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The Navajo Nation | Yideeskáadi Nitsáhákees

Navajo Housing Renaissance

Frequently Asked Questions (FAQs)

Overview

What is the Navajo Housing Renaissance?

Housing experts on the Navajo Nation estimate that approximately 50,000 new homes need to be constructed to meet the *current* demand for housing on the Nation.

The Navajo Housing Renaissance (Renaissance) is the first major step taken by the Navajo Nation to direct American Rescue Plan Act (ARPA) funding and other resources to address this massive housing shortage.

How Does this Relate to President Nygren’s “1,000 Homes Initiative?”

President Nygren has demonstrated great leadership in directing all relevant Navajo entities to immediately develop 1,000 new homes on the Navajo Nation. The Renaissance serves to help address this challenge and vision.

Which Navajo Office is Leading the Renaissance?

The Navajo Hopi Land Commission Office (NHLCO) is taking the lead to coordinate the Renaissance. NHLCO has received an allocation of \$15.55 million of ARPA funding for housing to benefit the Navajo Thaw Region.

What is the Timeline for the Navajo Housing Renaissance?

The table at right provides a high-level overview of the intended timeline for the Navajo Housing Renaissance.

Item	Timeline
RFP to Contractor	November 2023
Pick Contractor	December 2023
Housing Manufacturing Plant Study	Completed by December 31, 2023
Build Plant	2024
Produce Homes	2025-2026

What is the Navajo Thaw Region?

The Navajo Thaw Region consists of 24 Chapters that are impacted by the Bennett Freeze and Forced Relocation. This includes the nine Bennett Freeze Chapters (Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto, Leupp, Tolani Lake, Tonalea, and Tuba City), Nahata Dził, and the 14 Navajo Partitioned Land Chapters (Black Mesa, Blue Gap, Dilkon, Forest Lake, Hard Rock, Indian Wells, Jeddito, Lower Greasewood, Low Mountain, Pinon, Shonto, Teesto, Whippoorwill, and White Cone).

What is The Navajo Thaw?

The Navajo Thaw is a Regional Recovery Plan to assist the impacted 24 Chapters to address the impacts of the Bennett Freeze and Forced Relocation. To date, ten of the Chapters have received a Chapter Recovery Plan. 23 of the 24 Chapters (every Chapter but Nahata Dziil) are eligible to receive a portion of the \$14.0 million of funding managed in NHLCO for manufactured housing.

What is in it for Nahata Dziil?

The ARPA legislation directed the completion of a manufactured housing study to locate up to three housing manufacturing plants on the Navajo Nation. The study directed sites at Nahata Dziil be seriously considered for potential development.

What is the \$15.55 Million of ARPA Funding Directed to NHLCO to be Used for?

The funding is to be used for two things: 1) a housing manufacturing study, and 2) funding to place manufactured housing on 23 Chapters.

The housing manufacturing study directed NHLCO to complete an analysis focused upon the feasibility of establishing up to three housing manufacturing plants on the Navajo Nation. The legislation requires that NHLCO consider development sites at Tuba City, Sanders, Chinle, Shiprock, and Gallup.

\$14.0 million of the ARPA funding is to be managed by NHLCO for the purchase and location of manufactured housing on the Bennett Freeze and NPL Chapters.

NHLCO Manufactured Housing for FBFA and NPL Chapters

Which Chapters are Eligible to Participate in Receiving a Portion of the \$14.0 Million for Manufactured Housing?

Per the ARPA legislation, eligible Chapters to receive manufactured housing are listed in the table below.

FBFA Chapters	NPL Chapters	
Bodaway Gap	Black Mesa	Pinon
Cameron	Blue Gap	Shonto
Coalmine Canyon	Dilkon	Teesto
Coppermine	Forest Lake	Whippoorwill
Kaibeto	Hard Rock	White Cone
Leupp	Indian Wells	
Tolani Lake	Jeddito	
Tonalea	Lower Greasewood	
Tuba City	Low Mountain	

23 Chapters are eligible to receive a portion of the \$14.0 million of ARPA funding directed for manufactured housing. This legislation was approved by the 24th Navajo Nation Council (NNC) as a direct response to advocacy made by the NHLCO and the Navajo Thaw to begin to address the impacts of the Bennett Freeze and Forced Relocation.

Why Will This be Manufactured Housing and Not Stick-built Housing?

The legislation directed that NHLCO would work with a manufactured housing developer to provide housing. Other allocations of ARPA funding will help develop stick-built housing. These other resources might also benefit Bennett Freeze and NPL Chapters.

Has the Housing Manufacturing Company Been Selected?

No. Although at least one off-reservation manufacturer was consulted during the development of the legislation, no obligation has been made by the Navajo Nation for a particular manufactured housing provider.

Can These Manufactured Homes be Built on the Navajo Nation?

Yes. In fact, the purpose of the ARPA funding allocation set aside for a housing manufacturing study requires that up to three housing manufacturing locations be established to provide manufactured housing throughout the Navajo Nation.

The Nygren-Montoya Administration has heard from many Navajo interests that there is a strong preference for Navajo-built housing. As such, the priority of NHLCO will be to use its funding allocation to purchase manufactured housing from Navajo-based manufacturing operations.

How Many Homes Will Each of the 23 Chapters Receive?

The answer to this question is still being developed.

What Can the Chapters Do to Benefit from This Funding?

It will be the responsibility of all of the Chapters to pass resolutions that provide a prioritized list of potential beneficiaries from this funding. NHLCO will release guidelines to assist Chapters with this process in the late summer or early fall of 2023.

How Can Chapter Officials and Their Residents Stay up to Date on the Goals and Activities of the Navajo Housing Renaissance?

The Navajo Thaw website (www.navajothaw.com) has been updated with an easy-to-find “blue bar” across the top that reads “Navajo Housing Renaissance.” All information on how Chapters can benefit from this initiative and its associated ARPA funding can be found on this webpage:

www.navajothaw.com/navajo-housing-renaissance/

In addition, Chapter leaders can contact Raymond Maxx, Executive Director of NHLCO at r.maxx@navajo-nsn.gov.

Benefits to All of Navajo Nation

What is NHLCO Doing for the Rest of the Navajo Nation?

The primary responsibility of the NHLCO is to assist the 24 Chapters impacted by the Bennett Freeze and the Forced Relocation.

Nonetheless, the scope of the housing manufacturing study is to analyze housing development sites throughout the Navajo Nation. Specifically, the legislation requires that NHLCO consider housing development sites on five Chapters: Tuba City, Sanders, Chinle, Shiprock, and Gallup.

Who Will be Performing the Housing Manufacturing Study?

NHLCO is contracting with Building Communities to complete the housing manufacturing study. Building Communities has worked on the Navajo Nation for 11 years, and has served as the subcontractor and primary contractor for the Navajo Thaw since September of 2019.

How Can We Find out More Details About the Navajo Housing Renaissance?

Information about the Navajo Thaw can be found on the Navajo Thaw website: www.navajothaw.com.

A special page has been established for the Renaissance: www.navajothaw.com/navajo-housing-renaissance.