



Community Housing Infrastructure Department (CHID) Project Status Report: Work Orders #1, #3 #4, #5, #6, #7, #8, & #9

Date: August 21, 2026

Prepared For: Navajo Nation 25th Council

Subject: Status Update on Delivery, Completion, and Key Turnover of Manufactured and Modular Homes

I. Executive Summary

This report provides a comprehensive status update for the Community Housing Infrastructure Department (CHID) across Work Orders #1, #3, #4, #5, #6, #7, #8, and #9. As of May 2026, the program is managing a transition from established manufacturing phases to new regional initiatives, while navigating significant logistical and administrative hurdles.

Project Progress & Production

- **Active Completion:** Work Order #1 is at 100% completion with 50 of 50 homes turned over, Work Order #3 is at 99% completion with 149 of 150 homes turned over, and Work Order #5 is at 52% completion with 71 of 138 homes turned over and 12 homes ready to be turned over.
- **Production Removal (WO #4):** The homes previously slated for delivery under this work order have been officially removed from the project scope.
- **New Work Orders:** Work Orders #6, #7, #8, and #9 were executed on April 22, 2026. Work Order #6 has 46 of 70 site assessments completed and 15 of 70 homes have been delivered and set. Work Order #7 has 8 homes. Field assessments, utility assessments, production, and site installations have commenced. Work Order #8 has 20 homes. All 20 homes have completed field assessments, 17 of 20 homes have been delivered and set, and 3 remaining homes are awaiting field assessments and utility assessments. Production and site installations have commenced. Work Order #9 has 13 homes, 13 of 13 homes have completed field assessments, 6 of 13 homes have been delivered and set. 7 homes are awaiting to be delivered and set.

Delegate Regions & Regional Impact

Specific regional initiatives are underway following funding transfers:

- **Delegate Casey Allen Johnson (WO #7):** Funding transfer and recipient vetting are complete for the 8 units.
- **Delegate Otto Tso (WO #8):** Funding transfer and recipient vetting are complete for the 20 units.

- **Delegate Brenda Jesus (WO #9):** Funding transfer and recipient vetting are complete for the 13 units.

Critical Administrative & Infrastructure Issues

- **Turnover Management:** Formal home turnovers have been commenced and are ongoing. An alternate Project Manager was onboard on April 28, 2026, to resume these services.
- **Payment Systems:** Systemic failures in Standard Operating Procedures (SOPs) at the Office of the Controller have led to significant backlogs. While some payments have been released, Construction Management (CM) oversight remains suspended.
- **Utility & Habitation:** DCD continues to coordinate with the NTUA to ensure homes have functional utilities, despite a verbal directive from the Resource Development Committee (RDC) to halt coordination. Requests for "vital items"—including ADA ramps and wood stoves—are pending approval to ensure long-term habitability.
- **ARPA Compliance:** All efforts are currently focused on meeting the December 31, 2026, ARPA deadline for fund obligation and expenditure.

Work Order Status Summary

- **Work Order #1:** 50 units (100% complete)
- **Work Order #3:** 150 units (98% complete)
- **Work Order #5:** 138 units (52% complete)
- **Work Order #4:** 80 units. Work Order has been removed.
- **Work Orders #6:** 70 units (22% complete)
- **Work Order #7:** 8 units (0% complete)
- **Work Order #8:** 20 units (85% complete)
- **Work Order #9:** 13 units (46% complete)
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II. Work Order #4: Modular Homes (160 Units reduced to 80 units)

This work order initially included 160 units and has been reduced to 80 units. This project is currently on hold.

A. Production Status and Factory Fire

- **Units Built:** Only 18 units have been completed out of the 80 (leaving 62 unbuilt).
- **Initial Production:** The first 18 units were built at the Navajo Generation Station factory between January and July 2025.
- **Production Halt:** After unit reduction, the factory in Lechee, AZ shut down in July 2025 due to slow progress and production delays. The modular manufacturer subsequently moved operations to its Snowflake, Arizona, facility.
- **Fire Damage Delay:** Approximately one week after the move, the Snowflake factory suffered fire damage, halting all further production.

B. Recovery and Timeline (estimated)

Production is suspended until the Snowflake facility can be rebuilt. This timeline is contingent on insurance processing:

- **Insurance Investigation and Report:** Projected to take 3 to 5 months.
- **Factory Rebuild/Remodel:** Estimated to take an additional 3 months after insurance funds are received.
- **Restaffing:** The facility will require 2 to 3 months for restaffing before production can resume.

C. Delivery and Location

- All 18 completed units are currently located at the Navajo Generation Station yard.
- The DCD/CHID team is actively pressing for the delivery and installation of these 18 units.
- **Current Delivery Focus:** Delivery efforts are focused on New Mexico sites (mostly Eastern Agency), as the Arizona Housing Department is still reviewing the home design, and the vendor/A&E firm is unwilling to install in Arizona without that approval.

D. Legal and Accountability Issues

The following investigations and accountability actions are currently underway:

- **Navajo Nation Ethics and Rules:** The department is investigating Work Order #4.
- **Navajo Nation Attorney General (AG):** The AG has hired outside council to consult on the possibility of litigation. Documentation and a project timeline are currently being collected for review.

E. Outstanding Vendor Deliverables

The DCD/CHID team has provided all necessary documentation outside the A&E firms scope of work, including topographic surveys, geotechnical studies, utility assessments, and utility designs. However, the modular manufacturer and A&E firm have failed to provide critical documentation:

- Repeated requests for schedule updates, production reports, and fire damage reports have not been fulfilled.
- Repeated requests for clear and concise documentation on funding expenditure, including a pay application and a detailed cost breakdown for each unit, have not been received.

III. Work Order #3: Manufactured Homes (150 Units)

This work order is focused on the Western, Northern, Eastern, and Fort Defiance Agencies.

Current Status (Work Order #3 - 150 Units)

- **Site Assessments Done:** 150/150
- **Site Preparations Complete:** 150/150
- **Homes Delivered:** 150/150
- **Level and Set:** 150/150
- **Skirted:** 150/150
- **Skirting Painted:** 150/150
- **Gutters Installed:** 150/150
- **Interiors Completed:** 150/150
- **Homes Turned Over:** 149/150

Work Order #3 Expenditure Summary

- **Original Contract Amount:** \$21,776,063
- **Completion:** 97%
- **First Invoice:** \$10,888,031.50 (50% down deposit)
- **Remaining Balance:** 1% left to be paid
- **Invoices approved:**
 - 40% Payment: 150
 - 10% Payment: 115
- **Outstanding Invoices:**
 - 40% Payment: 0
 - 10% Payment: 10
 - New Invoices to track - 3 Outstanding Contingency Invoices Submitted

Agency Turnover Timeline (Work Order #3)

Final on-site completion (skirting, steps, gutters, interior) currently requires approximately one months following the initial home delivery and installation.

- **Northern Agency:** Turnovers are complete for this Agency.
- **Eastern Agency:** Turnovers are complete for this Agency.
- **Fort Defiance Agency:** Turnovers are complete for this Agency.
- **Central Agency.** Turnovers are complete for this Agency.
- **Western Agency.** Turnovers are near completion for this Agency. One turnover has been scheduled for the week of August 24, 2026.

IV. Work Order #1: Modular Homes (50 Units)

This work order is primarily focused on the Western and Central Agencies.

Current Status (Work Order #1 - 50 Units)

- **Site Assessments Done:** 50/50
- **Site Preparations Complete:** 50/50
- **Homes Delivered:** 50/50
- **Level and Set:** 50/50

- **Skirted:** 50/50
- **Skirting Painted:** 50/50
- **Gutters Installed:** 50/50
- **Interiors Completed:** 50/50
- **Homes Turned Over:** 49/50

Work Order #1 Expenditure Summary

- **Original Balance:** \$7,640,586
- **Completion:** 91%
- **First Invoice:** \$3,820,293 (50% down deposit)
- **Remaining Balance:** 9% left to be paid
- **Invoices approved:**
 - 40% Payment: 45
 - 10% Payment: 35
- **Outstanding Invoices:**
 - 40% Payment: 5
 - 10% Payment: 27
 - New Invoices to track - 3 Outstanding Contingency Invoices Submitted

Initial Delivery Delay (Work Order #1)

Delivery for the modular homes did not begin until the middle of July. This was due to specific state regulatory requirements for modular construction:

1. **IRC Compliance:** These modular homes are subject to the International Residential Code (IRC), requiring design approval by the local authority.
2. **Factory On-site Inspection:** The construction required approval by the Arizona State Inspector, who was not available until mid-July, impacting the start of deliveries.

Agency Turnover Timeline (Work Order #1)

Final on-site completion (skirting, steps, gutters, interior) currently requires approximately one month following the initial home delivery and installation.

- **Central Agency.** Turnovers are complete for this Agency.
- **Western Agency.** Turnovers are near completion for this Agency. One turnover has been scheduled for the week of August 24, 2026.

V. Work Order #5: Manufactured Homes (138 Units)

This work order covers the entire Navajo Nation.

Current Status (Work Order #5 - 138 Units)

- **Site Assessments Done:** 124/138

- **Site Preparations Complete:** 99/138
- **Homes Delivered:** 95/138
- **Leveled and Set:** 94/138
- **Skirted:** 88/138
- **Skirting Painted:** 88/138
- **Gutters Installed:** 88/138
- **Interiors Completed:** 89/138
- **Homes Turned Over:** 84/138

Work Order #5 Expenditure Summary

- **Original Balance:** \$24,999,997.61
- **Completion:** 90%
- **First Invoice:** \$22,499,997.85 (90% down deposit)
- **Remaining Balance:** 10% left to be paid (\$2,499,999.76)
- **Invoices approved:**
 - 90% Payment: 138
 - 10% Payment: 0
- **Outstanding Invoices:**
 - 90% Payment: 0
 - 10% Payment: 138
 - New Invoices to track - 2 Outstanding Contingency Invoices Submitted

Agency Turnover Timeline (Work Order #5)

Final on-site completion (skirting, steps, gutters, interior) currently requires approximately one month following the initial home delivery and installation.

DCD/CHID has begin turnovers of Work Order #5 units and is on-going.

VI. Work Order #6: Manufactured Homes (70 Units)

This work order covers the whole Navajo Nation. This work order was executed on April 22, 2026. Production and delivery are currently on hold pending initial payment. Once payments are received, the project will move forward immediately.

Current Status (Work Order #6 - 70 Units)

- **Site Assessments Done:** 46/70
- **Site Preparations Complete:** 22/70
- **Homes Delivered:** 15/70
- **Leveled and Set:** 22/70
- **Skirted:** 370
- **Skirting Painted:** 3/70
- **Interiors Completed:** 770

- **Homes Turned Over:** 0/70

Work Order #6 Expenditure Summary

- **Original Balance:** \$10,583,249.66
- **Completion:** 0%
- **First Invoice:** 50% \$5,291,624.83
- **Remaining Balance:** 100%
- **Invoices approved:**
 - 50% Payment: 35
 - 40%: Payment: 0
 - 10% Payment: 0
- **Outstanding Invoices:**
 - 50% Payment: 35
 - 40%: Payment: 0
 - 10% Payment: 0

VII. Work Order #7: Manufactured Homes (8 Units)

This work order covers Delegate Casey Allen Johnson's Region.

Executed on April 22, 2026. Funding was provided via a transfer from Section 11 to Section 10 by Delegate Johnson. DCD/CHID and funding transfer have been completed and processing of invoices is completed for Homes Direct invoices.

Current Status (Work Order #7 - 8 Units)

- **Site Assessments Done:** 0/8
- **Site Preparations Complete:** 0/8
- **Homes Delivered:** 0/8
- **Leveled and Set:** 0/8
- **Skirted:** 0/8
- **Skirting Painted:** 0/8
- **Gutters Installed:** 0/8
- **Interiors Completed:** 0/8
- **Homes Turned Over:** 0/8

Work Order #7 Expenditure Summary

- **Original Balance:** \$1,199,998.96
- **Completion:** 50%
- **First Invoice:** 50% \$599,999.48.
- **Remaining Balance:** 50%
- **Invoices approved:**
 - 50% Payment: \$599,999.48
 - 40%: Payment: 0

- 10% Payment: 0
- **Outstanding Invoices:**
 - 50% Payment: 0
 - 40%: Payment: 0
 - 10% Payment: 0

VIII. Work Order #8: Manufactured Homes (20 Units)

This work order covers Delegate Otto Tso's Region

Executed on April 22, 2026. Funding was provided via transfer from Section 11 to Section 10 by Delegate Tso. DCD/CHID and funding transfer have been completed, and processing of invoices is completed for Homes Direct invoices.

Current Status (Work Order #8 - 20 Units)

- **Site Assessments Done:** 20/20
- **Site Preparations Complete:** 20/20
- **Homes Delivered:** 17/20
- **Level and Set:** 16/20
- **Skirted:** 10/20
- **Skirting Painted:** 10/20
- **Interiors Completed:** 16/20
- **Homes Turned Over:** 0/20

Work Order #8 Expenditure Summary

- **Original Balance:** \$2,999,999.52
- **Completion:** 0%
- **First Invoice:** 50% down deposit completed
- **Remaining Balance:** 50%
- **Invoices approved:**
 - 50% Payment: \$1,499,999.76
 - 40%: Payment: 0
 - 10% Payment: 0
- **Outstanding Invoices:**
 - 50% Payment: 0
 - 40%: Payment: 0
 - 10% Payment: 0

V. Work Order #9: Manufactured Homes (13 Units)

This work order covers Delegate Brenda Jesus' Region

Executed on April 22, 2026. Funding was provided via transfer from Section 11 to Section 10 by Delegate Jesus. DCD/CHID and funding transfer have been completed, and processing of invoices is completed for Homes Direct invoices.

Current Status (Work Order #9 - 13 Units)

- **Site Assessments Done:** 13/13
- **Site Preparations Complete:** 8/13
- **Homes Delivered:** 6/13
- **Leveled and Set:** 8/13
- **Skirted:** 0/13
- **Skirting Painted:** 0/13
- **Gutters Installed:** 0/13
- **Interiors Completed:** 0/13
- **Homes Turned Over:** 0/13

Work Order #9 Expenditure Summary

- **Original Balance:** \$1,999,999.04
- **Completion:** 0%
- **First Invoice:** 50% down deposit completed.
- **Remaining Balance:** 50%
- **Invoices approved:**
 - 50% Payment: \$999,999.52
 - 40%: Payment: 0
 - 10% Payment: 0
- **Outstanding Invoices:**
 - 50% Payment: 0
 - 40%: Payment: 0
 - 10% Payment: 0

IX. Delivery Delays

All deliveries were subject to external factors and operational constraints as outlined below.

Work Orders #1 and #3: Environmental and Infrastructure Factors

Deliveries for these work orders were impacted by regional infrastructure challenges and severe weather patterns:

- **I-17 Closure and Weight Restrictions:** Ongoing construction and weight limits on Interstate 17 stalled all home deliveries from mid-August through late September.
- **Torrential Rains and Road Conditions:** All new deliveries were placed on hold during early October due to adverse road conditions across the Navajo Nation.

- **Seasonal Winter Storms:** Inclement weather including ice, snow, and mud affected the delivery schedule. These conditions are typically anticipated to impact logistics from December through March.

Work Order #5: Payment-Related Operational Slowdown

- **Operational Impact:** Production and delivery reached a near-total standstill due to outstanding payments to contractors. This lack of funding created a significant bottleneck in the workflow.
- **Current Status (Resolved):** As of the end of April 2026, all outstanding contractor payments were settled. Since the resolution of these financial obligations, operations have entered a "ramp-up" phase, and work is currently returning to normal capacity.

Work Orders #6, 7, 8, and 9: Payment Requirements

- **Current Delay Status:** Deliveries and production for these work orders have commenced as the fulfillment of contractual payment terms has been fulfilled.
- **Contractor Requirement:** The contractor has received the 50% deposit.
 - Production schedules and subsequent delivery timelines has begun for each respective work order.

X. Key Turnover Process, Invoicing, and Warranty

A. Home Turnovers

A dedicated Project Manager (PM) coordinates a formal meeting with the Chapter Officials, the recipient, and the vendor representative, typically held at the Chapter House. The recipient signs the following legal documents, validating the transfer of ownership:

- Certificate of Substantial Completion and Occupancy
- Certificate of Ownership
- Navajo Nation Affidavit of Compliance
- Manufacturer's Certificate of Origin (MCO)

Upon signing, the home is formally turned over. A final walk-through is then conducted at the home, where the vendor representative presents the warranty specifications and provides comprehensive homeowner education on appliances, lighting, flooring, and general maintenance using the Homeowner's Guide.

Current Work Status: The Project Manager responsible for turnover has resumed coordination of home turnovers and site meetings. An alternate Project Manager has started April 28, 2026, to restart turnovers.

Titling Process Documentation

The process for securing home titles has been finalized and is currently being implemented by the Home Turnover Project Manager. To ensure recipients are exempt from paying sales tax at their local state Department of Motor Vehicles (DMV), a strategic modification was made to the documentation workflow:

- **Modified MCO Workflow:** Originally, the MCO was intended to be signed directly from the vendor (Homes Direct) to the recipient. However, local state DMVs require clearer proof of a "gifted" status to waive sales tax. Consequently, the MCO is now signed over from the vendor to the Navajo Nation, which then officially assigns it to the recipient.
- **Tax Exemption Justification:** This "chain of title" serves as a more justifiable record for the DMV, confirming the home was awarded through the CHID ARPA program and gifted by the Nation rather than purchased by the individual.
- **Implementation Status:** While this change is technically in effect, all progress on processing and providing updated documentation to recipients has been halted since February 20, 2026, following the Project Manager's work stoppage for non-payment. An alternate Project Manager has started April 28, 2026 to restart turnovers.
- **Fees:** While the documentation exempts recipients from sales tax, they remain responsible for standard DMV application and processing fees.

B. Invoicing, Payment Delays, and Warranty

The manufacturer's payment structure is divided into three installments for work orders 1, 3, 6, 7, 8, 9:

1. **50% Initial Payment:** Paid upfront to begin manufacturing.
2. **40% Payment:** Required before the release of the MCO and the commencement of home turnover.
3. **10% Final Balance:** Paid after the walk-through and successful address of all punch list items by the manufacturer.

Current Payment Status (40% Invoice)

A significant administrative delay occurred in processing the 40% interim invoices due to required reformatting to match specific work order requirements. These issues were resolved, and the first 40% payments were successfully processed at the beginning of September. Payments are now moving forward more efficiently.

- **Work Order #3 (Manufactured Homes):** 0 invoices are currently pending payment for the 40% installment, all have been paid
- **Work Order #1 (Modular Homes):** 0 invoices are currently pending payment for the 40% installment.
- **Work Order #5 (Manufactured Homes):** 0 invoices are currently pending payment for the 40% installment.
- **Work Order #6 (Manufactured Homes):** 72 invoices have received payment for the 40% installment.

- **Work Order #7 (Manufactured Homes):** 8 invoices have received payment for the 40% installment.
- **Work Order #8 (Manufactured Homes):** 20 invoices have received payment for the 40% installment.
- **Work Order #9 (Manufactured Homes):** 13 invoices have received payment for the 40% installment.

Work Order #5: Accelerated ARPA Payment Structure

To ensure the efficient expenditure of ARPA funds before the December 31, 2026 deadline, a separate payment structure has been established for Work Order #5. This decision was made to expedite the obligation of funds and maintain project momentum.

Payment Schedule for Work Order #5:

1. **90% Initial Invoice:** Paid upfront to begin manufacturing, delivery, and installation. The MCO and commencement of turnover will occur once the home is built.
2. **10% Final Balance:** Paid after the walk-through and successful addressing of all punch list items by the manufacturer.

Current Status (Work Order #5): To date, 90% has been paid for any homes under Work Order #5. Despite the lack of received payment, the manufacturer has moved forward with production and delivery to meet the 2026 deadline:

- **Production:** All 138 homes have been produced.
- **Delivery:** 95 homes have been delivered.
- **Installation:** Delivery and installation activities are ongoing.

Warranty Activation

The one-year limited warranty for the home goes into effect immediately upon the formal date of key turnover to the client.

C. Project Management and Modular Vendor Payment Status

The project's finances has seen reasonable improvement with the release of several key payments. While this has allowed for the resumption of work in critical areas—specifically regarding the Modular Vendor and Utility Contractors, the Construction Management (CM) oversight remains suspended due to a substantial backlog of unpaid invoices.

1. Construction Management (CM) PM Status

Current Status: Services Remain Suspended

- **Payment Update:** While the CM PM has recently received 3–4 payments, approximately eight months of invoices (eight separate billing cycles) remain outstanding.

- **Operational Impact:** Due to the volume of remaining arrears, the firm has not yet resumed services.
- **Reconciliation Status:** DCD continues to work through the justification of these costs, but the lack of a baseline expenditure forecast in the original proposal remains a primary hurdle for the Office of the Controller (OOC).

2. Overall Project Management (PM) Status

Current Status: Active / Continuing Operations

- **Payment Update:** The primary PM firm has been paid up to date through March 2026.
- **Operational Stance:** The team is continuing to work; however, there is significant concern regarding the potential for another "backlog" of invoices to accumulate.
- **Risk Mitigation:** While they remain committed to project delivery, their continued participation is contingent upon the timely processing of subsequent invoices to avoid further financial exposure.

3. Modular Vendor & Work Order #5 Status

Current Status: Work Resumed / Progressing

- **Work Order #5 Milestone:** The 90% milestone invoice has been successfully paid, effectively ending the period of stagnation for this work order.
- **Subcontractor Mobilization:** Following receipt of these funds, the modular vendor has paid their subconsultants and contractors, allowing on-site work to restart.
- **Current Momentum:** Although minor payment friction points remain, they have not impeded the current construction pace. The vendor is moving forward with the goal of completing remaining tasks for the pending units.

4. Utility Assessment Contractor Status

Current Status: Fully Resumed

- **Operational Update:** The utility assessment contractor has resumed full operations and is pushing forward with assessments.
- **Batch Processing:** The contractor is no longer restricted to the extreme "incremental" approach previously reported, though they are maintaining a close watch on payment cycles to ensure work does not outpace funding.
- **Progress:** Work is continuing to ensure infrastructure readiness for upcoming home turnovers in Work Orders #1, #3 and #5.

Primary Drivers of Non-Payment

The non-payment issues affecting the Project Management teams stem from two primary systemic failures:

1. **Lack of Standard Operating Procedures (SOP):** There is a critical lack of formalized SOPs at the Office of the Controller (Accounts Payable) and the Fiscal Recovery Fund Department. This results in inconsistent requirements for invoice submission that change based on the individual reviewer, leading to repeated rejections even after corrections are made.
2. **Funding Logistics:** The immediate halt in payments for the Project Management team is specifically tied to a pending budget transfer that must be completed before the OOC can release funds.

Risk Mitigation

To ensure work continuity and prevent critical delays while these financial issues are resolved:

- The Modular Vendor and their sub-contractors have agreed to take on extra responsibility to keep the work moving forward for Work Orders #1 and #3.
- The active Project Manager (PM) has assumed additional technical and administrative burdens to fill the gap left by the Construction Management PM, though the loss of the Home Turnover subconsultant creates a new, unmitigated gap in the final delivery pipeline.

While these measures have temporarily sustained progress, the suspension of services by the Home Turnover PM and the CM PM, combined with the Utility contractor working in small increments, represents a critical risk to the final delivery of homes for Work Orders #1, #3, and #5.

XII. Utility Connection Update

Following the exclusion of utility connections in the initial Work Orders #1 and #3, the project transitioned to a new work order. A designated contractor has been conducting assessments and designs to facilitate these connections.

RDC Directive and DCD Operational Stance

In December 2025, a meeting was held with the Resource Development Committee (RDC) regarding utility coordination.

- **RDC Verbal Directive:** The RDC issued a verbal directive to halt all utility coordination and communication with the Navajo Tribal Utility Authority (NTUA). The Committee expressed that this scope of work is the direct responsibility of the NTUA and should not be managed by the DCD.
- **DCD Position on Occupancy:** The DCD maintains that utility connections are essential to the recipients. Turning over homes without functional utilities would render the units limited in use or entirely unoccupiable.
- **Continuation of Coordination:** While a written directive is reportedly forthcoming, the DCD has decided to proceed with NTUA coordination until a formal, written directive is

received. This ensures that the momentum for site construction is not lost and that the investment in these homes results in habitable dwellings.

Funding and Deliverables Clarification

There is a critical distinction between the DCD's role in assessments and the actual construction of the utility systems:

1. **DCD Responsibility (Assessments & Design):** The DCD has only funded the field assessments and the generation of Project Facility Layouts (PFLs). This coordination represents a minimal expense.
2. **NTUA Responsibility (Construction):** Contrary to misconceptions, the DCD is not funding the construction of these utility systems.
3. **ARPA Funding:** The NTUA has been awarded ARPA funding, which expires at the end of December 2026, to cover the full cost of construction. By providing the completed PFLs, the DCD enables the NTUA to utilize these funds effectively before the deadline.

Current Utility Status

The following information reflects progress under the utility work order, including the status of deliverables turned over to the NTUA.

Work Order Status Summary

- **Work Order #1 (50 Units)**
 - Assessment Status: 100% Completed
 - PFL / Design Status: Completed & Turned over to NTUA
 - Construction Funding: NTUA ARPA Funds
- **Work Order #3 (150 Units)**
 - Assessment Status: 100% Completed
 - PFL / Design Status: Completed & Turned over to NTUA
 - Construction Funding: NTUA ARPA Funds
- **Work Order #5**
 - Assessment Status: In Progress
 - PFL / Design Status: In Progress
 - Construction Funding: NTUA ARPA Funds

Work Order #1 Detail (50 Units)

- **Electrical Status:**
 - **12** – NTUA Construction Completed
 - **4** – No Application received
 - **2** – Pending Meter Loop
 - **5** – Pending Survey & Design @ District
 - **0** – Pending SEI
 - **0** – Pending home delivery

- 3 – SEI Approved
- 2 – Homeowner Not Assigned
- 2 – Solar Referral
- 1 – Consultant/NTUA Biologist - Pending Cultural Survey & TES List request
- 1 – NTUA /Consultant - Arch reroute needed
- 1 – NN HPD/NTUA Biologist - Pending HPD Ltr/CRCF & TES List Request
- 1 – NN GLD - Pending SLA Approval
- 2 – SLA Approved
- 1 – Pending Service Pole
- 1 – Pending HWA
- 1 – APS - Pending HW feasibility
- 1 – NTUA ROW Agent - In review
- 1 – NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF)
- **Water/Wastewater Status:**
 - 50 PFLs completed and sent to NTUA.
 - 0 Permission to Tap (PTT) packets completed.

Work Order #3 Detail (150 Units)

- **Electrical Status:**
 - 69 – NTUA Construction Completed
 - 12 – CDEC - Need LOC
 - 7 – CDEC - No application received
 - 6 – SLA Approved
 - 6 – Pending Meter Loop
 - 5 – CDEC - Pending Construction
 - 5 – SEI Approved
 - 4 – Pending Survey & Design @ District
 - 4 – Homeowner Not Assigned
 - 3 – CDEC - HSL Issues
 - 3 – JMEZ - Pending Reconnect/Disconnect Fee
 - 3 – NTUA Biologist- Pending TES List Request (HPD Ltr/CRCF)
 - 2 – NN GLD - Pending SLA Approval
 - 2 – Pending home delivery
 - 2 – SEC - Project in Engineering Stage
 - 2 – JMEZ - Pending estimate
 - 2 – Consultant/NTUA Biologist - Pending Cultural Survey & TES List request
 - 2 – JMEZ - Construction Completed
 - 2 – Consultant/NTUA Biologist - Pending Cultural Report & BRCF Request
 - 2 – CDEC - Need Information
 - 2 – Consultant/NTUA Biologist - Pending Cultural Report & TES List Request
 - 1 – CDEC - Pending ROW
 - 1 – Need to Follow Up
 - 1 – NTUA ROW Agent - In review
 - 1 – TAA Approved

- 1 – NTUA Archaeologist/NTUA Biologist - Pending Cultural Award and TES List request
- 1 – No Application received
- 1 – FEUS - Pending ROW
- 1 – JMEZ - No application received
- 1 – SEC - Completed and in Service
- 1 – CDEC - Expired ROW
- 1 – SEC - In Construction
- 1 – CDEC - Construction Completed
- 1 – JMEZ - Pending LOC
- 1 – Pending SEI
- 1 – NN HPD - Pending HPD Ltr/CRCF (BRCF)
- 1 – CDEC - Expired ROW or SLA issues
- 1 – Dispute
- 1 – Pending Construction
- 1 – TAA Pending NN Approval
- 1 – NTUA ROW Agent - Pending SLA Submittal (HPD Ltr/CRCF & BRCF)
- 1 – CDEC - Need to pay reconnect fees
- 1 – NTUA ROW Agent - Pending Consent (HPD Ltr/CRCF & BRCF)
- 1 – NTUA /Consultant - Arch reroute needed
- 1 – JMEZ - Pending ROW
- 1 – CoG - Contractor Assigned
- 1 – Pending Home site lease correction
- 1 – NTUA Archaeologist/NN F&WD - Pending Cultural Award & TES List
- **Water/Wastewater Status:**
 - 150 PFLs completed and sent to NTUA.
 - 26 PTT packets completed.

Work Order #5 Detail (138 Units)

- **Electrical Status:**
 - 10 – Need to Follow Up
 - 8 – SLA Approved
 - 6 – No Application received
 - 3 – NTUA ROW Agent - In review
 - 3 – Pending Meter Loop
 - 2 – Pending Survey & Design @ District
 - 2 – NTUA ESPS - ROW Received
 - 1 – NN GLD - Pending SLA Approval
 - 1 – SEI Approved
 - 1 – CDEC - Need Information
 - 1 – Pending Home site lease correction
 - 1 – WO#5 - Pending secondary service installation
- **Water/Wastewater Status:**
 - 138 PFLs in progress

Factors Affecting Timeline

Progress was previously hindered by two compounding factors:

- **Safety Incident:** A contractor was involved in a safety incident in the Western Agency, resulting in the loss of equipment. Work was paused for mandatory safety reviews required by the contractor's insurance provider.
- **Non-Payment:** A four-week halt in field operations occurred (mid-September to early October) due to delayed payments from the Navajo Nation for work completed since June 2025.

NTUA Process for Utility Installation

1. **NTUA Acceptance (Lines < 200 feet):** NTUA has agreed to accept site Project Facility Layouts (PFLs) for utility lines (water, wastewater, and electric) that are within 200 feet and will place them on their construction schedules.
2. **Service Line Agreement (SLA) (Lines $200 \leq 1500$ feet):** PFLs extending beyond 200 feet are routed through the NTUA Water/Wastewater and Electrical Construction Quality Control (QC) Department for review, redlining, and correction before submission to NTUA to initiate the Service Line Agreement (SLA) process.
3. **Right-of-Way (ROW) and Tribal Authorization Application (TAA) (Lines > 1,500 feet):**
 - If a utility line is further than 1,500 feet, it requires an approved Right-of-Way (ROW). This triggers the Tribal Authorization Application (TAA) process, requiring review and approval from several key Navajo Nation departments:
 - Biological Review (Navajo Fish and Wildlife)
 - Archaeological Review (Historic Preservation Department)
 - Environmental Review (General Land Development Department)
 - Once TAA approvals are secured, NTUA can begin the necessary survey and design work for the utility construction.

XII. Requests for Unforeseen/Vital Items (Outside Original Scope)

The initial scope of Work Orders #1 and #3 did not include several items necessary for long-term occupiability. We have submitted a request for funding and approval for these vital supplemental items to the Office of the Controller, which has been pending for approximately two months. We believe these additions are necessary for homes to be livable in the long term.

A. ADA Accessibility Ramps and Parking Pads

The project requires ADA-compliant ramps for recipients with mobility issues to safely access their homes. This also necessitates the construction of a parking pad at each location to allow individuals using a wheelchair safe transfer from their vehicle to the ramp and into their home.

B. Wood Stoves

A request has been approved for the inclusion of wood stoves for homes for Work Orders #1 and #3 and has commenced. 95 of 200 stoves have been installed.

XIII. Request for Detailed Information

This report serves as a high-level overall status update for Work Orders #1, #3, #4, #5, #6, #7, #8, and #9. An additional report for each Delegate has been issued to show more detail on project progress, delivery schedules, or turnover status broken down by Chapter or Delegate Region.