



# 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

contract to a qualified project administrator to ensure compliance with ARPA and Navajo Nation requirements.” NHLCO’s Navajo Thaw Project Administrator is Building Communities.

In May of 2023, Nahata Dził Commission Governance passed a resolution supporting NHLCO to contract with Building Communities to advance the Regional Manufactured Housing Study.

The scope of the study should be broadened to coordinate with the objective of the \$30 million allocation to complete as many as three Regional Manufactured Housing Plants.

**Step #2: Navajo Inter-office Collaboration.** The passage of CJN 29-22 prescribed the implementation of ARPA housing-related projects by three offices: CHID, NNVA, and NHLCO. A collaborative approach to the implementation of the Regional Manufactured Housing Facilities Plan is shown in the table below.

Office	Funding Allocation	Use of Funds	Collaborative Process
NHLCO	\$15.55 million	<ul style="list-style-type: none"> <li>New manufactured housing for FBFA and NPL</li> <li>Housing Manufacturing Plant Plan</li> </ul>	<ul style="list-style-type: none"> <li>Lead role in facilitating Navajo Renaissance Steering Committee Meetings (inclusive of NHLCO, NNVA, CHID, and Navajo Thaw Team)</li> </ul>
NNVA	\$50 million	<ul style="list-style-type: none"> <li>New housing projects</li> </ul>	<ul style="list-style-type: none"> <li>Participant in Navajo Renaissance Steering Committee</li> <li>Provision of some or all of the funding to NHLCO for veterans housing</li> </ul>
CHID	\$50 million	<ul style="list-style-type: none"> <li>New housing projects</li> </ul>	<ul style="list-style-type: none"> <li>Participant in Navajo Renaissance Steering Committee</li> <li>Provision of some or all of the funding to NHLCO for housing</li> </ul>
	\$30 million	<ul style="list-style-type: none"> <li>Design and construction of up to three Regional Housing Manufacturing Facilities</li> </ul>	<ul style="list-style-type: none"> <li>Coordination of funding and activity between CHID and NHLCO</li> </ul>
<b>TOTAL</b>	<b>\$145.55 million</b>		

**Step #3: Execution of Memorandum of Agreement (MOA) Between NHLCO, NNVA, and CHID.** A three-party MOA will be executed to define the roles and responsibilities of all partners in the Navajo Thaw Housing Renaissance. Once the responsibilities of all the Renaissance Partners are agreed to, the roles will be formalized in a MOA that details all of the roles, responsibilities, and reporting requirements.

**Step #4: Engaging the Navajo Thaw Team and Building Communities.** Supported by NDCG Resolution 2023-05-068, Building Communities will report to NHLCO and lead a team of professionals to complete the Manufactured Housing Facilities Study, and support all three offices to meet their ARPA requirements. The interests of NDCG will be supported.

**Step #5: Issuing RFP for Housing Manufacturing Companies.** While honoring the Navajo Business Opportunity Act (NBOA) and contracting with Navajo Priority 1 and Priority 2 companies, a Request for Proposals (RFP) will be issued to solicit responses from qualified companies that can build and operate housing manufacturing plants.

Respondents to the RFP will be required to describe their experience in the housing manufacturing field, and to forecast the number and types of housing manufacturing units to be constructed and placed between 2023-2026. A forecast of Navajo employees and plans for Navajo job training will be required.

**Step #6: Selection of Housing Manufacturing Company(ies).** Based upon the qualified proposals submitted per Step #5 above, up to three housing manufacturing companies will be selected to design, build, and operate housing manufacturing plants at up to three locations across the Navajo Nation. One goal will be to disperse housing manufacturing operations throughout the Navajo Nation. (CJN 29-22 prescribes that manufacturing locations should be examined at Tuba City, Sanders (Nahata Dziil), Chinle, Shiprock, and Gallup areas).

**Step #7: Allocating \$30 million for Design and Construction of up to Three Manufactured Housing Plants.** Contracts will be issued to up to three companies that are qualified to construct and operate housing manufacturing plants.

**Step #8: Creating a Navajo Manufactured Housing Network.** All of the selected manufactured housing businesses will be required to coordinate and network with one another in order to target and schedule housing products with identified housing demand throughout the Navajo Nation. A *Navajo Manufactured Housing Catalog* will be developed that showcases the types of housing that are available to regions throughout the Navajo Nation. A schedule of housing availability will be produced and presented at a new website dedicated to this purpose.

**Step #9: Coordinating with Navajo Housing Assessment Activities.** Multiple entities have completed housing assessments which provide information on the need and location of all forms of Navajo Housing (veterans housing, senior housing, ADA housing, one-unit, 2-unit and 3-unit housing, etc). Housing assessments have been completed by the Navajo Housing Authority (NHA), NNVA, CHID, NHLCO/CHOICE Humanitarian, and other entities. All information will be categorized to best inform the selection and placement of housing throughout the Navajo Nation.

**Step #10: Meeting Two Critical Deadlines: June 30, 2023 and December 31, 2026.** The United States Treasury and the Navajo Nation have defined unalterable deadlines for the obligation and expenditure ARPA funding. All U.S. and Navajo guidelines will be adhered to.

**Step #11: Promoting a Branded Initiative.** The Navajo people can be proud of their leadership. The Nygren-Montoya Administration has sent a clear message: *we will build 1,000 homes on the Navajo Nation*. The Navajo Housing Renaissance will support this lofty goal and help the people understand the progress every step of the way.

Using signage, social media, email outreach, and other forms of notification, the Navajo people and all 110 Chapters will be aware of the status of housing construction and placement throughout the Navajo Nation.

**Step #12: Reporting and Fiscal Accountability.** Every penny of ARPA funding for housing improvements will be accounted for. The Navajo Thaw Team and Building Communities have extensive experience in meeting federal reporting requirements. Routine reporting will be made to all participating offices/divisions as well as the OPVP, the Navajo Nation Council, and all standing committees.