



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

Prepared For: Council Delegate - Rickie Nez

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Burnham, Nenahnezad, Newcomb, San Juan, Tse' Daa' Kaan, and Upper Fruitland Chapters.

I. Executive Summary

This report provides a comprehensive status update for the Community Housing Infrastructure Department (CHID) region overseen by Council Delegate Rickie Nez, specifically addressing progress under Work Orders #3, #4 and #6 for the Burnham, Nenahnezad, Newcomb, San Juan, Tse' Daa' Kaan, and Upper Fruitland Chapters.

Key Status Highlights:

- **Work Order #3 (WO3):** All thirteen units have been delivered and set, completed the walk-through process, received keys, and reached the final invoice 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 #6 (WO6):** Executed on April 22, 2026, and this work order currently involves five homes. Production and site installations have commenced. Five field assessments have been conducted for chapters under Delegate Crotty.

Administrative & Infrastructure Developments:

- **Oversight Transition:** Legislation has been passed to transition project oversight from the Division of Community Development (DCD) to the Fiscal Recovery Fund (FRF). While DCD remains the active manager pending written direction, this transition has introduced uncertainties regarding contractor payments and project timelines.
- **Utility Assessments:** Field data collection and design drafting (PFLs) are progressing for all active sites to facilitate water, wastewater, and electric connections.
- **Regulatory Changes:** A verbal directive has been issued to halt utility coordination with the NTUA. DCD is maintaining current processes while awaiting official written confirmation of this change.

II. Project Scope Change

The 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

- **Ruby L. Canuto (Nenahnezad Chapter):**
 - **Timeline:** Home delivered on January 24, 2025, and set on February 4, 2025.
 - **Walk-Through/Punchlist:** April 28, 2025.
 - **Skirting/painting:** Skirting and painting completed from March 25, 2025, through April 21, 2025.
 - **Steps & Gutters:** Steps completed by July 21, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** September 25, 2025.
 - **MCO:** September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5088).
- **Janice Mescal (Upper Fruitland Chapter):**
 - **Timeline:** Home delivered on January 25, 2025, and set on February 7, 2025.
 - **Walk-Through/Punchlist:** April 29, 2025.
 - **Skirting/painting:** Skirting and painting completed from March 27, 2025, through April 21, 2025.
 - **Steps & Gutters:** Steps completed by July 21, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5089).
- **Shirley and Wilfred Tsosie (San Juan Chapter):**
 - **Timeline:** Home delivered on January 26, 2025, and set on February 6, 2025.
 - **Walk-Through/Punchlist:** April 30, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 7, 2025, through April 22, 2025.
 - **Steps & Gutters:** Steps completed by July 21, 2025; Gutters completed by April 30, 2025.

- **Key Turnover:** September 25, 2025.
- **MCO:** September 25, 2025.
- **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5090).
- **Roy Benally (Nenahnezad Chapter):**
 - **Timeline:** Home delivered on January 27, 2025, and set on February 10, 2025.
 - **Walk-Through/Punchlist:** May 12, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 3, 2025, through April 22, 2025.
 - **Steps & Gutters:** Steps completed by July 22, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** September 25, 2025.
 - **MCO:** September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5091).
- **Eddie R. Burton (Upper Fruitland Chapter):**
 - **Timeline:** Home delivered on February 2, 2025, and set on February 13, 2025.
 - **Walk-Through/Punchlist:** May 1, 2025.
 - **Skirting/painting:** Skirting and painting completed from March 29, 2025, through April 21, 2025.
 - **Steps & Gutters:** Steps completed by July 22, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5092).
- **Henry Hogue (San Juan Chapter):**
 - **Timeline:** Home delivered on February 4, 2025, and set on February 18, 2025.
 - **Walk-Through/Punchlist:** May 2, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 1, 2025, through April 22, 2025.
 - **Steps & Gutters:** Steps completed by July 22, 2025; Gutters completed by May 1, 2025.
 - **Key Turnover:** September 25, 2025.
 - **MCO:** September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5093).
- **Carrie Chee (Newcomb Chapter):**
 - **Timeline:** Home delivered on February 10, 2025, and set on February 17, 2025.
 - **Walk-Through/Punchlist:** April 21, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 25, 2025, through April 29, 2025.
 - **Steps & Gutters:** Steps completed by July 23, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 7, 2025.
 - **MCO:** October 7, 2025.

- **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5094).
- **Genevieve Peterson (Newcomb Chapter):**
 - **Timeline:** Home delivered on February 11, 2025, and set on February 26, 2025.
 - **Walk-Through/Punchlist:** April 22, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 23, 2025, through April 29, 2025.
 - **Steps & Gutters:** Steps completed by July 23, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 7, 2025.
 - **MCO:** October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5095).
- **Jona Lapahie-Keedah (Burnham Chapter):**
 - **Timeline:** Home delivered on February 13, 2025, and set on February 20, 2025.
 - **Walk-Through/Punchlist:** March 17, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 17, 2025, through April 28, 2025.
 - **Steps & Gutters:** Steps completed by July 23, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5096).
- **Dennison Yazzie (Burnham Chapter):**
 - **Timeline:** Home delivered on February 14, 2025, and set on February 27, 2025.
 - **Walk-Through/Punchlist:** March 18, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 15, 2025, through April 28, 2025.
 - **Steps & Gutters:** Steps completed by July 23, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5097).
- **Andrew L. Begay (Burnham Chapter):**
 - **Timeline:** Home delivered on February 17, 2025, and set on February 28, 2025.
 - **Walk-Through/Punchlist:** March 19, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 11, 2025, through April 28, 2025.
 - **Steps & Gutters:** Steps completed by July 24, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 1, 2025.
 - **MCO:** October 1, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5098).
- **Faith Gilmore Haskie (San Juan Chapter):**

- **Timeline:** Home delivered on February 18, 2025, and set on March 3, 2025.
 - **Walk-Through/Punchlist:** April 25, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 8, 2025, through April 22, 2025.
 - **Steps & Gutters:** Steps completed by July 22, 2025; Gutters completed by April 30, 2025.
 - **Key Turnover:** September 25, 2025.
 - **MCO:** September 25, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5099).
- **Bessie Claw Paul (Newcomb Chapter):**
 - **Timeline:** Home delivered on February 25, 2025, and set on March 11, 2025.
 - **Walk-Through/Punchlist:** May 20, 2025.
 - **Skirting/painting:** Skirting and painting completed from April 22, 2025, through April 29, 2025.
 - **Steps & Gutters:** Steps completed by July 24, 2025; Gutters completed by May 2, 2025.
 - **Key Turnover:** October 7, 2025.
 - **MCO:** October 7, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5104).

Work Order #6

- **Wilbur Charley (Nenahnezad Chapter):**
 - **Timeline:** Home shipped TBD; delivered and set TBD. (Offline September 14, 2026, 2026; Pad ready September 9, 2026).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** Skirting and painting TBD.
 - **Steps & Gutters:** Steps and Gutters TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Tammie A. Simpson (Tse' Daa' Kaan Chapter):**
 - **Timeline:** Home shipped TBD; delivered and set TBD. (Offline August 12, 2026, 2026; Pad ready TBD).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** Skirting and painting TBD.
 - **Steps & Gutters:** Steps and Gutters TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Vincent Duncan (Tse' Daa' Kaan Chapter):**
 - **Timeline:** Home shipped TBD; delivered and set TBD. (Offline August 18, 2026, 2026; Pad ready TBD).

- **Walk-Through/Punchlist:** TBD.
- **Skirting/painting:** Skirting and painting TBD.
- **Steps & Gutters:** Steps and Gutters TBD.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.
- **Linda R. Peshlakai (Tse' Daa' Kaan Chapter):**
 - **Timeline:** Home shipped TBD; delivered and set TBD. (Offline August 18, 2026, 2026; Pad ready TBD).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** Skirting and painting TBD.
 - **Steps & Gutters:** Steps and Gutters TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
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- **Jean W. Begay (Upper Fruitland Chapter):**
 - **Timeline:** Home shipped TBD; delivered and set TBD. (Offline July 30, 2026, 2026; Pad ready TBD).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** Skirting and painting TBD.
 - **Steps & Gutters:** Steps and Gutters TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

Key Turnover Requirement

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

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

Pending Supplemental Items

Work Order #3 was executed on May 5, 2026, to address ADA Accessibility Ramps and Wood Stoves for WO #1 and WO #3.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.
 - NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

- **Jona Laphie-Keedah (Burnham):**
 - Field Work Completed On: Wednesday, July 2, 2025
 - PFL Completed: Tuesday, September 16, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Andrew L. Begay (Burnham):**
 - Field Work Completed On: Monday, June 30, 2025
 - PFL Completed: Friday, July 18, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction.
- **Dennison Yazzie (Burnham):**
 - Field Work Completed On: Monday, June 30, 2025
 - PFL Completed: Thursday, July 24, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Ruby L. Canuto (Nenahnezad):**
 - Field Work Completed On: Wednesday, July 1, 2015
 - PFL Completed: Wednesday, August 27, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction.
- **Roy Benally - (Nenahnezad):**
 - Field Work Completed On: Monday, June 23, 2025
 - PFL Completed: Thursday, September 18, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Bessie Claw Paul (Newcomb):**
 - Field Work Completed On: Friday, July 11, 2025
 - PFL Completed: Monday, July 21, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Carrie Chee (Newcomb):**
 - Field Work Completed On: Thursday, July 10, 2025
 - PFL Completed: Friday, July 18, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025

- PFL Approved on: TBD
- **Genevieve Peterson (Newcomb):**
 - Field Work Completed On: Thursday, July 10, 2025
 - PFL Completed: Monday, July 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Shirley and Wilfred Tsosie (San Juan):**
 - Field Work Completed On: Tuesday, June 24, 2025
 - PFL Completed: Monday, July 14, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Faith Gilmore (San Juan):**
 - Field Work Completed On: Tuesday, June 24, 2025
 - PFL Completed: Tuesday, July 8, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction
- **Henry Hogue (San Juan):**
 - Field Work Completed On: Wednesday, June 25, 2025
 - PFL Completed: Monday, September 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Janice Mescal (Upper Fruitland):**
 - Field Work Completed On: Tuesday, July 1, 2025
 - PFL Completed: Friday, July 11, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 2025
 - PFL Approved on: TBD
- **Eddie R. Burton (Upper Fruitland):**
 - Field Work Completed On: Wednesday, June 25, 2025
 - PFL Completed: Tuesday, July 15, 2025
 - PFL Submitted to NTUA on: Wednesday, August 20, 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 for electrical services with the Navajo Tribal Utility Authority (NTUA) for the twelve homes completed under Work Order #3. All sites are with services coordinated through the NTUA District Office.

Utility Status and Notes

Work Order #3

- **Andrew L. Begay (Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Bessie Claw Paul (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Carrie Chee (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Dennison Yazzie (Priority Two/Priority Three)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Eddie R. Burton (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Faith Gilmore Haskie (Unknown)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Genevieve Peterson (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
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- **Henry Hogue (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Janice Mescal (Priority One/Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Jona Lapahie-Keedah (Priority One)**

- **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Roy Benally (Priority Two)**
 - **Project Status:** NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF)
 - **Updates:** Project is currently with the NTUA ROW Agent awaiting required documentation and Service Line Agreement (SLA) submittal.
- **Ruby L. Canuto (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Shirley and Wilfred Tsosie (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.

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

The vendor has begun production, field assessments, deliveries and installations. 2 field assessments have been conducted for chapters under Delegate Nez.

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.