



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

Prepared For: Council Delegate – Nathan Notah

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Mexican Springs, Coyote Canyon, Tohatchi, Naschitti, and Twin Lakes Chapters

I. Executive Summary

This report provides a comprehensive status update for Delegate Nathan Notah regarding the progress of manufactured home deliveries, utility infrastructure, and completion milestones for Work Orders #3, #4, #5, and #6. The project covers Mexican Springs, Coyote Canyon, Tohatchi, Naschitti, and Twin Lakes Chapters

Key Project Developments

- **Work Order #3 (WO3):** All six units have been delivered and set, completed the walk-through process, received keys, and reached the final invoicing stage.
- **Work Order #4 (WO4):** The homes previously slated for delivery under this work order have been officially removed from the project scope.
- **Work Order #5 (WO5):** This order currently involves seven homes. All seven homes have reached "Home Set" completion.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves six homes. Production and site installations have commenced. Six field assessments have been conducted. Four homes have been delivered and set for chapters under Delegate Notah.

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 five 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

- **John Yazzie (Naschitti Chapter)**
 - **Timeline:** Home delivered and set on July 1, 2025.
 - **Walk-Through/Punchlist:** September 11, 2025.
 - **Skirting/Painting:** Completed September 4, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 10, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5225).
- **Rochelle Bryant (Naschitti Chapter)**
 - **Timeline:** Home delivered and set on July 1, 2025.
 - **Walk-Through/Punchlist:** September 10, 2025.
 - **Skirting/Painting:** Completed September 4, 2025.
 - **Steps & Gutters:** Steps installed December 4, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 10, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5226).
- **Roland Thomas Begay (Twin Lakes Chapter)**
 - **Timeline:** Home delivered and set on July 21, 2025.
 - **Walk-Through/Punchlist:** August 26, 2025.
 - **Skirting/Painting:** Completed September 3, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 11, 2025.

- **MCO:** Released December 17, 2025.
- **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5230).
- **Ryland Jim (Twin Lakes Chapter)**
 - **Timeline:** Home delivered and set on July 21, 2025.
 - **Walk-Through/Punchlist:** August 27, 2025.
 - **Skirting/Painting:** Completed September 3, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 11, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5231).
- **Tom K. Johnson (Twin Lakes Chapter)**
 - **Timeline:** Home delivered and set on July 22, 2025.
 - **Walk-Through/Punchlist:** August 26, 2025.
 - **Skirting/Painting:** Completed September 3, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 11, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5232).
- **Lorraine Denetdale (Naschitti Chapter)**
 - **Timeline:** Home delivered and set on July 25, 2025.
 - **Walk-Through/Punchlist:** September 10, 2025.
 - **Skirting/Painting:** Completed September 4, 2025.
 - **Steps & Gutters:** Steps installed November 19, 2025; Gutters installed September 11, 2025.
 - **Key Turnover:** December 10, 2025.
 - **MCO:** Released December 17, 2025.
 - **Final 10% Invoice:** Submitted October 16, 2025 (Invoice #5236).

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.

- **Raymond Catron (Mexican Springs Chapter)**
 - **Timeline:** Offline January 16, 2025; Shipped January 27, 2025; Delivered and Set February 11, 2026.

- **Walk-Through/Punchlist:** May 5, 2026.
- **Skirting/Painting:** Complete
- **Steps & Gutters:** Complete; Gutters March 13, 2026.
- **Key Turnover:** Completed May 20, 2026.
- **MCO:** May 7, 2026.
- **Final 10% invoice:** TBD.

- **Tremayne P. Hicks (Coyote Canyon Chapter)**
 - **Timeline:** Offline January 19, 2025; Shipped February 11, 2026; Delivered and Set February 18, 2026.
 - **Walk-Through/Punchlist:** April 29, 2026.
 - **Skirting/Painting:** Complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover:** Completed May 20, 2026.
 - **MCO:** May 7, 2026.
 - **Final 10% invoice:** TBD.

- **Danny Shipley (Coyote Canyon Chapter)**
 - **Timeline:** Offline February 10, 2026; Shipped February 27, 2026; Delivered and Set March 5, 2026.
 - **Walk-Through/Punchlist:** Completed May 20, 2026.
 - **Skirting/Painting:** Complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover:** Completed May 20, 2026.
 - **MCO:** May 7, 2026.
 - **Final 10% invoice:** TBD.

- **Tommy Badonie (Tohatchi Chapter)**
 - **Timeline:** Offline February 11, 2026; Shipped February 27, 2026; Delivered and Set March 5, 2026.
 - **Walk-Through/Punchlist:** Completed May 19, 2026.
 - **Skirting/Painting:** Complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover:** Completed May 20, 2026.
 - **MCO:** May 7, 2026.
 - **Final 10% invoice:** TBD.

- **Rose Mary Wood (Tohatchi Chapter)**
 - **Timeline:** Offline February 11, 2026; Shipped March 27, 2026; Delivered and Set March 30, 2026.
 - **Walk-Through/Punchlist:** Completed May 19, 2026.
 - **Skirting/Painting:** Complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover:** Completed May 20, 2026.
 - **MCO:** May 7, 2026.
 - **Final 10% invoice:** TBD.

- **Charlene Tom (Tohatchi Chapter)**
 - **Timeline:** Offline 3/3/26; Shipped April 11, 2026; Delivered and Set April 15, 2026.
 - **Walk-Through/Punchlist:** Completed May 30, 2026.
 - **Skirting/Painting:** Complete.
 - **Steps & Gutters:** Steps Complete; Gutters Complete.
 - **Key Turnover:** July 28, 2026.
 - **MCO:** June 4, 2026.
 - **Final 10% invoice:** TBD.
- **Felisha M. Begay (Twin Lakes Chapter)**
 - **Timeline:** Offline January 26, 2026; Shipped March 16, 2026; Delivered and Set March 17, 2026.
 - **Walk-Through/Punchlist:** May 18, 2026.
 - **Skirting/Painting:** Complete.
 - **Steps & Gutters:** Complete.
 - **Key Turnover:** May 20, 2026.
 - **MCO:** May 11, 2026.
 - **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

- **Rochelle Bryant (Naschitti)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: November 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

- **Lorraine Denetdale (Naschitti)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: November 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **John Yazzie (Naschitti)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: Pending
 - PFL Submitted to NTUA on: Pending
 - PFL Approved on: TBD
- **Tom K. Johnson (Twin Lakes)**
 - Field Work Completed On: November 14, 2025
 - PFL Completed: November 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Ryland R. Jim (Twin Lakes)**
 - Field Work Completed On: November 01, 2025
 - PFL Completed: November 15, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Roland Thomas Begay (Twin Lakes)**
 - Field Work Completed On: November 02, 2025
 - PFL Completed: November 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD

Work Order #5

- **Raymond Catron (Mexican Springs Chapter)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Tremayne P. Hicks (Coyote Canyon Chapter)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Danny Shipley (Coyote Canyon Chapter)**
 - Field Work Completed On: TBD

- PFL Completed: TBD
- PFL Submitted to NTUA on: TBD
- PFL Approved on: TBD
- **Tommy Badonie (Tohatchi Chapter)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Rose Mary Wood (Tohatchi Chapter)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Charlene Tom (Tohatchi Chapter)**
 - Field Work Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Felisha M. Begay (Twin Lakes Chapter)**
 - 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. All sites are with services coordinated through the NTUA District Office.

Work Order #3

- **John Yazzie (Priority One / Priority Two)**
 - **Project Status:** NTUA Construction Completed

- **Update:** Utility construction is officially complete and the site is in-service.
- **Lorraine Denetdale (Priority Two / Priority Three)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Utility construction is officially complete and the site is in-service.
- **Rochelle Bryant (Priority Two)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Utility construction is officially complete and the site is in-service.
- **Roland Thomas Begay (Priority One)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Utility construction is officially complete and the site is in-service.
- **Ryland Jim (Priority Two)**
 - **Project Status:** 19 SEI Approved
 - **Update:** Service Entrance Inspection (SEI) has been approved; moving toward final service connection.
- **Tom K. Johnson (Priority Two)**
 - **Project Status:** 10d NN HPD
 - **Update:** Pending HPD Ltr/CRCF (BRCF).

Work Order #5

- **Charlene Tom (Priority TBD)**
 - **Project Status:** 18 Pending SEI.
 - **Update:** Awaiting NTP release for construction.
- **Danny Shipley (Priority TBD)**
 - **Project Status:** 01 Home on site.
 - **Update:** Application needed.
- **Felisha M. Begay (Priority TBD)**
 - **Project Status:** BRCF.
 - **Update:** Pending payment.
- **Raymond Catron (Priority TBD)**
 - **Project Status:** NTUA Construction Completed
 - **Update:** Utility construction is officially complete and the site is in-service.
- **Rose Mary Wood (Priority TBD)**
 - **Project Status:** 18 Pending SEI.
 - **Update:** Awaiting NTP release for construction.
- **Tommy Bedonie (Priority TBD)**
 - **Project Status:** 18 Pending SEI.

- **Update:** Awaiting NTP release for construction.
- **Tremayne P. Hicks (Priority TBD)**
 - **Project Status:** 19a SEI disapproved.
 - **Update:** Resubmit SEI.

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 6 manufactured homes for Delegate Notah'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. Six field assessments have been conducted. Four homes have been delivered and set for chapters under Delegate Notah.

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.