



Community Housing Infrastructure Department (CHID) Council Delegate Cherilyn Yazzie Status Report: : Work Order #3, #5 & #6

Prepared For: Council Delegate – Cherilyn Yazzie

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for the Whitecone, Indian Wells, Greasewood Springs, Teesto, and Dilkon Chapters

I. Executive Summary

This report provides a comprehensive status update for manufactured home deliveries and utility infrastructure assessments under Work Order #3 (WO#3) and Work Order #5 (WO#5). These projects serve the region represented by Council Delegate Cherilyn Yazzie, encompassing the Whitecone, Indian Wells, Greasewood Springs, Teesto, and Dilkon Chapters.

Key updates:

- **Work Order #3 (WO3):** All nine units have been delivered and set, completed the walk-through process, received keys, and reached the final invoicing stage.
- **Work Order #5 (WO5):** This order currently involves six homes. One home has been delivered and set. Four homes have completed field assessments. Two homes are waiting for field assessments to be conducted.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves three homes. Production and site installations have commenced. One home has been delivered and set. Two field assessments have been conducted. One home is waiting for field assessment to be conducted for chapters under Delegate Yazzie.

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 Update: Work Order #3 Status and Resolution

The housing units for the region represented by Delegate Yazzie were initially included under Work Order #3. The project faced significant scope review and potential alteration between June and late August 2025 due to instructions from the Delegate Yazzie.

Timeline of Events and Resolution:

1. **June 2025:** Delegate Yazzie initially sent correspondence her intent to remove her delegate region's recipients from Work Order #3.
2. **Late August 2025:** A subsequent letter from Delegate Yazzie was received, indicating support for the housing project.
3. **Final Determination:** Despite the initial request for recipient removal, and due to external pressure from the Office of the Controller to expend the allotted ARPA funding, the recipients for Work Order #3 within Delegate Yazzie's region were not removed.

Justification for Moving Forward:

The decision to proceed with Work Order #3 for the existing recipients was based on several critical factors:

- **Contractual Commitments and Recipient Notification:** The manufactured homes had already been purchased, labeled for delivery, and all intended recipients had received official award letters assuring them a home. Reversing this commitment would have resulted in significant administrative and financial impacts.
- **Funding Preservation (ARPA):** A critical factor was the difficulty of removing the allocated funds. Doing so would require legislative action, a process that is time intensive. This delay could have potentially caused the funding to expire and be sent back to the U.S. Treasury, jeopardizing the entire housing initiative for the region.
- **NECA Timeline:** Delegate Yazzie had expressed interest in reallocating the funds toward existing bathroom renovation/addition projects managed by Navajo Engineering and Construction Authority (NECA). Given that NECA was reportedly behind schedule on their current projects, this reallocation was deemed an uncertain path, providing additional justification to move forward with the housing deliveries under Work Order #3 that were already near completion.

Current Status:

As a result of these factors, the deliveries, installations, and key turnovers for all pre-assigned recipients in Delegate Yazzie's region under Work Order #3 are moving forward.

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 Status

Pauline and Kee John (Indian Wells Chapter)

- **Timeline:** Home delivered and set on November 6, 2025.
- **Walk-Through/Punchlist:** January 29, 2026.
- **Skirting/Painting:** Completed November 10, 2025 – November 18, 2025.
- **Steps & Gutters:** Steps completed December 23, 2025; Gutters completed November 19, 2025.
- **Key Turnover:** Completed on February 12, 2026.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5178).

Nellie Hayes (Indian Wells Chapter)

- **Timeline:** Home delivered and set on December 11, 2025.
- **Walk-Through/Punchlist:** January 29, 2026.
- **Skirting/Painting:** Completed January 9, 2026 – January 20, 2026.
- **Steps & Gutters:** Steps completed January 27, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** Completed February 12, 2026.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5183).

Terrilynn Hardy (Dilkon Chapter)

- **Timeline:** Home delivered and set on December 11, 2025.
- **Walk-Through/Punchlist:** February 4, 2026 (Pass Key works; No keys inside).
- **Skirting/Painting:** Completed January 7, 2026 – January 20, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** Completed February 11, 2026.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5186).

Margo Rose Skeet (Indian Wells Chapter)

- **Timeline:** Home delivered and set on December 30, 2025.
- **Walk-Through/Punchlist:** Pending.
- **Skirting/Painting:** Completed February 11, 2026 – February 24, 2026.
- **Steps & Gutters:** Gutters completed March 5, 2026.
- **Key Turnover:** Completed February 11, 2026.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5194).

Jacqueline Benally (Whitecone Chapter)

- **Timeline:** Home delivered and set on December 29, 2025.
- **Walk-Through/Punchlist:** February 24, 2026.
- **Skirting/Painting:** Completed January 12, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** Completed March 2, 2026.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5196).

Diane Lee Clark Irving (Whitecone Chapter)

- **Timeline:** Home delivered and set on December 30, 2025.
- **Walk-Through/Punchlist:** January 29, 2026.
- **Skirting/Painting:** Completed January 13, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed February 6, 2026.
- **Key Turnover:** Completed March 2, 2026.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5197).

Kenita Glenda Shebala (Whitecone Chapter)

- **Timeline:** Home delivered and set on December 29, 2025.
- **Walk-Through/Punchlist:** February 25, 2026.
- **Skirting/Painting:** Completed January 12, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
- **Key Turnover:** Completed March 2, 2026.
- **MCO:** Turned over on December 17, 2025.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5198).

Lorraine Jackson (Dilkon Chapter)

- **Timeline:** Home delivered and set on January 2, 2026.
- **Walk-Through/Punchlist:** February 5, 2026 (Pass Key works).
- **Skirting/Painting:** Completed January 9, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.
- **Key Turnover:** Completed February 11, 2026.
- **MCO:** Pending final documentation.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5211).

Charmayne Mitchell (Dilkon Chapter)

- **Timeline:** Home delivered and set on January 2, 2026.
- **Walk-Through/Punchlist:** February 3, 2026 (Pass Key works).
- **Skirting/Painting:** Completed January 8, 2026 – January 19, 2026.
- **Steps & Gutters:** Steps completed January 26, 2026; Gutters completed January 29, 2026.

- **Key Turnover:** Completed February 11, 2026.
- **MCO:** Pending final documentation.
- **Final 10% Invoice:** Submitted on October 16, 2025 (Invoice #5212).

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.

Janice Gutierrez (Greasewood Springs Chapter)

- **Timeline:** Home set TBD. (Offline: March 20, 2026; Pad Ready: TBD).
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** June 4, 2026.
- **Final 10% Invoice:** TBD

Latrice Renee Yazzie (Teesto Chapter)

- **Timeline:** Home set TBD. (Offline: May 28, 2026; Pad Ready: TBD).
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** July 13, 2026.
- **Final 10% Invoice:** TBD

Marie Ann Tom (Greasewood Springs Chapter)

- **Timeline:** Home set completed on August 26, 2026. (Offline: March 4, 2026; Pad Ready: August 12, 2026).
- **Walk-Through/Punchlist:** September 8, 2026.
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** June 4, 2026.
- **Final 10% Invoice:** TBD

Michael Yazzie (Teesto Chapter)

- **Timeline:** Home set completed on September 16, 2026. (Offline: March 4, 2026; Pad Ready: August 25, 2026).
- **Walk-Through/Punchlist:** TBD

- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** July 7, 2026.
- **Final 10% Invoice:** TBD

Helvina Attakai (Greasewood Springs Chapter)

- **Timeline:** Home set TBD. (Offline: March 17, 2026; Pad Ready: TBD).
- **Walk-Through/Punchlist:** TBD
- **Skirting/Painting:** TBD
- **Steps & Gutters:** TBD
- **Key Turnover:** TBD
- **MCO:** June 4, 2026.
- **Final 10% Invoice:** TBD

Violet Curtis (Teesto Chapter)

- **Timeline:** Home set TBD. (Offline: May 29, 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. 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:

Work Order #3

- **Lorraine Jackson (Dilkon)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 15, 2025

- PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Charmayne Mitchell (Dilkon)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Terrilynn Hardy (Dilkon)**
 - Field Work Completed On: October 31, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Pauline and Kee John (Indian Wells)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Margo Rose Skeet (Indian Wells)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Nellie Hayes (Indian Wells)**
 - Field Work Completed On: October 29, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Jacqueline Benally (Whitecone)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Diane Lee Clark Irving (Whitecone)**
 - Field Work Completed On: October 30, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Kenita Glenda Shebala (Whitecone)**

- Field Work Completed On: October 30, 2025
- PFL Completed: November 15, 2025
- PFL Submitted to NTUA on: December 31, 2025
- PFL Approved on: TBD

Work Order #5

- **Helvina Attakai (Greasewood Springs)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Janice Guitierrez (Greasewood Springs)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Marie Ann Tom (Greasewood Springs)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Latrice Renee Yazzie (Teesto)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Michael Yazzie (Teesto)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Violet Curtis (Teesto)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - 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 six homes completed under Work Order #3 and #5. All sites are with services coordinated through the NTUA District Office.

Work Order #3

- **Charmayne Mitchell (Priority Two/Cistern)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Electrical construction by NTUA is finished.
- **Diane Lee Clark Irving (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Electrical construction by NTUA is finished.
- **Jacqueline Benally (Priority TBD)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Electrical construction by NTUA is finished.
- **Kenita Glenda Shebala (Priority TBD)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Electrical construction by NTUA is finished.
- **Lorraine Jackson & Fred Long (Priority One/Cistern)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Electrical construction by NTUA is finished.
- **Margo Rose Skeets (Priority TBD)**
 - NTUA Construction Completed
 - **Update:** Electrical construction by NTUA is finished.
- **Nellie Hayes (Priority Two/Cistern)**
 - NTUA Construction Completed
 - **Update:** Electrical construction by NTUA is finished.
- **Pauline and Kee John (Priority TBD)**
 - **Project Status:** 12 NTUA ROW Agent.
 - **Update:** Pending Consent (HPD Letter/CRCF & BRCF).
- **Terrilynn Hardy (Priority Two/Cistern)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Electrical construction by NTUA is finished.

Work Order #5

- **Helvina Attakai (Greasewood Springs)**
 - **Project Status:** No application.
 - **Update:** TBD
- **Janice Guitierrez (Greasewood Springs)**
 - **Project Status:** No application.
 - **Update:** TBD
- **Marie Ann Tom (Greasewood Springs)**
 - **Project Status:** 01 Home on site.
 - **Update:** TBD
- **Latrice Renee Yazzie (Teesto)**
 - **Project Status:** No application.
 - **Update:** TBD
- **Michael Yazzie (Teesto)**
 - **Project Status:** No application.
 - **Update:** TBD
- **Violet Curtis (Teesto)**
 - **Project Status:** TBD
 - **Update:** TBD

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

The vendor has begun production, field assessments, deliveries and installations. One home has been delivered and set. Two field assessments have been conducted. One home is waiting for field assessment for to be conducted for chapters under Delegate Yazzie.

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.