



Community Housing Infrastructure Department (CHID) Council Delegate George Tolth Status Report: Work Order #3, #4, #5, & #6

Prepared For: Council Delegate - George Tolth

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Casamero Lake, Counselor, Ojo Encino, Baca-Prewitt, Whitehorse Lake, Littlewater, Torreon, and Pueblo Pintado Chapters.

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries and infrastructure implementation for Council Delegate George Tolth's region, covering the Casamero Lake, Counselor, Ojo Encino, Baca-Prewitt, Whitehorse Lake, Littlewater, Torreon, and Pueblo Pintado Chapters.

Key Project Updates & Scope Changes

- **Work Order #3 (WO3):** All eleven 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 three homes. Two homes have reached "Home Set" completion. One home waiting to be delivered.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves four homes. Production and site installations have commenced. No field assessments have been conducted for chapters under Delegate Tolth.

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

Due to the approaching ARPA Deadline and no responses from the contractor, the six homes previously intended for delivery under Work Order #4 have been removed from the scope.

III. Constituent Home Delivery and Completion Status

Oversight Transition Update

A recent development has occurred regarding the oversight of ARPA projects and funding. The Navajo Nation has passed legislation to transition the overall oversight of these projects from the Division of Community Development (DCD) to the Fiscal Recovery Fund (FRF) program.

At this time, no formal direction has been given to DCD or CHID to hand over project management. Until such direction is received in writing, the DCD will continue to move forward with project execution. However, this transition has affected contractor assurance regarding payment and points of contact, as there is uncertainty regarding whether the new oversight body (FRF) will issue different directions. These factors have collectively impacted project timelines and the overall structure of the program.

Work Order #3 Status

- **Devona Juan (Baca/Prewitt Chapter)**
 - **Timeline:** Home delivered and set on May 19, 2025.
 - **Walk-Through/Punchlist:** June 24, 2025.
 - **Skirting/painting:** Completed between June 23, 2025, and June 20, 2025.
 - **Steps & Gutters:** Steps completed October 7, 2025; Gutters completed July 26, 2025.
 - **Key Turnover:** November 19, 2025.
 - **MCO:** November 19, 2025.
 - **Final 10% invoice:** Submitted on July 9, 2025 (Invoice #5121).
- **Fannie Mae Vanderver (Baca/Prewitt Chapter)**
 - **Timeline:** Home delivered and set on May 19, 2025.
 - **Walk-Through/Punchlist:** June 24, 2025.
 - **Skirting/painting:** Completed between June 26, 2025, and July 2, 2025.
 - **Steps & Gutters:** Steps completed October 7, 2025; Gutters completed July 26, 2025.
 - **Key Turnover:** November 19, 2025.
 - **MCO:** November 19, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5142).
- **Alfred Begay (Casamero Lake Chapter)**
 - **Timeline:** Home delivered and set on May 22, 2025.
 - **Walk-Through/Punchlist:** July 7, 2025.
 - **Skirting/painting:** Completed between June 27, 2025, and July 2, 2025.
 - **Steps & Gutters:** Steps completed October 6, 2025; Gutters completed July 26, 2025.

- **Key Turnover:** November 5, 2025.
- **MCO:** November 5, 2025.
- **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5148).
- **Louise Woody (Littlewater Chapter)**
 - **Timeline:** Home delivered and set on May 23, 2025.
 - **Walk-Through/Punchlist:** July 16, 2025.
 - **Skirting/painting:** Completed between July 1, 2025, and July 3, 2025.
 - **Steps & Gutters:** Steps completed October 7, 2025; Gutters completed July 25, 2025.
 - **Key Turnover:** November 12, 2025.
 - **MCO:** November 12, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5149).
- **Dorothy L. Augustine (Littlewater Chapter)**
 - **Timeline:** Home delivered and set on May 23, 2025.
 - **Walk-Through/Punchlist:** July 15, 2025.
 - **Skirting/painting:** Completed between July 3, 2025, and July 3, 2025.
 - **Steps & Gutters:** Steps completed October 9, 2025; Gutters completed July 25, 2025.
 - **Key Turnover:** November 12, 2025.
 - **MCO:** November 12, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5150).
- **Henry Henio (Whitehorse Lake Chapter)**
 - **Timeline:** Home delivered and set on May 27, 2025.
 - **Walk-Through/Punchlist:** June 23, 2025.
 - **Skirting/painting:** Completed between July 1, 2025, and July 9, 2025.
 - **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed July 24, 2025.
 - **Key Turnover:** November 4, 2025.
 - **MCO:** November 4, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5151).
- **Ana Whitesinger (Casamero Lake Chapter)**
 - **Timeline:** Home delivered and set on May 22, 2025.
 - **Walk-Through/Punchlist:** July 15, 2025.
 - **Skirting/painting:** Completed between June 30, 2025, and July 3, 2025.
 - **Steps & Gutters:** Steps completed October 6, 2025; Gutters completed July 26, 2025.
 - **Key Turnover:** November 5, 2025.
 - **MCO:** November 5, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5152).
- **Terry Toledo (Pueblo Pintado Chapter)**
 - **Timeline:** Home delivered and set on June 4, 2025.

- **Walk-Through/Punchlist:** July 17, 2025.
 - **Skirting/painting:** Completed between July 7, 2025, and July 10, 2025.
 - **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed July 24, 2025.
 - **Key Turnover:** November 4, 2025.
 - **MCO:** November 4, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5155).
- **Kee Jim (Ojo Encino Chapter)**
 - **Timeline:** Home delivered and set on June 5, 2025.
 - **Walk-Through/Punchlist:** July 17, 2025.
 - **Skirting/painting:** Completed between July 8, 2025, and July 10, 2025.
 - **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed July 24, 2025.
 - **Key Turnover:** October 29, 2025.
 - **MCO:** October 29, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5156).
- **Linda Augustine (Ojo Encino Chapter)**
 - **Timeline:** Home delivered and set on June 5, 2025.
 - **Walk-Through/Punchlist:** July 17, 2025.
 - **Skirting/painting:** Completed between July 8, 2025, and July 10, 2025.
 - **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed July 24, 2025.
 - **Key Turnover:** October 29, 2025.
 - **MCO:** October 29, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5157).
- **Lavern Sandoval (Whitehorse Lake Chapter)**
 - **Timeline:** Home delivered and set on June 20, 2025.
 - **Walk-Through/Punchlist:** June 24, 2025.
 - **Skirting/painting:** Completed between July 2, 2025, and July 10, 2025.
 - **Steps & Gutters:** Steps completed October 8, 2025; Gutters completed September 8, 2025.
 - **Key Turnover:** November 4, 2025.
 - **MCO:** November 4, 2025.
 - **Final 10% invoice:** Submitted on September 17, 2025 (Invoice #5169).

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.

- **Katherine Lee (Casamero Lake Chapter)**
 - **Timeline:** Home set completed on July 1, 2026. (Offline: April 20, 2026; Pad Ready: June 1, 2026).
 - **Walk-Through/Punchlist:** July 10, 2026.
 - **Skirting/painting:** July 24, 2026.
 - **Steps & Gutters:** July 24, 2026.
 - **Key Turnover:** August 24, 2026.
 - **MCO:** July 7, 2026.
 - **Final 10% invoice:** TBD.
- **Louise J. Begay (Littlewater Chapter)**
 - **Timeline:** Home set completed on August 20, 2026. (Offline: April 20, 2026; Pad Ready: June 1, 2026).
 - **Walk-Through/Punchlist:** September 4, 2026.
 - **Skirting/painting:** September 11, 2026.
 - **Key Turnover:** Ready for turnover and to be scheduled.
 - **MCO:** May 11, 2026.
 - **Final 10% invoice:** TBD.
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- **Rena Perry (Whitehorse Lake Chapter)**
 - **Timeline:** Home set TBD. (Offline: May 26, 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 and Construction Update (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 implemented:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and 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

- **Devona Jaun (Baca-Prewitt)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: August 26, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Fannie May Vanderver (Baca-Prewitt)**
 - Field Work Completed On: August 05, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Alfred Begay (Casamero Lake)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: September 04, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Ana Whitesinger (Casamero Lake)**
 - Field Work Completed On: December 02, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Louise Woody (Littlewater)**
 - Field Work Completed On: August 11, 2025
 - PFL Completed: October 02, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Dorothy L. Augustine (Littlewater)**
 - Field Work Completed On: December 02, 2025

- PFL Completed: November 21, 2025
- PFL Submitted to NTUA on: December 31, 2025
- PFL Approved on: TBD
- **Kee Jim (Ojo Encino)**
 - Field Work Completed On: August 13, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Linda Augustine (Ojo Encino)**
 - Field Work Completed On: August 12, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Terry Toledo (Pueblo Pintado)**
 - Field Work Completed On: August 13, 2025
 - PFL Completed: November 21, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Henry Henio (Whitehorse Lake)**
 - Field Work Completed On: August 12, 2025
 - PFL Completed: September 25, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Lavern Sandoval (Whitehorse Lake)**
 - Field Work Completed On: August 13, 2025
 - PFL Completed: September 17, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Work Order #5

- **Katherine Lee (Casamero Lake)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Louise J. Begay (Littlewater)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD

- PFL Approved on: TBD
- **Rena Perry (Whitehorse Lake)**
 - 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 for the ten homes completed under Work Order #3, which utilize non-NTUA providers: Jemez Electric Cooperative (JMEC) and Continental Divide Electric Cooperative (CDEC).

The Navajo Tribal Utility Authority (NTUA) is currently assisting with some fees and payments using their ARPA - Light Up Navajo program funds to assist any recipients that are out of their service area and fall under alternate utility companies.

Work Order #3

- **Alfred Begay (Priority Two)**
 - **Project Status:** HSL Issues.
 - **Updates:** Utility provider is CDEC.
- **Ana Whitesinger (Priority TBD)**
 - **Project Status:** No application received.
 - **Updates:** Utility provider is CDEC.
- **Devona Juan (Priority Two/Priority Three)**
 - **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC.
- **Dorothy L. Augustine (Priority One)**
 - **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC.
- **Fannie May Vanderver (Priority One)**

- **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC.
- **Henry Henio (Priority One)**
 - **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC.
- **Issac Delgarito**
 - **Project Status:** SEC - Completed and in Service.
 - **Updates:** Utility provider is SEC.
- **Kee Jim (Priority Two/Priority One)**
 - **Project Status:** Construction completed.
 - **Updates:** Utility provider is JMEZ
- **Lavern Sandoval (Priority One)**
 - **Project Status:** Construction completed.
 - **Updates:** Utility provider is CDEC.
- **Linda Augustine (Priority One)**
 - **Project Status:** Pending Letter of Compliance (LOC).
 - **Updates:** Utility provider is JMEZ.
- **Louise Woody (Priority One)**
 - **Project Status:** Need Letter of Compliance (LOC).
 - **Updates:** Utility provider is CDEC.
- **Terry Toledo (Priority One)**
 - **Project Status:** Pending estimate.
 - **Updates:** Utility provider is JMEZ.

Work Order #5

- **Katherine Lee (Priority TBD)**
 - **Project Status:** No application.
 - **Updates:** Utility provider is CDEC.
- **Louise J. Begay (Priority TBD)**
 - **Project Status:** Pending construction.
 - **Updates:** Utility provider is CDEC.
- **Rena Perry (Priority TBD)**
 - **Project Status:** TBD.
 - **Updates:** 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 4 manufactured homes for Delegate Tolth'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. No field assessments have been conducted for chapters under Delegate Tolth.

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.