

Navajo Housing Manufacturing Study

OUTLINE OF TASKS TO BE PERFORMED

Draft One: May 18, 2023

Background

The Navajo Hopi Land Commission Office (NHLCO) has received an American Rescue Plan Act (ARPA) allocation of \$15.55 million directed at housing benefitting the Former Bennett Freeze Area (FBFA) and Navajo Partitioned Lands (NPL). ***Of this amount, \$1.55 million is set aside for a housing manufacturing study.***

Relevant Excerpts from the NHLCO Expenditure Plan Prepared April 11, 2022 and included in CJN 29-22.

1	\$1,550,000 ¹ will be expended to develop a plan for a manufactured housing plant on the Nahata Dziil Chapter. The plan will create the capacity for the Navajo Nation to make a long-term impact to the overcrowding problem and to create jobs for Relocatees from the Navajo-Hopi Land Dispute.
2	NHLCO will oversee the project. NHLCO will award a contract to a qualified project administrator to ensure compliance with ARPA and Navajo Nation requirements ² .
3	One of the priorities of the OPVP and the NNC is to finally address the impacts of the Bennett Freeze and Forced Relocation. A long-term plan is in place for the nine Bennett Freeze Chapters and the primary Relocation community, Nahata Dziil. This is an effort known as the Navajo Thaw ³ . This effort will be expanded to provide planning and development funding for the 14 Chapters of the NPL. This project will leverage funding being pursued from Congress by the Navajo Nation to more fully resolve the overcrowding, lack of infrastructure, lack of public facilities, and lack of jobs.
¹ The Expenditure Plan incorrectly showed a figure of \$1,440,000, but the approved legislation accurately corrected this to \$1,550,000. Nahata Dziil Commission Governance Resolution #2023-05-068 supporting the services/utilization of Building Communities for the Housing Manufacturing Plan Study is show as Exhibit A.	
² Note that the language in the Expenditure Plan intended NHLCO to award a contract to a qualified project administrator. NHLCO's Navajo Thaw contractor and project administrator is Building Communities. (While the training and support organization was intended to be selected through an RFP (see below), the administrator was identified as the existing consultant for the Navajo Thaw).	
³ Addressing housing overcrowding and developing manufacturing housing in the Navajo Thaw Region is a priority for implementation in the Navajo thaw Regional Recovery Plan.	

In addition, the Expenditure Plan requires NHLCO to “issue an RFP for a qualified non-profit organization with experience in housing maintenance to provide training and support for benefiting families (*emphasis added*). NHLCO has already identified at least one capable non-profit which will respond to the RFP. The non-profit will have the capacity to attract funding and provide home maintenance services.”

As the consultant to NHLCO, Building Communities will complete a robust analysis of the housing manufacturing needs and opportunities for the Navajo Nation. The work that will be completed through this study will deliver a plan for the establishment, operations, and sustainability of a **“housing manufacturing industry”** on Navajo as per the outline below.

Section 1.0 Project Scoping with Relevant Navajo Offices

- 1.1 Navajo Hopi Land Commission Office (NHLCO)
- 1.2 Community Housing and Infrastructure Department (CHID)
- 1.3 Navajo Nation Veterans Affairs (NNVA)
- 1.4 The project will also coordinate with the Navajo Housing Authority (NHA)

Section 2.0 Establishing Regular Meeting and Reporting Protocols

- 2.1 Meeting ARPA requirements
- 2.2 Meeting other Navajo Nation requirements
- 2.3 Meeting U.S. Treasury requirements

Section 3.0 Compliance with Navajo Nation and U.S. Treasury Regulations

- 3.1 Ensuring eligible use of funds
- 3.2 Meeting deadlines for obligation and expenditure of funds

Section 4.0 Inventorying Existing Housing Manufacturing Interests and Sites at Navajo

- 4.1 Southwest Indian Foundation
 - 4.1.1 Existing operations and capacity
 - 4.1.2 Potential operations and capacity and need for additional manufacturing space
- 4.2 H&B Services, Inc.
 - 4.2.1 Proposed manufacturing facility
 - 4.2.2 Proposed production capacity over time
- 4.3 Interests of Nahata Dziil Commission Governance (as per expenditure plan)
 - 4.3.1 Ortega site parameters and potential
 - 4.3.2 Pinta site parameters and potential
- 4.4 Housing requirements of the Southwest Navajo Regional Development Master Plan
- 4.5 Housing requirements of the Echo Cliffs Health Clinic and Housing Project
- 4.6 Examination of Turquoise Ranch as development site for manufactured housing
- 4.7 Housing requirements for other known Navajo development projects
- 4.8 Other Sites
 - 4.8.1 Issuance of notification to 24 Delegates and 110 Chapters soliciting interest and information on potential manufacturing sites and housing contractors
 - 4.8.2 Examination of “shovel readiness” of potential sites
- 4.9 Manufactured housing sites analysis
 - 4.9.1 Identification of potential manufactured housing development sites
 - 4.9.2 Summary of the “shovel ready” nature of each site
 - 4.9.2.1 Land ownership/site control
 - 4.9.2.2 Requirement for environmental assessment
 - 4.9.2.3 Availability of required infrastructure
- 4.10 Issuance of Request for Information/Qualifications from housing manufacturing sector
 - 4.10.1 Delineation of Navajo (Priority 1 and Priority 2) from non-Navajo interests
 - 4.10.2 Rating and ranking expressions of interest based upon scoring criteria
- 4.11 Preliminary Report Summarizing the Interest, Qualifications, Capacity, and Proposals from Manufactured Housing respondents
 - 4.11.1 Review of preliminary report findings by OPVP, NHLCO, CHID, NNVA, NHA, and NHLC

Section 5.0 Examination of Manufactured Housing Best Practices

- 5.1 Lessons and information from industry associations and publications
- 5.2 Industry trends and application of trends to Navajo
- 5.3 Materials specifications and building codes
- 5.4 Relevant Navajo rules and regulations for business operations

Section 6.0 Economics of Housing Manufacturing

- 6.1 Projection of income from housing “sales,” if any
- 6.2 Determination of income-based housing allocation
- 6.3 Estimate and assumptions of housing manufacturing building costs
- 6.4 Estimation of housing manufacturing plant operations and maintenance costs
- 6.5 Sample (suggested) housing manufacturing business plan

Section 7.0 Development and Distribution of Manufactured Housing “Catalog”

- 7.1 Identification of types and volumes of houses per manufacturing entity
 - 7.1.1 One-bedroom, two-bedroom, three-bedroom volumes
 - 7.1.2 Handicap accessibility requirements
 - 7.1.3 Packaging/promotion of housing availability per manufacturer by date certain

Section 8.0 Inventory of “Stick Built” Navajo Housing Manufacturing Sector

- 8.1 Identification of companies
- 8.2 Qualifications/history of companies
- 8.3 Development of Navajo stick-built housing sector guide

Section 9.0 Meeting Geographic Location/Distribution Requirements

- 9.1 Prioritizing manufacturing plant locations to maximize geographic equity and business efficiency

Section 10.0 Sustaining “Life After ARPA”

- 10.1 Determination of long-term housing funding after 2026
 - 10.1.1 Projection of NHA funding availability
 - 10.1.2 Projection of CHID funding availability
 - 10.1.3 Projection of other Navajo funding availability
 - 10.1.4 Prospects for new grant funding for housing
- 10.2 Long-term housing requirements from emerging energy storage sector
- 10.3 Long-term housing requirements from emerging value-added agriculture sector
- 10.4 Prospects for a long-term “Navajo housing economy”
 - 10.4.1 Establishment of fee land development sites
 - 10.4.2 Establishment of capacity for home mortgages
 - 10.4.3 Study to create a long-term “real estate sector”
 - 10.4.3.1 Required Navajo legislation
 - 10.4.3.2 Required federal legislation
- 10.5 Identifying and approaching the regional off-reservation market

Section 11.0 Determining Immediate Availability of Funds for Housing Manufacturing

- 11.1 \$14 million allocation to NHLCO
- 11.2 \$50 million allocation to NNVA (or a percentage of this amount)
- 11.3 \$50 million allocation to CHID (or percentage of this amount)
- 11.4 \$120 million available from NHA (or percentage of this amount)

Exhibit A

NAHATA DZIIL COMMISSION GOVERNANCE

Darryl Ahasteen, Commission President
LaVonne Tsosie, Commission Secretary
Mae Horseman, Commission Member

Lyndale Curley, Commission Vice President
Loretta Bahe, Commission Treasurer
Lomardo Aseret, Council Delegate

RESOLUTION OF NAHATA DZIIL COMMISSION GOVERNANCE

NDCG-2023-05-068

In the matter of Nahata Dziil Commission Governance recommending the Navajo Hopi Land Commission Office secure the \$1.55 million for housing and engage the services of Building Communities to address the housing needs of the Navajo Nation

WHEREAS:

1. The Nahata Dziil Commission Governance is certified by the Navajo Nation Council Resolution CAP-36-91 as a local governmental entity of the Navajo Nation Government which has the responsibility and authority to promote, protect and preserve the interest and general welfare including the safety of its community, people, programs, property, etc.; and
2. Transportation and Community Development Committee of the Navajo Nation by Resolution TCDCAU-66-02, approved governance certification of the Nahata Dziil Commission Governance Five Management Policies and Procedures pursuant to 26 N.N.C. Section 102(B), which permit's the Nahata Dziil Commission Governance to exercise local governance authorities contained within 26 N.N.C. Section 103 (D)(1); and
3. The Nahata Dziil Commission Governance is further certified by the Navajo Nation in accordance with its Community Based land Use Plan, pursuant to Resolution of the Transportation and Community Development Committee of the Navajo Nation Council, to administer its community lands with the New Lands Chapter boundaries and to decide on the best options for its land use; and
4. On January 20, 2008, the Nahata Dziil Chapter converted its Governmental entity into the Nahata Dziil Commission Governance, and
5. Nahata Dziil Commission Governance (NDCG) has previously passed Resolution NDCG-2021-04-048 recognizing Building Communities as their consultant for the advancement of the Pinta Project which is NDCG's primary Navajo Thaw priority project, and
6. The Pinta Project includes land for housing development and can set aside funding for industrial uses such as a housing manufacturing plant, and
7. NDCG supports work by the Navajo Hopi Land Commission Office (NHLCO) to implement the Navajo Thaw Regional Recovery Plan (Regional Plan), and
8. The Regional Plan calls for manufactured housing to address the needs of Nahata Dziil and the Former Bennett Freeze Area (FBFA) Chapters, and
9. Building Communities is a member of the Navajo Thaw Technical Team with the purpose to complete all planning, architectural, and engineering requirements necessary to advance projects set forth in the Regional Plan, and
10. CJN 29-22 directs \$1.55 million for the development of a housing manufacturing plan associated with Nahata Dziil for the Navajo Nation.

NOW THEREFORE, BE IT RESOLVED THAT

Nahata Dziil Commission Governance requests that the NHLCO finalize required administrative actions to secure the \$1.55 million for the housing manufacturing plan associated with NDCG. Furthermore, NHLCO should engage the services of Building Communities to complete the plan which will address housing manufacturing needs not only for NDCG and the FBFA Chapters, but for all of the Navajo Nation.

CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by Nahata Dziil Commission Governance at a duly called REGULAR meeting at Nahata Dziil Commission Governance Meeting Hall, NAVAJO NATION, Sanders, (Arizona), at which a quorum was present and that same was passed by a vote of 04 in favor, 00 opposed and 01 abstained, on this 12th day of May 2023.



Darryl Ahasteen, Commission President
Nahata Dziil Commission Governance

Motion by: Lyndale Curley
Second by: LaVonne Tsosie