



Community Housing Infrastructure Department (CHID) Council Delegate Helena Nez Begay Status Report: : Work Order 1#, #3, #4, #5, & #6

Prepared For: Council Delegate – Helena Nez Begay

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Bodaway-Gap, Coppermine, K'aibii'to, Lechee, and Tonalea/Red Lake Chapters

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries and utility infrastructure for Council Delegate Helena Nez Begay's region, specifically covering the Bodaway-Gap, Coppermine, K'aibii'to, Lechee, and Tonalea/Red Lake Chapters. It encompasses progress on Work Orders #1, #3, #5, and #6, detailing the transition from home installation to utility connection and final occupancy.

Key Project Developments

- **Work Order #1 (WO1):** All four units have been delivered and set, completed the walk-through process, received keys, and reached the final invoicing stage.
- **Work Order #3 (WO3):** All six 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. Three homes have reached "Home Set" completion. Two homes have completed key turnover, and one home is ready for key turnover. There are four remaining sites undergoing assessment or subject to accessibility-based substitutions.
- **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 assessment has been conducted for chapters under Delegate Nez Begay.

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 eight homes previously intended for delivery under Work Order #4 (WO4) have been removed from the scope. The delegate's region is now solely focused on completing the nineteen homes remaining under Work Orders #1, #3, #5, and #6.

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 #1 Status

- **Regina Reid (Coppermine Chapter):**
 - **Timeline:** Home shipped on July 10, 2025, and set on July 30, 2025.
 - **Walk-Through/Punchlist:** Completed on September 8, 2025.
 - **Skirting/painting:** Work completed between August 26, 2025, and October 7, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** Completed February 26, 2026.
 - **MCO:** TBD
 - **Final 10% invoice:** TBD (40% Invoice #4002 submitted July 23, 2025).
- **Larrison Black (Lechee Chapter):**
 - **Timeline:** Home shipped on July 11, 2025, and set on July 29, 2025.
 - **Walk-Through/Punchlist:** Completed on September 8, 2025.
 - **Skirting/painting:** Work completed between August 27, 2025, and October 7, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** Completed February 26, 2026.

- **MCO:** TBD
- **Final 10% invoice:** TBD (40% Invoice #4006 submitted July 23, 2025).
- **Jordan Tsosie (Lechee Chapter):**
 - **Timeline:** Home shipped on November 15, 2025, and set on December 1, 2025.
 - **Walk-Through/Punchlist:** Completed on January 5, 2026.
 - **Skirting/painting:** Work completed between December 10, 2025, and December 29, 2025.
 - **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed January 15, 2026.
 - **Key Turnover:** Completed February 26, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Marcinda Shepherd (Coppermine Chapter):**
 - **Timeline:** Home shipped on February 10, 2026, and set on February 26, 2026.
 - **Walk-Through/Punchlist:** Completed on February 23, 2026.
 - **Skirting/painting:** Work completed between March 18, 2026, and April 10, 2026.
 - **Steps & Gutters:** Steps completed April 6, 2026; Gutters completed April 17, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

Work Order #3 Status

- **Suzanna Tacheena (Bodaway-Gap Chapter):**
 - **Timeline:** Home shipped on November 18, 2025, and set on December 2, 2025.
 - **Walk-Through/Punchlist:** Completed on January 26, 2026.
 - **Skirting/painting:** Work completed between December 10, 2025, and December 29, 2025.
 - **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed January 15, 2026.
 - **Key Turnover:** Completed March 4, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5204).
- **Clara & Glen Smith (K'aibii'to Chapter):**
 - **Timeline:** Home shipped on December 8, 2025, and set on January 5, 2026.
 - **Walk-Through/Punchlist:** Completed on February 9, 2026.
 - **Skirting/painting:** Work completed between January 15, 2026, and January 27, 2026.
 - **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed February 16, 2026.
 - **Key Turnover:** Completed March 4, 2026.

- **MCO:** TBD.
- **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5205).
- **Linda Israel (K'aibii'to Chapter):**
 - **Timeline:** Home shipped on December 3, 2025, and set on January 5, 2026.
 - **Walk-Through/Punchlist:** Completed on February 24, 2026.
 - **Skirting/painting:** Work completed between January 15, 2026, and January 27, 2026.
 - **Steps & Gutters:** Steps completed January 21, 2026; Gutters completed February 16, 2026.
 - **Key Turnover:** Completed March 4, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5206).
- **Susie Begay (Bodaway-Gap Chapter):**
 - **Timeline:** Home shipped on March 10, 2026, and set on March 23, 2026.
 - **Walk-Through/Punchlist:** Completed on March 28, 2026.
 - **Skirting/painting:** Work completed between April 1, 2026, and April 10, 2026.
 - **Steps & Gutters:** Steps completed April 6, 2026; Gutters completed April 17, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** March 29, 2026.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5203).
- **Arlene Fowler (Tonalea/Red Lake Chapter):**
 - **Timeline:** Home shipped on March 31, 2026, and set on April 1, 2026.
 - **Walk-Through/Punchlist:** Completed on April 9, 2026.
 - **Skirting/painting:** Work completed between April 22, 2026, and August 26, 2026.
 - **Steps & Gutters:** Work completed between June 16, 2026, and August 5, 2026.
 - **Key Turnover:** August 28, 2026.
 - **MCO:** December 17, 2025.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5187).
- **Aaron Dobson (Tonalea/Red Lake Chapter):**
 - **Timeline:** Home shipped on August 4, 2026, and set on August 14, 2026.
 - **Walk-Through/Punchlist:** August 25, 2026.
 - **Skirting/painting:** Work completed between August 25, 2026, and September 2, 2026.
 - **Steps & Gutters:** Steps completed on August 25, 2026, and gutters TBD.
 - **Key Turnover:** August 28, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** Submitted on October 16, 2025 (Invoice #5217).

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.

- **Marlene Tacheene (Bodaway-Gap):**
 - **Timeline:** Home shipped on May 8, 2026, and set on April 21, 2026. (Offline: January 30, 2026).
 - **Walk-Through/Punchlist:** June 12, 2026.
 - **Skirting/painting:** June 22, 2026.
 - **Steps & Gutters:** Gutters are complete and steps complete.
 - **Supplemental Items:** ADA Ramp complete; Wood Stove June 11, 2026.
 - **Key Turnover:** June 25, 2026.
 - **MCO:** Delivered on May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Joy Dale (Bodaway-Gap):**
 - **Timeline:** Home shipped on May 7, 2026, and set on May 20, 2026. (Offline: January 30, 2026).
 - **Walk-Through/Punchlist:** June 12, 2026.
 - **Skirting/painting:** June 22, 2026.
 - **Steps & Gutters:** Gutters are complete and steps are completed.
 - **Supplemental Items:** ADA Ramp complete; Wood Stove June 11, 2026.
 - **Key Turnover:** June 25, 2026.
 - **MCO:** Delivered on May 11, 2026.
 - **Final 10% invoice:** TBD.
- **Melinda Black (Lechee):**
 - **Timeline:** Home shipped on April 9, 2026, and set on April 16, 2026. (Offline: February 12, 2026).
 - **Walk-Through/Punchlist:** June 12, 2026.
 - **Skirting/painting:** April 22, 2026.
 - **Steps & Gutters:** Gutters are complete and steps completed May 19, 2026.
 - **Supplemental Items:** ADA Ramp April 22, 2026; Wood Stove June 10, 2026.
 - **Key Turnover:** TBD.
 - **MCO:** Delivered on May 7, 2026.
 - **Final 10% invoice:** TBD.
- **Elysia Yazzie (Coppermine):**
 - **Timeline:** Home shipped TBD and set TBD. (Offline: March 10, 2026).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.

- **Steps & Gutters:** TBD.
 - **Supplemental Items:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Helen Dodson (Tonalea/Red Lake):**
 - **Timeline:** Home shipped TBD and set TBD. (Offline: March 4, 2026).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Supplemental Items:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Irmadine Charley (Lechee):**
 - **Timeline:** Home shipped TBD and set TBD. (Offline: April 2, 2026).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Supplemental Items:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Vernon Lee Carter (K'aibii'to):**
 - **Timeline:** Home shipped TBD and set TBD. (Offline: April 1, 2026).
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Supplemental Items:** 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:

- **Larrison F. Black (Lechee, WO1)**
 - Field Work Completed On: August 25, 2025
 - PFL Completed: September 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Regina Reid (Coppermine, WO1)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: October 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Arlene Betsoi & Aaron Dobson (Tonalea/Red Lake, WO3)**
 - Field Work Completed On: November 05, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Arlene Fowler (Tonalea/Red Lake, WO3)**
 - Field Work Completed On: November 05, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Clara & Glen Smith (K'aibii'to, WO3)**
 - Field Work Completed On: November 04, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Linda Israel (K'aibii'to, WO3)**
 - Field Work Completed On: November 04, 2025

- PFL Completed: November 17, 2025
- PFL Submitted to NTUA on: December 31, 2025
- PFL Approved on: TBD
- **Susie A. Begay (Bodaway-Gap, WO3)**
 - Field Work Completed On: November 03, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Suzanna Tacheene (Bodaway-Gap, WO3)**
 - Field Work Completed On: November 03, 2025
 - PFL Completed: November 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Marcinda Shepherd (Coppermine, WO1)**
 - Field Work Completed On: November 03, 2025
 - PFL Completed: November 11, 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 utility status for the ten homes under Work Order #1 and Work Order #3 in the delegate's region. NTUA does not start planning, design, or construction until the home is on site and an application has been received.

Work Order #1

- **Regina Reid (Priority Two/Cistern)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** Utility infrastructure construction has been successfully completed for this site.
- **Larrison Black (Priority One)**
 - **Project Status:** 16 Pending meter loop.

- **Updates:** Utility company is NTUA.
- **Jordan Tsosie (Priority One)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Utility company is NTUA.
- **Marcinda Shepherd (Priority Four/Cistern)**
 - **Project Status:** 20 Pending construction.
 - **Updates:** Utility company is NTUA.

Work Order #3

- **Linda Israel (Priority Two)**
 - **Project Status:** Pending meter loop.
 - **Updates:** Utility company is NTUA.
- **Susie Begay (Priority Two/Priority One)**
 - **Project Status:** Pending Survey & Design @ District.
 - **Updates:** Utility company is NTUA.
- **Suzanna Tacheena (Priority One)**
 - **Project Status:** 03 NTUA ESPS – ROW received.
 - **Updates:** Utility company is NTUA.
- **Clara & Glen Smith (Priority Two)**
 - **Project Status:** 02 Pending Survey & Design @ District
 - **Updates:** Utility company is NTUA.
- **Aaron Dobson (Priority One)**
 - **Project Status:** 01 Home on site.
 - **Updates:** Utility company is NTUA.
- **Arlene Fowler (Priority One)**
 - **Project Status:** 02 Pending Survey & Design @ District
 - **Updates:** Utility company is NTUA.

Work Order #5

- **Melinda Black (Priority TBD)**
 - **Project Status:** 01 Home on site.
 - **Updates:** Utility company is NTUA.
- **Irmadine Charley (Priority TBD)**
 - **Project Status:** No home on site.
 - **Updates:** TBD.

- **Marlene Tacheene (Priority TBD)**
 - **Project Status:** 15 Pending service pole.
 - **Updates:** Pole install to be scheduled.
- **Joy Dale (Priority TBD)**
 - **Project Status:** 02 Pending Survey & Design @ District
 - **Updates:** Utility company is NTUA.
- **Elysia Yazzie (Priority TBD)**
 - **Project Status:** No home on site.
 - **Updates:** TBD.
- **Vernon Lee Carter (Priority TBD)**
 - **Project Status:** No home on site.
 - **Updates:** TBD.
- **Helen Dodson (Priority TBD)**
 - **Project Status:** No home on site.
 - **Updates:** TBD.
- **Irvin James Chee (Priority TBD)**
 - **Project Status:** No home on site.
 - **Updates:** TBD.

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 two manufactured homes for Delegate Nez 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 for chapters under Delegate Nez Begay.

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.