



The Navajo Nation
Yideeskáadi Nitsáhákees

DR. BUU NYGREN *PRESIDENT*
RICHELLE MONTOYA *VICE PRESIDENT*

NAVAJO HOUSING RENAISSANCE

Helping the Nygren-Montoya Administration Successfully Implement the 1,000 Homes Initiative

NHLCO + CHID + NNVA + NHA

=

1,000 HOMES BY 12/31/26



Entity	Money
NHLCO	\$14 million
CHID	\$50 million
NNVA	\$50 million
NHA	\$120 million
TOTAL	\$234 million*

**This is the total amount of funding available controlled by the four entities. Some or all of it may become available for this initiative.*

ESTABLISHING A NAVAJO HOUSING MANUFACTURING INDUSTRY



Result: Navajo labor
efficiently building Navajo
homes

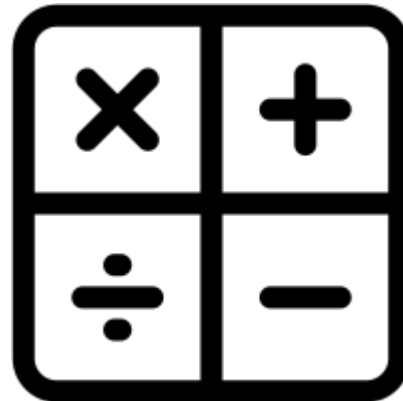


Goal: Average home price
\$234,000

\$234 MILLION / \$234,000

=

1,000 HOMES



ONE OF THREE RESULTS BY DECEMBER 2026

↓ Capacity + ↓ Coordination = Hardship

Spend all of the money... barely

Create a sustainable housing manufacturing industry

(Housing manufacturing plants and stick built construction)

**HANDOUT #1 –
NAVAJO HOUSING
RENAISSANCE**



REGIONAL HOUSING MANUFACTURING PLAN

A 12-step
approach

THE 12-STEP APPROACH (STEPS 1-6)

- 1 Complete the Housing Manufacturing Plant Siting Plan
 - 2 Navajo Inter-office Collaboration
 - 3 Execution of Memorandum of Agreement Between NHLCO, NNVA, and CHID
 - 4 Engaging the Navajo Thaw Team and Building Communities
 - 5 Issuing RFP for Housing Manufacturing Companies
 - 6 Selection of Housing Manufacturing Company(ies)
-

THE 12-STEP APPROACH (STEPS 7-12)

- 7 Allocating \$30 Million for Design and Construction of up to Three Manufactured Housing Plants
 - 8 Creating a Navajo Manufactured Housing Network
 - 9 Coordinating with Navajo Housing Assessment Activities
 - 10 Meeting Two Critical Deadlines: June 30, 2024 and December 31, 2026
 - 11 Promoting a Branded Initiative
 - 12 Reporting and Fiscal Accountability
-

HANDOUT #2 – HOUSING MANUFACTURING PLAN



NHLCO Regional Manufactured Housing Facilities Plan

Updated: May 22, 2023

Draft

Background

Navajo Nation legislation CJN 29-22 allocates \$30 million to the Community Housing and Infrastructure Department (CHID) for the design and construction of up to three Regional Housing Manufacturing Facilities with locations in Tuba City, Sanders, Chinle, Shiprock, or Gallup areas, as Long-Term Housing Security: Affordable Housing (Expenditure Category 2.15). Oversight for these funds is directed to the Division of Community Development and legislative oversight by the Resources and Development Committee. In addition, the legislation directs “planning of a manufactured housing plant in Nahata Dził Chapter” with administrative oversight to be provided by the Division of Community Development and legislative oversight by the Resources and Development Committee.

Navajo Nation legislation requires that all ARPA Funds are *obligated* by June 30, 2024. The U.S. Treasury’s Final Rule provides that “financial obligations, when referencing a recipient’s or subrecipient’s use of funds under a Federal award, means orders placed for property and services, contracts, and subawards made, and similar transactions that require payment.” All funding must be *expended* by December 31, 2026.

The Navajo Thaw Team (NTT), under the guidance of the Navajo Hopi Land Commission Office (NHLCO), is coordinating a series of “Housing Workshops” to assist NHLCO with the expenditure of the \$15.55 million of ARPA funding directed to the Former Bennett Freeze Area (FBFA), the Navajo Partitioned Lands (NPL), and Nahata Dził. During the first two Housing Workshop sessions (April 22, 2023 and May 6, 2023) the NTT invited representation from both the Navajo Nation Veterans Administration (NNVA) and CHID. The conclusion of the Navajo Thaw Team is that: 1) NNVA may request the assistance of NHLCO/NTT to expend the \$50 million of funding allocated to the Navajo Nation Veterans Administration Veterans Housing Program for new housing projects, and 2) CHID might benefit from the organizational and capacity services of NHLCO/NTT for the successful expenditure of the funding for the Regional Housing Manufacturing facilities.

Purpose of Document

The purpose of this paper is to identify the steps necessary to launch the *Regional Manufactured Housing Facilities Plan*.

Step #1: Complete the Housing Manufacturing Plant Siting Plan. With oversight provided by the Navajo Nation Division of Community Development, NHLCO was awarded \$1.55 million to “develop a plan for a manufactured housing plant on the Nahata Dził Chapter. The plant will create the capacity for the Navajo Nation to make a long-term impact to the overcrowding program and to create jobs for Relocates from the Navajo-Hopi Land Dispute.” The Expenditure Plan requires that NHLCO to “award a

HOUSING MANUFACTURING STUDY OUTLINE (11 STEPS TOTAL)

- 1 Project Scoping with Relevant Navajo Offices
 - 2 Establishing Regular Meeting and Reporting Protocols
 - 3 Compliance with Navajo Nation and U.S. Treasury Regulations
 - 4 Inventorying Existing Housing Manufacturing Interests and Sites at Navajo
 - 5 Examination of Manufactured Housing Best Practices
 - 6 Economics of Housing Manufacturing
-

HOUSING MANUFACTURING STUDY OUTLINE

- 7 Development and Distribution of Manufactured Housing “Catalog”
 - 8 Inventory of “Stick Built” Navajo Housing Manufacturing Sector
 - 9 Meeting Geographic Location/Distribution Requirements
 - 10 Sustaining “Life After ARPA”
 - 11 Determining Immediate Availability of Funds for Housing Manufacturing
-

HANDOUT #3 – HOUSING MANUFACTURING STUDY OUTLINE

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.

MEETING
THE
INTENT OF
ARPA

NHLCO approved for \$15.55 million for housing

- ☑ \$14.0 million for new manufactured housing homes
 - ☑ \$1.55 million for the housing manufacturing study
-

HANDOUT #4 – EXPENDITURE PLAN

APPENDIX A

THE NAVAJO NATION
FISCAL RECOVERY FUNDS REQUEST FORM & EXPENDITURE PLAN
FOR NAVAJO NATION GOVERNMENT UNITS

Part 1. Identification of parties.

NN Government Unit requesting FRF: Navajo Hopi Land Commission Office updated Date prepared: 5/18/2023
Indicate Department, Program, Office, Division, or Branch

NN Government Unit's P.O. Box 2549 phone/email: r.maxx@navajo-nsn.gov

mailing address: Window Rock, Arizona 86515 website (if any): www.NavajoThaw.com

Form prepared by: Raymond Maxx phone/email: (928) 514-6117
Executive Director, NHLCO

CONTACT PERSON'S name, title and Department, Program, Office, etc. CONTACT PERSON'S info

Title & type of Project: Housing for the Former Bennett Freeze Area and NPL; Housing Manufacturing Study
NN Government Unit's

Director or Manager: Raymond Maxx phone & email: r.maxx@navajo-nsn.gov
Division Director (if any): Same phone & email: Same

Branch Chief: _____ phone & email: _____

Funding Recipient will be working with: Navajo Nation Division of Community Development on the Project and
Indicate Branch and/or Division
the same will be submitting the Funding Request Package for Initial Eligibility Determination Review, and will have Administrative Oversight over this FRF Expenditure Plan.

List names or types of Subcontractors or Subrecipients that will be paid with FRF (if known):
Modular Housing Companies and Project Administrators document attached

Amount of FRF requested: \$15,550,000 FRF funding period: June 1, 2022 - December 31, 2026
Indicate Project starting and ending/Deadline date

FBFA + NPL = NEW HOUSES

NAHATA DZIIL = HOUSING MANUFACTURING
STUDY/PLANT

NDCG PASSES RESOLUTION SUPPORTING NHLCO/BUILDING COMMUNITIES TO COMPLETE HOUSING MANUFACTURING STUDY

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.



ARPA Intent: NHLCO to Engage Building Communities to Complete Housing Manufacturing Study

(April 11, 2022)

REQUESTED ACTION



Approval of updated
NHLCO ARPA
Expenditure Plan for
\$15.55 million



The Navajo Nation
Yideeskáądi Nitsáhákees

DR. BUU NYGREN *PRESIDENT*
RICHELLE MONTOYA *VICE PRESIDENT*

NAVAJO
THAW
IMPLEMENTATION PLAN