



Community Housing Infrastructure Department (CHID) Council Delegate Herman Daniels Status Report: Work Order 1#, #4, #5 & #6

Prepared For: Council Delegate – Herman Daniels

Date: August 21, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Navajo Mountain, Shonto, Oljato, and Tsah Bii Kin Chapters.

I. Executive Summary

This report provides a status update on manufactured home deliveries and infrastructure completion for Council Delegate Herman Daniels, covering the Navajo Mountain, Shonto, Oljato, and Tsah Bii Kin Chapters.

Key Project Developments

- **Work Order #1 (WO1):** All seven 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 six homes. Two homes have reached "Home Set" completion. One home has completed 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 four homes. Production and site installations have commenced. Three field assessments have been conducted for chapters under Delegate Daniels.

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 (WO4) have been removed from the scope. The delegate's region is now focused on completing the homes under Work Order #1 and #5.

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

- **Sonya Sloan (Navajo Mountain Chapter)**
 - **Timeline:** Home shipped on August 1, 2025; set on August 19, 2025.
 - **Walk-Through/Punchlist:** Complete as of September 16, 2025.
 - **Skirting/painting:** Completed October 8, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** March 3, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Lorraine & Scott Fowler (Navajo Mountain Chapter)**
 - **Timeline:** Home shipped on August 1, 2025; set on August 20, 2025.
 - **Walk-Through/Punchlist:** Complete as of September 17, 2025.
 - **Skirting/painting:** Completed October 8, 2025.
 - **Steps & Gutters:** Steps completed December 16, 2025; Gutters completed November 18, 2025.
 - **Key Turnover:** March 3, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Leland & Paulette Tomasiyo (Navajo Mountain Chapter)**
 - **Timeline:** Home shipped on January 14, 2026; set on January 26, 2026.
 - **Walk-Through/Punchlist:** Complete as of March 23, 2026.
 - **Skirting/painting:** Completed February 25, 2026.

- **Steps & Gutters:** Steps completed April 7, 2026; Gutters completed March 2, 2026.
- **Key Turnover:** TBD.
- **MCO:** TBD.
- **Final 10% invoice:** TBD.

- **Tamela Madison (Oljato Chapter)**
 - **Timeline:** Home shipped on November 26, 2025; set on December 9, 2025.
 - **Walk-Through/Punchlist:** Complete as of January 6, 2026.
 - **Skirting/painting:** Completed December 31, 2025.
 - **Steps & Gutters:** Steps completed January 22, 2026; Gutters completed January 23, 2026.
 - **Key Turnover:** March 3, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

- **Robert D. Begay (Oljato Chapter)**
 - **Timeline:** Home shipped on April 11, 2026; set on April 17, 2026.
 - **Walk-Through/Punchlist:** June 16, 2026.
 - **Skirting/painting:** June 2, 2026
 - **Steps & Gutters:** August 4, 2026.
 - **Key Turnover:** August 12, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

- **Kayto Sullivan, Sr. (Oljato Chapter)**
 - **Timeline:** Home shipped on January 14, 2026; set on February 16, 2026.
 - **Walk-Through/Punchlist:** Complete as of February 23, 2026.
 - **Skirting/painting:** Completed February 25, 2026.
 - **Steps & Gutters:** Steps completed April 7, 2026; Gutters completed March 2, 2026.
 - **Key Turnover:** April 13, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

- **Susie Young (Shonto Chapter)**
 - **Timeline:** Home shipped on December 9, 2025; set on January 7, 2026.
 - **Walk-Through/Punchlist:** Complete as of January 12, 2026.
 - **Skirting/painting:** Completed February 25, 2026.
 - **Steps & Gutters:** Steps completed April 7, 2026; Gutters completed March 3, 2026.
 - **Key Turnover:** March 3, 2026.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.

Work Order #5: Status

All Work Order #5 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. 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.

- **Clarissa Black (Oljato Chapter)**
 - **Timeline:** Home shipped on April 20, 2026; set on May 1, 2026.
 - **Walk-Through/Punchlist:** June 11, 2026.
 - **Skirting/painting:** May 21, 2026.
 - **Steps & Gutters:** May 21, 2026.
 - **Key Turnover:** August 3, 2026.
 - **MCO:** June 4, 2026.
 - **Final 10% invoice:** TBD.
- **Alta Issac (Navajo Mountain Chapter)**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Betty Barlow (Shonto Chapter)**
 - **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Brendonna Savage (Tsah Bii Kin Chapter)**
 - **Timeline:** Home shipped on August 21, 2026; set on August 28, 2026.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Twila Hunt (Tsah Bii Kin Chapter)**

- **Timeline:** TBD.
 - **Walk-Through/Punchlist:** TBD.
 - **Skirting/painting:** TBD.
 - **Steps & Gutters:** TBD.
 - **Key Turnover:** TBD.
 - **MCO:** TBD.
 - **Final 10% invoice:** TBD.
- **Alexander Cowherder (Shonto Chapter)**
 - **Timeline:** 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. 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:

- **Sonya Sloan (Navajo Mountain)**
 - Field Work Completed On: August 06, 2025
 - PFL Completed: October 14, 2025
 - PFL Submitted to NTUA on: December 31, 2025

- PFL Approved on: TBD
- **Lorraine & Scott Fowler (Navajo Mountain)**
 - Field Work Completed On: August 06, 2025
 - PFL Completed: October 14, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Leland & Paulette Tomasiyo (Navajo Mountain)**
 - Field Work Completed On: September 22, 2025
 - PFL Completed: November 11, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tamela Madison (Oljato)**
 - Field Work Completed On: September 17, 2025
 - PFL Completed: November 11, 2025
 - PFL Submitted to NTUA on: December 22, 2025
 - PFL Approved on: TBD
- **Susie Young (Shonto)**
 - Field Work Completed On: August 25, 2025
 - PFL Completed: November 11, 2025
 - PFL Submitted to NTUA on: December 22, 2025
 - PFL Approved on: TBD
- **Kayto Sullivan, Sr. (Oljato)**
 - Field Work Completed On: September 17, 2025
 - PFL Completed: November 11, 2025
 - PFL Submitted to NTUA on: December 22, 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 9 homes under Work Order #1 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.

Utility Status and Notes (Work Order #1 - 6 Homes)

NTUA does not start planning, design, or construction until the home is on site, and an application has been received. The status for all homes is:

Work Order #1

- **Lorraine Fowler (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** NTUA construction and utility connections have been fully completed.
- **Sonya Sloan (Priority One/Priority Two)**
 - **Project Status:** 20 Pending construction.
 - **Updates:** NTP for construction released.
- **Kayto Sullivan, Sr. (Priority Four/Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** NTUA construction and utility connections have been fully completed.
- **Susie Young (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** NTUA construction and utility connections have been fully completed.
- **Leland & Paulette Tomasiyo (Priority Two/Priority Three)**
 - **Project Status:** NTUA Construction Completed
 - **Updates:** NTUA construction and utility connections have been fully completed.
- **Tamela Madison (Priority One)**
 - **Project Status:** 77 Solar Referral
 - **Updates:** Site has been officially referred for solar utility solutions.
- **Robert D. Begay (Priority One)**
 - **Project Status:** 05d NTUA archaeologist.
 - **Updates:** Pending cultural award (BRCF).

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 four manufactured homes for Delegate Daniel'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. Three field assessments have been conducted for chapters under Delegate Daniels.

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.