



Community Housing Infrastructure Department (CHID) Council Delegate Germaine Simonson Status Report: Work Orders #4, #5, & #6

Prepared For: Council Delegate – Germaine Simonson

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for the Hardrock, Black Mesa, Pinon, Whippoorwill, and Forest Lake Chapters

I. Executive Summary

This report provides a status update on the Community Housing Infrastructure Department (CHID) Work Orders #4, #5, and #6 for Council Delegate Germaine Simonson's region, covering the Hardrock, Black Mesa, Pinon, Whippoorwill, and Forest Lake Chapters.

Key Updates:

- **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 ten homes. Three homes have reached "Home Set" completion. No homes have completed key turnover. Remaining sites are currently undergoing assessment or are subject to accessibility-based substitutions.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves eight homes. Production and site installations have commenced. Five field assessments have been conducted for chapters under Delegate Simonson.

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 ten homes previously intended for delivery under Work Order #4 (WO4) 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 #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.

- **Chanel Adrian-James (Pinon):**
 - **Timeline:** Home delivered on August 12, 2026, and set on August 19, 2026. (Offline: February 27, 2026; Pad Ready: August 11, 2026).
 - **Walk-Through/Punchlist:** September 10, 2026.
 - **Skirting/painting:** Complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover:** To be scheduled.
 - **MCO:** May 11, 2026.
 - **Final 10% Invoice:** TBD
- **Nicole P. Cayaditto (Pinon):**
 - **Timeline:** Home delivered on August 12, 2026, and set on August 19, 2026. (Offline: March 30, 2026; Pad Ready: August 11, 2026).
 - **Walk-Through/Punchlist:** September 10, 2026.
 - **Skirting/painting:** Complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover:** To be scheduled.
 - **MCO:** May 28, 2026.
 - **Final 10% Invoice:** TBD

- **Albert Lee (Black Mesa):**
 - **Timeline:** Home delivered on September 4, 2026, and set on September 10, 2026. (Offline: May 5, 2026; Pad Ready: August 21, 2026).
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** July 7, 2026.
 - **Final 10% Invoice:** TBD
- **Max Denny (Whippoorwill):**
 - **Timeline:** Home delivered TBD. (Offline: March 6, 2026; Pad Ready: TBD).
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Lucile Benally (Forest Lake):**
 - **Timeline:** Home delivered TBD. (Offline: March 12, 2026; Pad Ready: August 25, 2026).
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Valencia L. Begay (Whippoorwill):**
 - **Timeline:** Home delivered TBD. (Offline: May 20, 2026; Pad Ready: TBD).
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Wanda Denny (Black Mesa):**
 - **Timeline:** Home delivered September 21, 2026, and set on September 10, 2026. (Offline: April 29, 2026; Pad Ready: August 21, 2026).
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD

- **Final 10% Invoice:** TBD
- **Warren M. Tallbrother (Forest Lake):**
 - **Timeline:** Home delivered September 25, 2026, and set on September 8, 2026. (Offline: April 1, 2026; Pad Ready: August 21, 2026).
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Aaron Daniel Lee (Hardrock):**
 - **Timeline:** Home delivered TBD and set on TBD. (Offline: March 23, 2026; Pad Ready: TBD).
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% Invoice:** TBD
- **Clara Ann Tahe (Hardrock):**
 - **Timeline:** Home delivered TBD and set on TBD. (Offline: March 24, 2026; Pad Ready: TBD).
 - **Walk-Through/Punchlist:** TBD
 - **Skirting/painting:** TBD
 - **Steps & 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. Utilities Assessment Update

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 implemented:

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 offering 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.

V. Utilities Construction Update

This section summarizes the utility status for Work Order #5 in the delegate's region. The current construction status is coordinated through the NTUA Fort Defiance District Office. Since these homes are new deliveries or pending delivery, NTUA does not start planning, designing, or construction until the home is on site and an application has been received.

Work Order #5

- **Chanel Adrian-James (TBD):**
 - **Project Status:** Home on site.
 - **Updates:** Need application.
- **Nicole P. Cayaditto (TBD):**
 - **Project Status:** Home on site.
 - **Updates:** Need application.
- **Albert Lee (Priority TBD):**
 - **Project Status:** Home on site.
 - **Updates:** Need application.
- **Wanda Denny (Priority TBD):**
 - **Project Status:** Home on site.
 - **Updates:** Need application.
- **Lucille Benally (Priority TBD):**
 - **Project Status:** TBD.
 - **Updates:** TBD.
- **Warren M. Tallbrother (Priority TBD):**
 - **Project Status:** Home on site.
 - **Updates:** Need application.
- **Aaron Daniel Lee (TBD):**
 - **Project Status:** TBD.
 - **Updates:** TBD.
- **Clara Ann Tahe (TBD):**
 - **Project Status:** TBD.
 - **Updates:** TBD.
- **Max Denny (TBD):**
 - **Project Status:** TBD.

- **Updates:** TBD.
- **Valencia L. Begay (TBD):**
 - **Project Status:** TBD.
 - **Updates:** TBD.

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 eight manufactured homes for Delegate Simonson'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. Five field assessments have been conducted for chapters under Delegate Simonson.

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.