 10, 2025.
 - **Walk-Through/Punchlist:** Completed between June 11, 2025, and July 16, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 17, 2025, and July 22, 2025.
 - **Steps & Gutters:** Completed July 22, 2025.
 - **Key Turnover:** Completed on October 21, 2025.
 - **MCO:** Turned over on October 21, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5160).
- **Margie Piaso (To'hajiilee Chapter):**
 - **Timeline:** Home delivered and set on June 9, 2025.
 - **Walk-Through/Punchlist:** Completed between June 10, 2025, and July 16, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 17, 2025, and July 22, 2025.
 - **Steps & Gutters:** Completed July 22, 2025.
 - **Key Turnover:** Completed on October 21, 2025.
 - **MCO:** Turned over on October 21, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5159).
- **Ray Abeyta (To'hajiilee Chapter):**
 - **Timeline:** Home delivered and set on June 10, 2025.
 - **Walk-Through/Punchlist:** Completed between June 11, 2025, and July 15, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 16, 2025, and July 22, 2025.
 - **Steps & Gutters:** Completed July 22, 2025.
 - **Key Turnover:** Completed on October 21, 2025.
 - **MCO:** Turned over on October 21, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5158).

- **Roxanna Ganadonegro (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 11, 2025.
 - **Walk-Through/Punchlist:** Completed between June 12, 2025, and July 13, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 14, 2025, and July 21, 2025.
 - **Steps & Gutters:** Completed July 21, 2025.
 - **Key Turnover:** Completed on November 20, 2025.
 - **MCO:** Turned over on November 20, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5165).
- **Yvonne Apachito (To'hajiilee Chapter):**
 - **Timeline:** Home delivered and set on June 9, 2025.
 - **Walk-Through/Punchlist:** Completed between June 10, 2025, and July 15, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 16, 2025, and July 22, 2025.
 - **Steps & Gutters:** Completed July 22, 2025.
 - **Key Turnover:** Completed on October 21, 2025.
 - **MCO:** Turned over on October 21, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5161).
- **Issac Delgarito (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 12, 2025.
 - **Walk-Through/Punchlist:** Completed between June 13, 2025, and July 14, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 15, 2025, and July 21, 2025.
 - **Steps & Gutters:** Completed July 21, 2025.
 - **Key Turnover:** Completed on November 20, 2025.
 - **MCO:** Turned over on November 20, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5162).
- **Kendall Apachito (Alamo Chapter):**
 - **Timeline:** Home delivered and set on June 11, 2025.
 - **Walk-Through/Punchlist:** Completed between June 12, 2025, and July 13, 2025.
 - **Skirting/painting:** Site work and painting occurred between July 14, 2025, and July 21, 2025.
 - **Steps & Gutters:** Completed July 21, 2025.
 - **Key Turnover:** Completed on November 20, 2025.
 - **MCO:** Turned over on November 20, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5166).

Work Order #5 - Status

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site

will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Sherilynn Apache (To'hajiilee):**
 - **Timeline:** Status Updates: Approx Offline: February 12, 2026; Site Assessment: Yes; Pad Ready: April 30, 2026; Shipped: May 1, 2026; Delivered and Set: Delivered; Home Set Date: May 13, 2026.
 - **Walk-Through/Punchlist:** June 9, 2026.
 - **Skirting/painting:** Complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover:** July 20, 2026.
 - **MCO:** Completed May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Gracelina Baca (Alamo Chapter):**
 - **Timeline:** Pad Ready: April 28, 2026; Shipped: May 7, 2026; Home Set Date: May 29, 2026.
 - **Walk-Through/Punchlist:** June 16, 2026.
 - **Skirting/painting:** August 11, 2026.
 - **Steps & Gutters:** June 25, 2026.
 - **Key Turnover:** August 26, 2026.
 - **MCO:** Completed May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Anslee Martine (Ramah Chapter):**
 - **Timeline:** Pad Ready: May 6, 2026; Shipped: June 19, 2026; Home Set Date: June 25, 2026.
 - **Walk-Through/Punchlist:** July 13, 2026.
 - **Skirting/painting:** June 26, 2026.
 - **Steps & Gutters:** July 17, 2026.
 - **Key Turnover:** August 26, 2026.
 - **MCO:** Completed May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Fabian Pino (Ramah Chapter):**
 - **Timeline:** Pad Ready: Complete; Shipped: May 12, 2026; Home Set Date: May 26, 2026.
 - **Walk-Through/Punchlist:** July 13, 2026.
 - **Skirting/painting:** June 24, 2026.
 - **Steps & Gutters:** June 26, 2026.
 - **Key Turnover:** July 20, 2026.
 - **MCO:** Completed May 11, 2026.

- **Final 10% invoice:** TBD.
- **Hubert A. Eriacho, Jr. (Ramah Chapter):**
 - **Timeline:** Pad Ready: May 6, 2026; Shipped: May 12, 2026; Home Set Date: May 27, 2026.
 - **Walk-Through/Punchlist:** June 24, 2026.
 - **Skirting/painting:** July 17, 2026.
 - **Steps & Gutters:** July 17, 2026.
 - **Key Turnover:** July 17, 2026.
 - **MCO:** Completed May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Rochanda White (Ramah Chapter):**
 - **Timeline:** Pad Ready: May 6, 2026; Shipped: May 11, 2026; Home Set Date: May 27, 2026.
 - **Walk-Through/Punchlist:** June 4, 2026.
 - **Skirting/painting:** June 24, 2026.
 - **Steps & Gutters:** June 25, 2026.
 - **Key Turnover:** June 29, 2026.
 - **MCO:** Completed May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Thompson Martine (Ramah Chapter):**
 - **Timeline:** Pad Ready: May 6, 2026; Shipped: May 11, 2026; Home Set Date: May 26, 2026.
 - **Walk-Through/Punchlist:** June 25, 2026.
 - **Skirting/painting:** July 17, 2026.
 - **Steps & Gutters:** July 17, 2026.
 - **Key Turnover:** July 17, 2026.
 - **MCO:** Completed May 11, 2026.
 - **Final 10% invoice:** TBD.

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 90% payment by the Office of the Controller. Once 90% payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

Work Order #3 was executed on May 5, 2026, to address ADA Accessibility Ramps and Wood Stoves for 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

- **Kendall K. Apachito (Alamo)**
 - Field Work Completed On: October 17, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Isaac Delgarito (Alamo)**
 - Field Work Completed On: October 16, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Roxanna Ganadonegro (Alamo)**
 - Field Work Completed On: October 17, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Darrell Singer (Alamo)**
 - Field Work Completed On: October 16, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Ray Abeyta (To'hajiilee)**
 - Field Work Completed On: October 20, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Margie Piaso (To'hajiilee)**
 - Field Work Completed On: October 21, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

- **Geraldyn Shorty (To'hajiilee)**
 - Field Work Completed On: October 20, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Yvonne Apachito (To'hajiilee)**
 - Field Work Completed On: October 21, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Work Order #5

- **Hubert A. Eriacho, Jr. (Ramah)**
 - Field Work Completed On: October 17, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Thompson Martine (Ramah)**
 - Field Work Completed On: October 16, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Sherrilyn Apache (To' hajiilee)**
 - Field Work Completed On: October 17, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Gracelina Baca (Alamo)**
 - Field Work Completed On: October 16, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Rochanda Whie (Ramah)**
 - Field Work Completed On: October 20, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Anslee Martine (Ramah)**
 - Field Work Completed On: October 21, 2025

- PFL Completed: October 30, 2025
- PFL Submitted to NTUA on: December 31, 2025
- PFL Approved on: TBD
- **Fabian Pino (Ramah)**
 - Field Work Completed On: October 20, 2025
 - PFL Completed: October 30, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status of electrical services for sites utilizing non-NTUA providers: Continental Divide Electric Cooperative (CDEC) and Socorro Electric Cooperative (SEC). NTUA assists with fees via the ARPA - Light Up Navajo program for these recipients.

Work Order #3

- **Darrell Singer (Priority One)**
 - **Project Status:** SEC - Project in Engineering Stage.
 - **Updates:** Status updated to engineering phase.
- **Geraldyn Shorty (Priority One)**
 - **Project Status:** No application received.
 - **Updates:** Utility company is CDEC.
- **Kendall Apachito (Priority Two)**
 - **Project Status:** Construction completed.
 - **Updates:** Utility company is SEC.
- **Margie Piaso (Priority Two)**
 - **Project Status:** CDEC - No application received.
 - **Updates:** Utility company is CDEC.
- **Ray Abeyta (Priority Two)**
 - **Project Status:** Pending ROW.
 - **Updates:** Utility company is CDEC.

- **Roxanna Ganadonegro (Priority Two)**
 - **Project Status:** Construction completed.
 - **Updates:** Utility company is SEC.
- **Yvonne Apachito (Priority One)**
 - **Project Status:** Need LOC.
 - **Updates:** Utility company is CDEC.
- **Issac Delgarito (Priority TBD)**
 - **Project Status:** Construction completed.
 - **Updates:** Utility company is SEC.

Work Order #5

- **Hubert A. Eriacho, Jr. (Ramah)**
 - **Project Status:** Need LOC.
 - **Updates:** Utility company is CDEC.
- **Thompson Martine (Ramah)**
 - **Project Status:** Need application.
 - **Updates:** Utility company is CDEC.
- **Sherrilyn Apache (To'hajiilee)**
 - **Project Status:** Homesite lease issues.
 - **Updates:** Utility company is CDEC.
- **Gracelina Baca (Alamo)**
 - **Project Status:** Project is engineering stage.
 - **Updates:** Utility company is SEC.
- **Rochanda Whie (Ramah)**
 - **Project Status:** No application.
 - **Updates:** Utility company is CDEC.
- **Anslee Martine (Ramah)**
 - **Project Status:** No application.
 - **Updates:** Utility company is CDEC.
- **Fabian Pino (Ramah)**
 - **Project Status:** No application.
 - **Updates:** Utility company 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 will include 2 manufactured homes for Delegate Begay'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 and one field assessment is pending for chapters under Delegate Begay.

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.