

# Navajo Thaw Reports to Navajo Hopi Land Commission



**November 2019 – January 2024**

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**Prepared by Native Builders  
Assisted by Building Communities**



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# Summary of all NHLC Reports

NHLC Reports		
Volume	Date	Topic of Report
<b>2019</b>		
<b>1</b>	November 7	Navajo Thaw Implementation Plan Activity
<b>2</b>	November 21	Navajo Thaw Implementation Plan Status <ul style="list-style-type: none"> <li>• Observations about Plan Week</li> <li>• Briefing Congressman O’Halleran</li> <li>• Scheduling a Regional Summit</li> <li>• Timing of Regional Plan</li> </ul>
<b>3</b>	December 14	Navajo Thaw Implementation Plan Status <ul style="list-style-type: none"> <li>• Observations about Plan Week</li> <li>• Briefing Congressman O’Halleran</li> <li>• Scheduling a Regional Summit</li> <li>• Timing of Regional Plan</li> </ul>
<b>4</b>	December 19	Navajo Thaw Implementation Plan Status <ul style="list-style-type: none"> <li>• Observations about Plan Week</li> <li>• Briefing Congressman O’Halleran</li> <li>• Scheduling a Regional Summit</li> <li>• Timing of Regional Plan</li> </ul>
<b>2020</b>		
<b>5</b>	January 16	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Project Status</li> <li>• Briefing Congressman O’Halleran</li> <li>• Scheduling a Regional Summit</li> <li>• Components of a Chapter Recovery Plan</li> <li>• Building the Chapter Recovery Plans</li> </ul>
<b>6</b>	February 6	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Project Status: Chapter Recovery Plans &amp; Regional Summit</li> <li>• Briefing Congressman O’Halleran</li> <li>• Components of a Chapter Recovery Plan</li> <li>• Building the Chapter Recovery Plans</li> <li>• DRAFT Regional Summit Agenda</li> </ul>
<b>7</b>	February 20	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Congressional Briefing</li> <li>• Navajo Summit February 21-22</li> <li>• Regional Summit Agenda</li> </ul>
<b>8</b>	March 5	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Almost 300 Attend Navajo Thaw Summit</li> <li>• Draft Chapter Recovery Plans Distributed</li> </ul>

<b>9</b>	March 19	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Modifying Planning/Meeting Approach in Response to COVID-19</li> <li>• Chapter Champions Committee Holds First Teleconference</li> <li>• Being Responsive to Federal Stimulus</li> </ul>
<b>10</b>	April 2	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Project Status</li> <li>• Impacts of Coronavirus (COVID-19)</li> <li>• Adapting Methodology to Capitalize upon Economic Stimulus Opportunity</li> <li>• Recommended Actions by NHLCO</li> </ul>
<b>11</b>	April 16	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Regional Plan “Stimulus Edition” Being Drafted</li> <li>• Chapter Champions Committee Meeting</li> <li>• Surgeon General Statement on <a href="http://www.navajothaw.com">www.navajothaw.com</a></li> </ul>
<b>12</b>	May 7	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Status of Regional Plan</li> <li>• Making the Case for \$4 Billion</li> <li>• Status of Chapter Recovery Plans</li> </ul>
<b>13</b>	May 21	Draft Regional Plan Posted on NavajoThaw.com Website
<b>14</b>	June 18	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Sample “Project Ready” Projects Identified</li> <li>• Teaming Up with Tolani Lake Enterprises</li> <li>• Formulating the Navajo Thaw Roundtable</li> </ul>
<b>15</b>	July 2	Role in Implementing CARES Act Funding
<b>16</b>	July 16	Regional Recovery Plan: Benefit for Everyone
<b>17</b>	August 6	NHLCO Submits Three Projects for CARES Act Funding <ul style="list-style-type: none"> <li>• FINAL NHLCO PROPOSAL</li> </ul>
<b>18</b>	August 20	Time to Move Forward Right Now <ul style="list-style-type: none"> <li>• The Case for \$4 Billion</li> </ul>
<b>19</b>	September 3	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Project Update</li> <li>• Still Ready to Receive CARES Act Funding</li> <li>• A Reminder to Look at the Website</li> </ul>
<b>20</b>	September 17	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Western Navajo Food and Water Pilot Project</li> <li>• ICDBG Funds to Projects in Navajo Thaw Region</li> <li>• Cameron/TLE Apply for Federal Placemaking Grant</li> <li>• Nahata Dziil Identifies Business Development Priorities</li> <li>• Abandoned Mine Lands (AML) Grant Program</li> <li>• NHLCO Set to Release \$3.6 Million in Housing Escrow Funds</li> <li>• Housing Manufacturing Being Considered in the Navajo Thaw Region</li> <li>• Chapters are to approve their “Priority Projects” Resolutions</li> </ul>

21	October 1	<p>It's All About Leveraging Navajo Nation Resources</p> <ul style="list-style-type: none"> <li>• Receiving Grants Along the Way</li> <li>• Approved Grants <ul style="list-style-type: none"> <li>○ Grant #1—2014 USDA RD RCDI Grant Award of \$250,000</li> <li>○ Grant #2—2018 USDA RD RBDG Grant to Nahata Dziil</li> <li>○ Grant #3—Nahata Dziil Receives Second \$200,000 Grant to Continue Planning and Support Navajo Thaw</li> <li>○ Grant #4—USDA Rural Development Grant for Entrepreneurship and Business Planning</li> </ul> </li> <li>• Pending Grants <ul style="list-style-type: none"> <li>○ Pending Grant #1—National Rural Placemaking Planning Project</li> <li>○ Pending Grant #2—AML Grant Proposal for Four Projects</li> </ul> </li> </ul>
22	October 16	<p>International Non-Profit Collaborates with Navajo Thaw</p> <ul style="list-style-type: none"> <li>• Choice Humanitarian Commits to First Mission Within the United States</li> </ul>
23	November 5	<p>Navajo Thaw/Cameron Win National Competition for Grant</p>
24	November 19	<p>Thank You to Our Leaders!</p> <ul style="list-style-type: none"> <li>• Congratulations to Congressman Tom O'Halleran and Senator-elect Mark Kelly</li> <li>• Welcoming the New Navajo Thaw Region Chapter Leaders</li> <li>• Congratulations to President-Elect Joseph R. Biden, Jr.</li> <li>• <b>A Tribute to Darrell Tso</b></li> </ul>
25	December 3	<p>January 2021: Call for Federal Action</p> <ul style="list-style-type: none"> <li>• The Plan is Done, The People are Ready</li> <li>• The Time to Act is Now!</li> </ul>
26	December 17	<p>Regional Recovery Plan: Benefit for everyone</p> <ul style="list-style-type: none"> <li>• Our Message to Navajo and Congressional Leaders</li> </ul>
27	December 3	<p><b>Colbert Dayzie</b></p> <ul style="list-style-type: none"> <li>• <b>Thoughts about Colbert from the Native Builders Team</b></li> </ul>
<b>2021</b>		
28	January 7	<p>NHLCO Navajo Thaw Quarterly Report</p> <ul style="list-style-type: none"> <li>• Ten Chapter Recovery Plans</li> <li>• Regional Recovery Plan</li> <li>• Implementation of all Plans <ul style="list-style-type: none"> <li>○ Tolani Lake Enterprises (TLE) Covid Relief Project</li> <li>○ Business Assistance for Navajo Entrepreneurs (BANE) Project</li> <li>○ Envision Cameron Project</li> <li>○ Pending Grant Proposal to Abandoned Mine Lands Program</li> <li>○ CHOICE Humanitarian Relief Effort</li> </ul> </li> </ul>
29	January 21	<p>Reviewing the Navajo Technical Amendments Act in the Context of the Navajo Thaw Plan and Recommendations</p>

<b>30</b>	<b>February 4</b>	<b>Tribute to Thomas Tso</b>
<b>31</b>	February 18	NHLC Resolution of Support for the Navajo Thaw
<b>32</b>	February 23	NHLC Resolution of Support for the Navajo Thaw
<b>33</b>	March 4	Business Assistance for Navajo Entrepreneurs (BANE) Grant Writing Workshops
<b>34</b>	March 18	Time for the Navajo Thaw Technical Team
<b>35</b>	April 1	Navajo Thaw ~ Nahata Dziil ~ NPL: Recovery by Working Together
<b>36</b>	April 15	Navajo Thaw Staffing Summit
<b>37</b>	May 6	How ARPA Can Fund Navajo Thaw Phase I
<b>38</b>	May 20	Navajo Thaw Leaders “Huddle” in Flagstaff <ul style="list-style-type: none"> <li>• Strategizing to Receive Rescue Plan Funding</li> </ul>
<b>39</b>	June 3	Navajo Thaw Positions Chapters to Benefit from ARPA <ul style="list-style-type: none"> <li>• Accounting and Auditing Services</li> <li>• Design-Build &amp; Project Managements RFQ</li> <li>• Navajo Preference</li> </ul>
<b>40</b>	June 17	Navajo Thaw Refines Approach to ARPA <ul style="list-style-type: none"> <li>• Housing Improvements Within the FBFA</li> <li>• Pinta Project at Nahata Dziil</li> <li>• Targeted Telecommunications Improvement</li> </ul>
<b>41</b>	July 1	Navajo Thaw Pursuing Funding on Two Tracks <ul style="list-style-type: none"> <li>• Track One: American Rescue Plan Act (ARPA) Request</li> <li>• Track Two: Federal Funding Request</li> <li>• Communications With Chapters</li> </ul>
<b>42</b>	July 15	Navajo Thaw Progress Update <ul style="list-style-type: none"> <li>• Tolani Lake Enterprises (TLE) Covid Relief Project</li> <li>• Navajo Thaw/Nahata Dziil Commission Governance</li> <li>• Business Assistance for Navajo Entrepreneurs (BANE) Project</li> <li>• Envision Cameron Project</li> <li>• CHOICE Humanitarian Relief Effort</li> <li>• Navajo Thaw and CHOICE Humanitarian Apply for New Grant Award for Chapter Capacity and Housing Improvement</li> </ul>
<b>43</b>	August 5	Navajo Thaw to Offer Business Entrepreneurship Training
<b>44</b>	August 19	Navajo Thaw Thanks Navajo Delegates on Western Navajo Pipeline Funding
<b>45</b>	September 2	Navajo-led Non-profit Established to Maintain and Increase Momentum
<b>46</b>	September 16	Summary of NHLC Reports to Date
<b>47</b>	October 7	Navajo Thaw a Part of a Build Back Better Proposal

<b>48</b>	October 21	Navajo Thaw a Part of a Build Back Better Proposal (Part 2)
<b>49</b>	November 4	Navajo Thaw has 3 “At Bats”
<b>50</b>	November 18	NHLCO Meets with FBFA Chapters on Building Capacity and Housing Escrow Fund Project
<b>51</b>	December 2	Navajo Thaw Advancing Multiple Initiatives
<b>52</b>	December 16	The Challenge of Creating a Housing Assessment “System”
<b>2022</b>		
<b>53</b>	January 6	Report to the Office of the President and Vice President
<b>54</b>	January 20	Moving from Planning to Construction <ul style="list-style-type: none"> <li>• Western Navajo Pipeline Construction Underway</li> </ul>
<b>55</b>	February 3	Navajo Thaw Convenes Pinta Project Summit <ul style="list-style-type: none"> <li>• Positioning the Navajo Thaw for ARPA Funding Begins</li> </ul>
<b>56</b>	February 17	Harvard Graduate School of Design Assisting Navajo Thaw <ul style="list-style-type: none"> <li>• Two Harvard Students Volunteering on Pinta Project Scoping Activities</li> </ul>
<b>57</b>	March 3	Navajo Thaw Regional Plan – 14 Years of Homework <ul style="list-style-type: none"> <li>• The Case is Made for a \$4 Billion Investment</li> </ul>
<b>58</b>	March 17	The Reports are no Longer Sitting on the Shelf! <ul style="list-style-type: none"> <li>• Multiple studies have been “Dusted Off” to Mobilize the Navajo Thaw</li> </ul>
<b>59</b>	April 7	Navajo Thaw ~ Nahata Dziil ~ NPL: Recovery by Working Together
<b>60</b>	April 27	Housing for the Former Bennett Freeze Area
<b>61</b>	May 5	Navajo Thaw Pursues ARPA Funding to Benefit Participating Chapters
<b>62</b>	May 19	Our Team and Partners
<b>63</b>	June 2	Recommendation for Congressional Action in 2022
<b>64</b>	June 16	Harvard School of Design Completes Feasibility Analysis on Pinta Project
<b>65</b>	July 7	Finalizing the Navajo Thaw Request to Congress
<b>66</b>	July 21	Navajo Thaw Region and NPL to Benefit from \$15.55 Million for Housing Improvements
<b>67</b>	August 11	The History of the Navajo Thaw
<b>68</b>	August 18	What is in the Navajo Thaw Regional Recovery Plan?
<b>69</b>	September 1	The Navajo Thaw: An Economic Development Strategy
<b>70</b>	September 15	Presentation to the NHLC on the Navajo Thaw

<b>71</b>	October 6	Navajo Thaw Region Expands to Benefit NPL Chapters
<b>72</b>	October 20	Navajo Thaw Joins Hopi Villages in Briefing Congressman O'Halleran Staff
<b>73</b>	November 3	Navajo Thaw Coordinates Navajo Pacific Northwest Natural Resources Tour
<b>74</b>	November 17	Navajo Thaw Works to Support NPL Chapters
<b>75</b>	December 1	Now for the Ultimate Achievement: One Last Accomplishment
<b>76</b>	December 15	Phase One Report: September 2019-December 2022 Future Goals: 2023 and Beyond
<b>2023</b>		
<b>77</b>	January 5	Chronology of the \$4 Billion Request
<b>78</b>	May 4	NHLCO Provides First Report to the Navajo Hopi Land Commission of the 25 <sup>th</sup> NNC
<b>79</b>	June 15	Navajo Hopi Land Commission Office Navajo Thaw Orientation
<b>80</b>	September 21	Navajo Housing Renaissance Frequently Asked Questions (FAQs)
<b>81</b>	October 5	Navajo Thaw at a Glance
<b>82</b>	October 19	NHLCO and Building Communities Working to Implement CJN-29-22 Appendix L-4
<b>83</b>	November 2	Two-phased Approach to Creating a Sustainable Manufactured Housing Industry at Navajo
<b>84</b>	December 12	Nahata Dziil Targets Land for Manufactured Housing Plant
<b>85</b>	December 21	Building Communities Provides In-person Report to NHLC
<b>2024</b>		
<b>86</b>	January 18	Manufactured Housing Plant Development Focused at Nahata Dziil



### **Purpose of Report**

The purpose of this report is to update the members of the Navajo-Hopi Land Commission (NHLC) on the progress of the Navajo Thaw Implementation Plan (NTIP).

On Monday, October 14, 2019, President Jonathan Nez was joined by Council Delegates Otto Tso and Paul Begay in announcing the Navajo Thaw Implementation Plan. Delegate Jimmy Yellowhair was also able to attend. Delegate Thomas Walker had a scheduling conflict.

The event was attended by over 80 individuals and represented the beginning of the collaboration between the Nez-Lizer Administration and the 24<sup>th</sup> Navajo Nation Council to finally provide major benefits and programming to the Former Bennett Freeze Area (FBFA), now known as the Navajo Thaw Region.

### **Project Activity**

The NTIP is a three-phased project that will be implemented between now and December 2022:

- PHASE ONE: Chapter-based Recovery Plans
- PHASE TWO: Navajo Thaw Regional Plan
- PHASE THREE: Implementation Assistance through December 2022

Activity to implement the Chapter-based Recovery Plans is already underway, with meetings that have been completed at Leupp and Kaibeto. The completion of the Kaibeto Plan Week, the two-day intensive planning exercise, will result in a draft Plan to be completed by Monday, November 11, 2019.

Plan Week Activity will be very brisk over the next two weeks with planning sessions scheduled at Coppermine (November 11-12), Tolani Lake (November 14-15), Leupp (also November 14-15), Tonalea/Red Lake (November 17-18) and Coalmine Canyon (November 19-20).

Outreach activities are underway with the remaining three Chapters (Tuba City, Bodaway Gap and Cameron). It is anticipated that their planning sessions will all take place between December 9-19.

The objective is to have all Chapter Recovery Plans drafted by January 1, 2020 and hold the Navajo Thaw Summit in late January/early February 2020.

This effort is being led by Native Builders (Thomas Tso, President) with their subcontractor, Building Communities (Brian Cole, President).

I am finding our consultants to be highly responsive and I do expect that we will be successful in meeting a deadline set by Congressman Tom O'Halleran of March 1, 2020 for a comprehensive Navajo Thaw Implementation Plan to be presented before Congress.

### **Thank You**

I would like to thank the members of the NHLC in supporting this effort. I believe that, over time, the planning and results supporting the Navajo Thaw Region can be extended to support all the Chapters represented by the NHLC.



**Report #2: November 21, 2019**

**Project Status**

The Navajo Thaw Implementation Plan (NTIP) is off to a very fast start with strong engagement with the Chapters. The table below provides the status for all nine Chapters.

Chapter	Plan Week Dates	Recovery Plan Status
Bodaway Gap	Scheduling Now	Scheduling Plan Week
Cameron	Scheduling Now	Scheduling Plan Week
Coalmine Canyon	November 19-20	Document Being Drafted
Coppermine	November 11-12; December 10	Finalizing Plan Week December 10
Kaibeto	October 17-18	Document Being Drafted
Leupp	October 10; November 22	Finalizing Plan Week Tomorrow
Tolani Lake	November 14-15	Document Being Drafted
Tonalea Red Lake	November 17-18	Document Being Drafted
Tuba City	Scheduling Now	Scheduling Plan Week

**Observations about Plan Week**

In general, we are getting good turnout for the planning activities, and the participants are highly engaged. Despite 53 years of the “Bennett Freeze effect,” the *people still have hope* that something can be done.

**Briefing Congressman O’Halleran**

Ultimately, this planning work will seek large-scale funding from the federal government to address the impacts of the Bennett Freeze. Congressman O’Halleran is very interested in this effort and his staff is attending some meetings and being briefed by the Navajo Thaw Support Team.

**Scheduling a Regional Summit**

We are looking for a time in late January or early February to hold the Navajo Thaw Regional Summit at Twin Arrows. *We would like for the 24<sup>th</sup> Navajo Nation Council/NHLC to be one of the conveners of the summit.*

**Timing of Regional Plan**

It is still our goal to have the Navajo Thaw Regional Plan to the NHLC, NNC, OPVP and Congressman O’Halleran by March 1, 2020.

**For More Information**

I encourage every Delegate to visit [www.NavajoThaw.com](http://www.NavajoThaw.com) for up-to-date information on the project.





December 14, 2019

### Project Purpose

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.



### Project Status

The Navajo Thaw Implementation Plan (NTIP) is off to a very fast start with strong engagement with the Chapters. The table below provides the status for all nine Chapters.

Chapter	Plan Week Dates	Recovery Plan Status
Bodaway Gap	December 11-12	Document Being Drafted
Cameron	December 9-10	Document Being Drafted
Coalmine Canyon	November 19-20	Document Being Drafted
Coppermine	November 11-12; December 10; December 19	Document to be Drafted
Kaibeto	October 17-18	Document nearly Complete
Leupp	October 10; November 22; December 17	Document Being Drafted
Tolani Lake	November 14-15; December 16	Document Being Drafted
Tonalea Red Lake	November 17-18	Document Being Drafted
Tuba City	Scheduling Now	Scheduling Plan Week

### Observations about Plan Week

In general, we are getting good turnout for the planning activities, and the participants are highly engaged. Despite 53 years of the “Bennett Freeze effect,” the **people still have hope** that something can be done.



## Briefing Congressman O'Halleran

Ultimately, this planning work will seek large-scale funding from the federal government to address the impacts of the Bennett Freeze. Congressman O'Halleran is very interested in this effort and his staff is attending some meetings and being briefed by the Navajo Thaw Support Team.

## Scheduling a Regional Summit

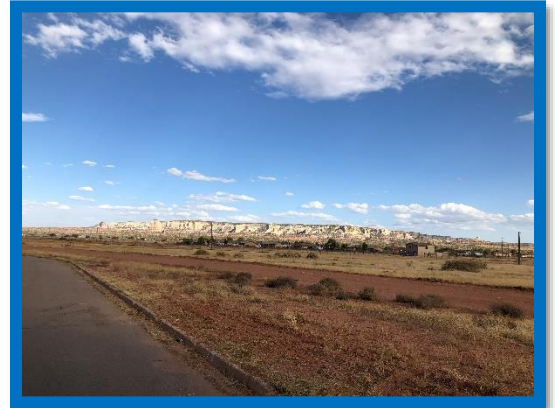
We are looking for a time in late January or early February to hold the Navajo Thaw Regional Summit at Twin Arrows. We are requesting that President Nez, Congressman O'Halleran and the 24<sup>th</sup> Navajo Nation Council convene the Summit.

## Timing of Regional Plan

It is still our goal to have the Navajo Thaw Regional Plan to the NHLC, NNC, OPVP and Congressman O'Halleran by March 1, 2020.

## For More Information

I encourage every Delegate to visit [www.NavajoThaw.com](http://www.NavajoThaw.com) for up-to-date information on the project. In addition, contact Thomas Tso, President, Native Builders LLC at (928) 660-9726 or [ThomasTso@NativeBuilders.net](mailto:ThomasTso@NativeBuilders.net).





December 19, 2019

### Project Purpose

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### Project Status

The Navajo Thaw Implementation Plan (NTIP) is off to a very fast start with strong engagement with the Chapters. The table below provides the status for all nine Chapters.



Chapter	Plan Week Dates	Recovery Plan Status
Bodaway Gap	December 11-12	Document Being Drafted
Cameron	December 9-10	Document Being Drafted
Coalmine Canyon	November 19-20	Document Being Drafted
Coppermine	November 11-12; December 10; December 19	Document to be Drafted
Kaibeto	October 17-18	Document nearly Complete
Leupp	October 10; November 22; December 17	Document Being Drafted
Tolani Lake	November 14-15; December 16	Document Being Drafted
Tonalea Red Lake	November 17-18	Document Being Drafted
Tuba City	January 11-12	Organizing for Plan Week
Navajo Nation	January 13	Division Director Meeting

### Observations about Plan Week

In general, we are getting good turnout for the planning activities, and the participants are highly engaged. Despite 53 years of the “Bennett Freeze effect,” the *people still have hope* that something can be done.



## Briefing Congressman O'Halleran

Ultimately, this planning work will seek large-scale funding from the federal government to address the impacts of the Bennett Freeze. Congressman O'Halleran is very interested in this effort and his staff is attending some meetings and being briefed by the Navajo Thaw Support Team.

## Scheduling a Regional Summit

We are looking for a time in late January or early February to hold the Navajo Thaw Regional Summit at Twin Arrows. We are requesting that President Nez, Congressman O'Halleran and the 24<sup>th</sup> Navajo Nation Council convene the Summit.



## Timing of Regional Plan

It is still our goal to have the Navajo Thaw Regional Plan to the NHLC, NNC, OPVP and Congressman O'Halleran by March 1, 2020. Having a successful Navajo Thaw Summit is the key!

## Dear Friends in the Navajo Thaw Region:

*Like so many of you, I have lived my life in the Navajo Thaw Region. We are not calling it the Bennett Freeze anymore, because we are now focused on moving positively for our "Navajo Future."*

*I would like to thank all the Chapters for opening their doors to our planning process. Since President Nez announced the Navajo Thaw Implementation Plan on October 14, we have already conducted eight of the nine Plan Week sessions. Every one of you has been so positive, and I really believe that, by working together, our voices will finally be heard.*

*I can tell you that President Nez, Vice President Lizer, our Council Delegates and Executive Director Robert K. Black really care. They would like to see this happen.*

*I would also like to thank Congressman O'Halleran and his staff, Jack Jackson, Jr. and Luther Lee, for their interest and involvement in all the planning.*



*We are focusing now on putting together a very important Regional Summit for all of us.*

*Please visit our website and sign up for future updates.*

Thomas Tso, President  
(928) 660-9726  
ThomasTso@NativeBuilders.net

**For More Information**  
[www.NavajoThaw.com](http://www.NavajoThaw.com)



**January 16, 2020**

**Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

**Project Status**

<b>Chapter</b>	<b>Plan Week Dates</b>	<b>Recovery Plan Status</b>
Bodaway Gap	December 11-12	Document Being Drafted
Cameron	December 9-10	Document Being Drafted
Coalmine Canyon	November 19-20	Document Being Drafted
Coppermine	November 11-12; December 10; December 19	Document to be Drafted
Kaibeto	October 17-18	Document nearly Complete
Leupp	October 10; November 22; December 17	Document Being Drafted
Tolani Lake	November 14-15; December 16	Document Being Drafted
Tonalea Red Lake	November 17-18	Document Being Drafted
Tuba City	January 21-22	Organizing for Plan Week
Navajo Nation	Week of January 27	Division Director Meeting

**Briefing Congressman O’Halleran**

Tentative plans are being made to brief Congressman O’Halleran during the week of February 10, 2020.

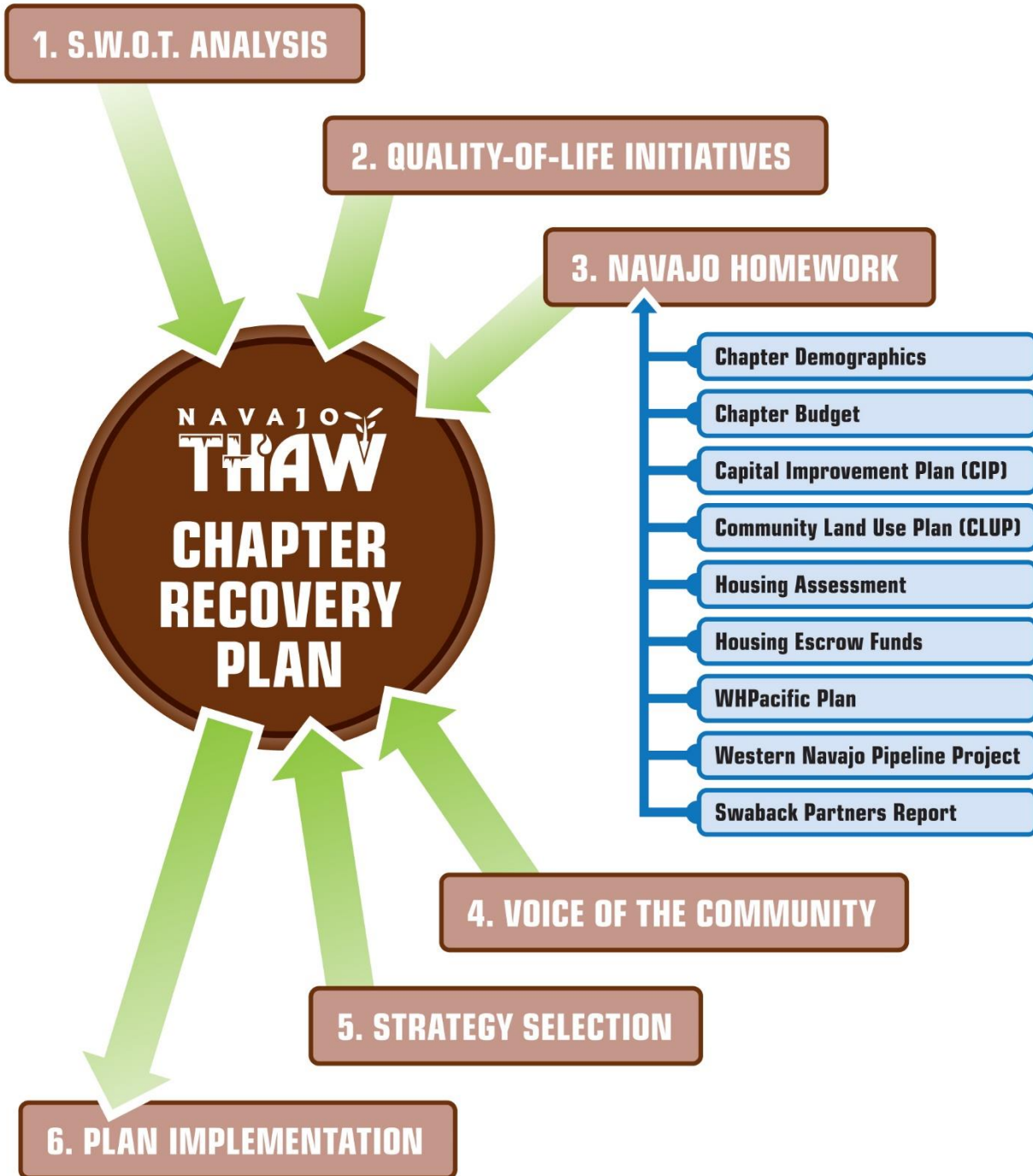
**Scheduling a Regional Summit**

The tentative date for the Regional Summit is February 21-22 at Twin Arrows.

**Components of a Chapter Recovery Plan**

The graphic on the following page shows the “ingredients” of a Chapter Recovery Plan. In brief, the past reports and studies combined with the new planning initiative will provide a “one-stop-shop” of information to set the stage to finally Thaw the Freeze.

# Building the Chapter Recovery Plans



For More Information  
[www.NavajoThaw.com](http://www.NavajoThaw.com)



**February 6, 2020**

## **Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## **Project Status: Chapter Recovery Plans & Regional Summit**

- All nine Chapter Plan Weeks completed; all nine plans being drafted
- Region Summit for February 21-22 announced
- Twin Arrows
- Registration open at [www.NavajoThaw.com](http://www.NavajoThaw.com)
  - All Delegates should register
- Line-up of Keynote speakers confirmed
- Six keynote speakers; 28 break-out sessions; 35 trade show booths invited

## **Briefing Congressman O'Halleran**

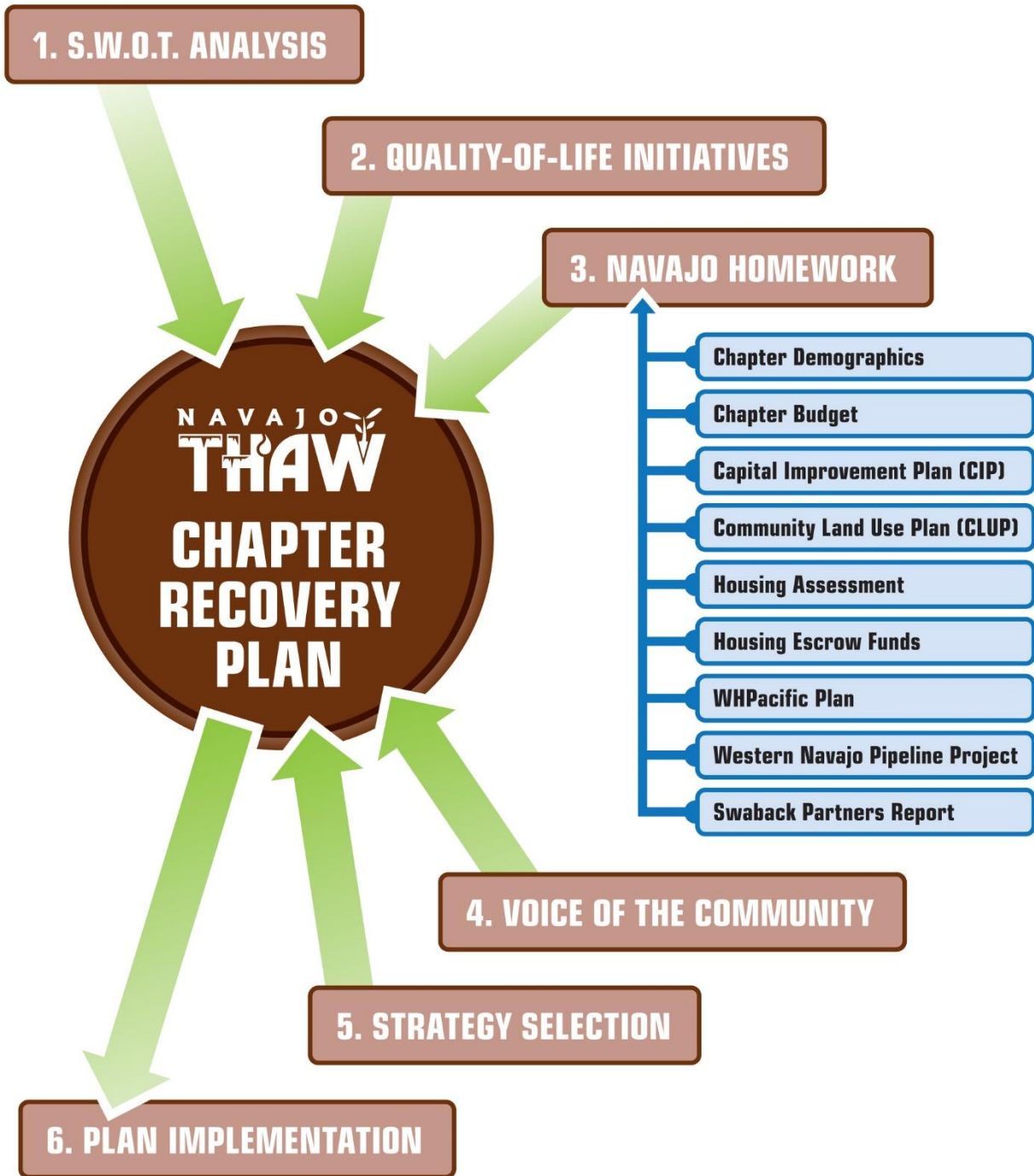
President Jonathan Nez, Delegate Otto Tso, Executive Director Robert K. Black, Jr. to brief Congressman O'Halleran on February 10-11 in Washington DC. Consultant Brian Cole of Building Communities on hand to provide support.

## **Components of a Chapter Recovery Plan**

The graphic on the following page shows the "ingredients" of a Chapter Recovery Plan. In brief, the past reports and studies combined with the new planning initiative will provide a "one-stop-shop" of information to set the stage to finally Thaw the Freeze.

# **Building the Chapter Recovery Plans**





**For More Information**  
[www.NavajoThaw.com](http://www.NavajoThaw.com)



# DRAFT Regional Summit Agenda

**February 21, 2020**

Time	Session	Speaker/Facilitator	Location
7:00 am – 8:30 am	<b>Continental Breakfast</b> <i>Invocation: Vice President Myron Lizer</i>		Diné H/E/B
8:30 am – 10:00 am	<i>Moderator: Leonard Chee, OPVP</i> <b>Morning Keynote Session</b> <b>President Nez:</b> <i>“Welcome/Purpose/Importance”</i>  <b>Congressman Tom O’Halloran:</b> <i>“A Challenge to Bring Forward a Comprehensive Plan”</i>		Diné H/E/B

**Breakouts**

① 10:00 am – 10:50 am	<i>Four Breakout Sessions on Specific Topics</i>		
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② 11:00 am – 11:50 am	<i>Four Breakout Sessions on Specific Topics</i>		
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12 Noon – 1:30 pm	<b>Lunch</b> <b>President Peterson Zah:</b> <i>“It’s About Time!”</i>  <b>Tonalea/Red Lake Chapter President Sarah Slim:</b> <i>“How This Will Work for the Chapters”</i>		Diné H/E/B
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**Breakouts**

③ 1:30 pm – 2:20 pm	<i>Four Breakout Sessions on Specific Topics</i>		
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④ 2:30 pm – 3:20 pm	<i>Four Breakout Sessions on Specific Topics</i>		
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⑤ 3:30 pm – 4:20 pm	<i>Four Breakout Sessions on Specific Topics</i>		
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4:30 pm	<i>End of Day Wrap Up</i>		
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**February 22, 2020**

Time	Session	Speaker/Facilitator	Location
7:00 am – 8:30 am	<b>Continental Breakfast</b>		Diné H/E/B
8:30 am – 10:00 am	<b>Morning Keynote Session</b> <b>Dr. Manley Begay:</b> <i>“Historical Impacts/Future Benefits”</i>		Diné H/E/B

**Breakouts**

⑥ 10:00 am – 10:50 am	<i>Four Breakout Sessions on Specific Topics</i>		
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⑦ 11:00 am – 11:50 am	<i>Four Breakout Sessions on Specific Topics</i>		
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12 Noon – 2:00 pm	<b>Lunch and Closing</b> <b>Delegate Otto Tso:</b> <i>“Closing and Inspiration”</i> <b>Chairman Peter McDonald:</b> <i>“Think Big. Be Bold.”</i>		Diné H/E/B
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**End of Summit**



## Report to Navajo-Hopi Land Commission



February 20, 2020

### **Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### **Congressional Briefing**

On February 10-12, NHLC Chairman Otto Tso and NHLC Vice Chairman Raymond Smith, Jr. joined President Jonathan Nez and Council Delegate Pernell Halona in Washington DC to brief Arizona and New Mexico Congressmen and Senators, describing the impacts of the Bennett Freeze and the intent of the Navajo Thaw Implementation Plan. Results from the trip included:

- Increased awareness of the effort by many parties that can help
- Improved understanding of how to position the planning effort to secure future federal funding

### **Navajo Summit February 21-22**

Over 150 people have pre-registered for the Navajo Thaw Summit on February 21-22 at Twin Arrows. 22 breakout sessions will provide information that will be incorporated into the Regional Plan. About 30 trade show booths will be staffed by government agencies and other entities pledging to help the Region.

The two-day agenda for the event is presented on the following two pages. Former Navajo leaders that were involved at the time of the land dispute will join Congressman O'Halleran, Tonalea Red Lake Chapter President Sarah Slim and others to inform and inspire.

# Regional Summit Agenda

**Friday, February 21, 2020**

Time	Session	Speaker/Facilitator	Location
7:00 am – 8:30 am	<b>Continental Breakfast</b>  <i>Invocation: Vice President Myron Lizer</i>		Diné H/E/B
8:30 am – 10:00 am	<i>Moderator: Leonard Chee, OPVP</i>  <b>Morning Keynote Session</b> <i>President Jonathan Nez:</i> Welcome/Purpose/Importance  <i>Congressman Tom O'Halleran:</i> "A Challenge to Bring Forward a Comprehensive Plan"		Diné H/E/B
<b>Breakouts</b>			
① 10:00 am – 10:50 am	A – Navajo Land Department	Mike Halona	Diné C
	B – BIA Priorities	Tony Robbins	Diné F
	C – WHPacific Report	Arlando Teller	Diné I
	D – Business Development Corridors and Tourism Strategic Plan	JT Willie	Diné D
② 11:00 am – 11:50 am	A – Brown & Caldwell Western Navajo Pipeline Analysis	Shem Liechty Mark Maryboy	Diné C
	B – Farm Boar Priorities	Leo Watchman, Jr.	Diné F
	C – Navajo Thaw Roundtable	Thomas Tso	Diné I
12 Noon – 1:30 pm	<b>Lunch</b>  <i>Tonalea Chapter President Sarah Slim:</i> "How This Will Work for the Chapters"  <i>Former President Peterson Zah:</i> "It's About Time!"		Diné H/E/B
<b>Breakouts</b>			
③ 1:30 pm – 2:20 pm	A – NDOT	Garrett Silversmith	Diné C
	B – Carpenters Union Involvement	Matt Capalby	Diné F
	C – IHS Office of Environmental Health	Jeff Allen	Diné I
2:20 pm – 2:40 pm	<b>Break for Snacks</b>		



Susan Eastman	Diné C
Julius Young II	Diné F
Jason John	Diné I
Kimberly Janeway	Diné C
Jeffrey Denzak	Diné F
Clara Pratte	Diné I

February 22, 2020			
Time	Session	Speaker/Facilitator	Location
7:00 am – 8:30 am	<b>Continental Breakfast</b> <i>Morning Prayer: Rex Lee Jim</i>		Diné H/E/B
8:30 am – 10:00 am	<b>Morning Keynote Session</b> <i>Dr. Manley Begay:</i> “Historical Impacts/Future Benefits”		Diné H/E/B
Breakouts			
⑥ 10:00 am – 10:50 am	<b>A – NHA Involvement</b>	NHA Representatives	Diné C
	<b>B – Navajo Thaw Business Council</b>	Franklin Martin, Karen and Danny Barney	Diné F
	<b>C – Sweat Equity and Liability Insurance Issue</b>	Sarah Slim	Diné I
⑦ 11:00 am – 11:50 am	<b>A – NNDCD Process, Projects and Priorities</b>	Pearly Yellowman	Diné C
	<b>B – NNPRD</b>	Effie Yazzie	Diné F
	<b>C – Faith-based Partnerships and Other Non-profits</b>	Chuck Harper	Diné I
	<b>D – “Former Testifiers” Committee</b>	Cecilia Joe, August Gilwood, Raymond Maxx	Diné D
12 Noon – 2:00 pm	<b>Lunch and Closing</b> <i>Delegate Otto Tso:</i> “Closing and Inspiration”  <i>Former Chairman Peter MacDonald:</i> “Think Big. Be Bold.”		Diné H/E/B
End of Summit			

## Report to Navajo-Hopi

# Land Commission



March 5, 2020

## Project Purpose

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.



## Almost 300 Attend Navajo Thaw Summit

Almost 300 people attended the Navajo Thaw Summit on February 21-22 at Twin Arrows. 22 breakout sessions provided information that will be incorporated into the Regional Plan. About 20 trade show booths were staffed by government agencies and other entities pledging to help the Region.



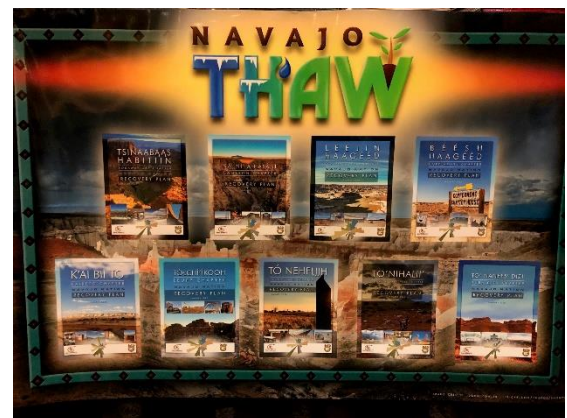
**NHLC Chairman Otto Tso** addressed the event on both days. After the opening prayer by **Vice President Lizer**, **President Nez** welcomed the participants and provided context and inspiration. **Congressman O'Halleran** commended the

Chapters for the Draft Chapter Recovery Plans and urged the Chapters to support the formation of the Navajo Thaw Regional Plan. **Tonalea Red Lake Chapter President Sarah Slim** offered insight from the Chapter perspective on how the region can benefit from plan implementation. **Former Vice President Rex Lee Jim** provided the morning prayer on Saturday. **Dr. Manley Begay** provided tremendous historical context and broad recommendations for moving forward. **Former Chairman Peter MacDonald** closed the Summit with a rousing call to action and to be bold about pursuing the needed funding.

## Draft Chapter Recovery Plans Distributed

Each of the nine Chapters received a copy of their Draft Chapter Recovery Plan and were challenged to take the next five steps:

- 1 Read/edit/adopt your Chapter Recovery Plan
- 2 Form Steering Committees to help implement the Plan
- 3 Appoint a Member and Alternate to the Navajo Thaw Roundtable
- 4 Select a Priority Project for implementation
- 5 Invite the Navajo Thaw Support Team back for meetings



# Regional Summit Agenda

**February 21, 2020**

Time	Session	Speaker/Facilitator	Location
7:00 am – 8:30 am	<b>Continental Breakfast</b> <i>Invocation/Opening Prayer: Vice President Myron Lizer</i>		Diné A/B/D/E/G/H
8:30 am – 10:00 am	<i>Moderator: Leonard Chee, OPVP</i> <b>Morning Keynote Session</b> <b>President Jonathan Nez:</b> <i>“Welcome/Purpose/Importance”</i> <b>Congressman Tom O’Halloran:</b> <i>“A Challenge to Bring Forward a Comprehensive Plan”</i>		Diné A/B/D/E/G/H
<b>Breakouts</b>			
① 10:00 am – 10:50 am	<i>Four Breakout Sessions on Specific Topics</i>		
② 11:00 am – 11:50 am	<i>Four Breakout Sessions on Specific Topics</i>		
12 Noon – 1:30 pm	<b>Lunch</b> <b>Vice President Myron Lizer:</b> <i>“It’s About Time!”</i> <b>Delegate Otto Tso:</b> <i>“Perspectives from the NHLC”</i> <b>Tonalea/Red Lake Chapter President Sarah Slim:</b> <i>“How This Will Work for the Chapters”</i>		Diné A/B/D/E/G/H
<b>Breakouts</b>			
③ 1:30 pm – 2:20 pm	<i>Four Breakout Sessions on Specific Topics</i>		
④ 2:30 pm – 3:20 pm	<i>Four Breakout Sessions on Specific Topics</i>		
⑤ 3:30 pm – 4:20 pm	<i>Four Breakout Sessions on Specific Topics</i>		
4:30 pm	<i>End of Day Wrap Up</i>		
<b>February 22, 2020</b>			
Time	Session	Speaker/Facilitator	Location
7:00 am – 8:30 am	<b>Continental Breakfast</b> <i>Extensive Morning Prayer: Rex Lee Jim</i>		Diné A/B/D/E/G/H
8:30 am – 10:00 am	<b>Morning Keynote Session</b> <b>Dr. Manley Begay:</b> <i>“Historical Impacts/Future Benefits”</i>		Diné A/B/D/E/G/H
<b>Breakouts</b>			
⑥ 10:00 am – 10:50 am	<i>Four Breakout Sessions on Specific Topics</i>		
⑦ 11:00 am – 11:50 am	<i>Four Breakout Sessions on Specific Topics</i>		
12 Noon – 2:00 pm	<b>Lunch and Closing</b> <b>Delegate Otto Tso:</b> <i>“Words of Inspiration as we Thaw the Freeze”</i> <b>Former Chairman Peter MacDonald:</b> <i>“Think Big. Be Bold.”</i>		Diné A/B/D/E/G/H
<b>End of Summit</b>			





**March 19, 2020**

## **Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## **Modifying Planning/Meeting Approach in Response to COVID-19**

Life throughout the United States has changed since the March 5 report. While the Chapter Recovery Plans and the Navajo Thaw Regional Plan are moving forward, the following precautions are now in effect:

- The Navajo Thaw Implementation Plan (NTIP) will observe and support Navajo Nation policies with respect to the COVID-19 (coronavirus) response
- Until further notice, there will not be the expectation or requirement of group meetings of any size to advance the NTIP; rather, activity will be confined to emails, phone calls, teleconferences and Internet research
- Online documents and tools are being provided through [www.NavajoThaw.com](http://www.NavajoThaw.com) in order to receive input and edits to Chapter Recovery Plans
- The Navajo Thaw Support Team respects that the Chapters' role in addressing the COVID-19 requirements take precedence over NTIP expectations
- Out-of-state travel to support the NTIP project has been suspended
- The development of the Regional Plan will be done electronically through telephone and internet research
- Opportunities to leverage emerging federal and Navajo policies consistent with Navajo Thaw goals will be pursued (e.g. economic stimulus and infrastructure funding)

## **Chapter Champions Committee Holds First Teleconference**

Each of the nine Chapters are taking the following five steps:

- 1 Read/edit/adopt your Chapter Recovery Plan
- 2 Form Steering Committees to help implement the Plan
- 3 Appoint a Member and Alternate to the Navajo Thaw Roundtable
- 4 Select a Priority Project for implementation
- 5 Invite the Navajo Thaw Support Team back for meetings

To maintain communication while observing social distancing, the first in a series of teleconferences took place on March 18. The attendees of the calls, "Chapter Champions," provided an update on their "five steps," and provided feedback on the Housing Escrow Fund.

## **Being Responsive to Federal Stimulus**

While the federal economic stimulus is targeted to other sectors, the regional planning process for the Navajo Thaw does provide the platform for the wise deployment of federal funding for housing, infrastructure, transportation and other economic development investments. Documentation facilitating such immediate investments is being developed.

# Navajo Thaw Implementation Plan

## Project Briefing to Navajo-Hopi Land Commission

April 2, 2020



## Project Purpose

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## Project Status

- Nine Chapter Recovery Plans completed and distributed to Chapters at Navajo Thaw Regional Summit
- Chapters in various stages of completing their “Next 5 Steps:” 1) Review/edit/adopt Plan, 2) Establish Steering Committees, 3) Appoint Navajo Thaw Roundtable Membership, 4) Select Priority Project for implementation, and 5) Remain in close contact with Navajo Thaw Support Team
- Underway with development of Navajo Thaw Regional Plan

## Impacts of Coronavirus (COVID-19)

- The Navajo Thaw Initiative recognizes that the Navajo Nation response to COVID-19 takes precedence over our activities
- The Navajo Thaw Support Team has developed, approved and is compliant with its Coronavirus (COVID-19) policy
  - No travel
  - Stay at home
  - Conduct all activities via phone/teleconference/videoconference/email/text
- Immediate formulation of Chapter Champions Committee: a broad distribution of invitation emails to bi-monthly teleconferences (first and third Wednesday at 2 pm at (928) 223-4050)
  - Two-way communication to maintain progress on the “Next 5 Steps” and to develop the Regional Plan

## Adapting Methodology to Capitalize upon Economic Stimulus Opportunity

As the Navajo Nation works proactively to mitigate the health effects of the Coronavirus, the Navajo Thaw Support Team is positioning the Navajo Thaw Region for potential immediate funding through a possible Phase 4 Economic Stimulus Bill. The Team, coordinating with Robert K. Black, Jr. of the NHLCO and Gregory A. Smith of Hobbs Strauss, is identifying “immediately-actionable and stimulus-congruent projects” that could immediately receive funding, serving to implement a substantial portion of the Navajo Thaw Implementation Plan. Rarely, if ever, has a regional planning approach been so perfectly timed for a surge in federal economic stimulus funding. Combined with the long-standing injustices of the Bennett Freeze and the disproportionate impact to the Navajo Nation by the coronavirus, a compelling case is being made right now for large-scale, immediate funding.

## Recommended Actions by NHLC

- 1) Hold a teleconference with NHLCO and the Navajo Thaw Support Team so we are all on the same page going forward
- 2) Bolster the capacity of the Navajo Thaw Planning Team with a Technical Team by collaborating with the Navajo Housing Authority



**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**April 16, 2020**



### **Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### **Regional Plan “Stimulus Edition” Being Drafted**

The United States Congress and the Trump Administration have already approved three Stimulus Bills in response to the coronavirus (COVID-19). It is anticipated that a fourth and possibly fifth Stimulus Bill will also be passed in the future. A future Stimulus Bill may address the significant impacts to the United States economy by providing funds for infrastructure and economic development. Such a Stimulus Bill would be perfectly aligned with the needs of the Navajo Thaw Region (and the entire Navajo Nation).

The scope of the Regional Plan “Stimulus Edition” will be to serve all nine of the Navajo Thaw Region Chapters plus Nahata Dziil (impacted by the Forced Relocation).

President Nez has advised that the advancement of the Regional Plan “Stimulus Edition” be done in concert with the broader priorities needed by the Navajo Nation as defined by both the Administrative and Legislative Branches of Navajo Nation Government. For this reason, the Navajo Thaw Support Team is developing the draft Regional Plan allowing for the content to be augmented to serve a broader need throughout Navajo.

### **Chapter Champions Committee Meeting**

With the closure of the Chapter Houses due to the coronavirus, the Navajo Thaw Support Team has found a different way to have routine contact with each of the Chapters. The Chapter Champions Committee has been formed which holds a teleconference at 2:00 pm MDT on the first and third Wednesday of each month. An invitation goes out to all ten of the Chapters (including Nahata Dziil). Increased teleconference capacity (and video conferencing capacity) has been established by the Navajo Thaw Support Team in order to remain in routine contact with the entire region.

### **Surgeon General Statement on [www.navajothaw.com](http://www.navajothaw.com)**

The Navajo Thaw website, [www.navajothaw.com](http://www.navajothaw.com), is routinely updated with emerging information both about the coronavirus and the efforts of the Navajo Thaw Support Team. The statement made by the US Surgeon General on Friday, April 10 is currently showcased on the homepage of the website. The Surgeon General specifically mentioned the Navajo Nation and the inability to “wash your hands” due to the fact that 30% of the Nation does not have access to running water. The United States Government will soon have an opportunity to fully address this deficiency which, in part, was brought on by the Bennett Freeze and Forced Relocation.

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**May 7, 2020**



### **Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### **Status of Regional Plan**

The Native Builders Support Team is circulating a draft of the Navajo Thaw Regional Plan to key audiences such as Navajo Nation Delegates, leaders within the Navajo Nation Administration and key stakeholders within the Navajo Thaw Region in order to gain high-level feedback at this time.

As this feedback is being integrated into the draft Regional Plan, additional sections of the plan are being developed simultaneously.

### **Making the Case for \$4 Billion**

The impacts to the people affected by the Bennett Freeze and Forced Relocation are substantial. In total, the Regional Plan makes the justification for an investment by the federal government of \$4 billion in order to address the deficiencies in housing, infrastructure, public facilities and economic opportunities.

The methodology substantiating the \$4 billion request draws primarily upon the 2008 WHPacific study and current relevant Capital Improvement Plan (CIP) projects identified by each of the Chapters.

In addition to this primary justification for \$4 billion, the Regional Plan will profile significant projects and economic sectors critical to the advancement of the Navajo Thaw Region. Notably, the plan also addresses the impacts and needs of the Relocates at Nahata Dziil.

### **Status of Chapter Recovery Plans**

Although face-to-face meetings are prohibited due to the pandemic, the Navajo Thaw Support Team continues to have routine communication with all 10 Chapters. All 10 Chapters are encouraged to take “the next five steps:”

- ① Review/edit/adopt Chapter Recovery Plans
- ② Appoint Steering Committees for plan implementation
- ③ Appoint two members to the Navajo Thaw Roundtable
- ④ Select local priority projects for implementation support
- ⑤ Remain in communication with the Navajo Thaw Support Team

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**May 21, 2020**

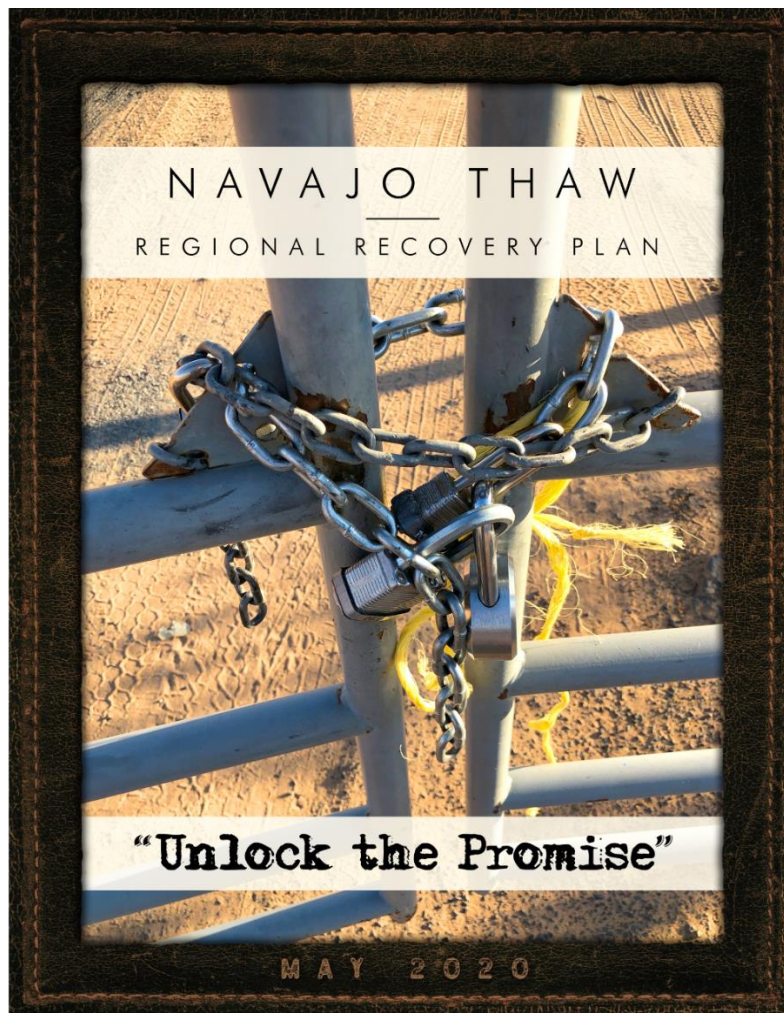


**Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

**Draft Regional Plan Posted on NavajoThaw.com Website**

The initial release of the Navajo Thaw Regional Recovery plan is posted at [www.NavajoThaw.com](http://www.NavajoThaw.com). The images below showcase some of the primary messages in the plan calling for an investment of \$4 billion by the federal government in the Navajo Thaw Region.





<b>Bodaway Gap Chapter</b> Raymond Don Yellowman Leonard Sloan Bessie Zahne Lee Yazzie, Jr. Sydney Tsimingine Lucille Saganitsso Krause Gavern Begay Evelyn Yellowhorse Benny Johnson Ellie Shupia Rose A. Tossee Vera Parris Lewis John Susie Begay Corveir Thomas Begay Larry Hariks Judy Yazzie Joyce Dale Robert Yazzie Harley Johnson Thomas B. Begay Shelia Begay Franklin Martin Letitia Jackson Travis Tso Diane S. Tsimingine Allen Nockdash	<b>Cheriden Yazzie</b> Bill Edwards Sharon Nestosie Gary Blakelock Louie Dahozy Vincent Yazzie Dollie W. Kee George Kee Rosalia Naloni Jessica Nestosie Dallen W. Koo Wilson Dahozy, Jr. Carol Dahozy <b>Tonalea Red Lake Chapter</b> Ida Martin Patricia Kayma Byron Preston Gene Fladrock Dennis Bowen John Hawkins Lisa Butler Allison Walker Kristin Charley Laurita Fowler Dantea Rock Cindy S. Covey Rina Ellis Linda Chee Marisa Mike Olinda Kerry Elizabeth Fowler John Doe Sally W. Fowler Lm Dayzie <b>Coalmine Canyon Chapter</b> Dorothy Dale Phillip Zahne Augusta Gilwood Harry Jackson Goldtooth Marian Bowman Lenora Hagathlie Judy Begay Cecelia Joe Charmayne Little Craig Gilwood Wanda Begay Thomas Walker, Jr. Alicia Chee Chris Gillwood Pearl Goldtooth Nanabah Ball Sally Tsozile <b>Coppermine Chapter</b> Sid Whitaker Lola A. Smith Jacqueline Huskie Calvin G. Begay Roylenita Begay Wilford Lane Floyd Stevens Linda Long Russell Williams Allen Fowler, Jr. Fern Bigman-Green Regina Reid Viola Fowler Sally Barber Dorrie Barber Lucinda Depilla Carol W. Loom Alice Gozy Marjorie John Rose Worker Mary Delowe Lloyd McCabe Priscilla Lane Margaret Tom	<b>Tuba City Chapter</b> Mira Begay Sandra Nestosie Joetta Goldtooth Max Goldtooth, Sr Velma Maloney-Begay Steven Arizona Charlene Marygats Duncan H. Begay Angelia Williams Helen Webster Alisa Begay Leandrea Sixkiller Harold Naz Ida Martin Patricia Kayma Byron Preston Gene Fladrock Dennis Bowen John Hawkins Lisa Butler Allison Walker Kristin Charley Laurita Fowler Dantea Rock Cindy S. Covey Rina Ellis Linda Chee Marisa Mike Olinda Kerry Elizabeth Fowler John Doe Sally W. Fowler Lm Dayzie <b>Kaibeto Chapter</b> Franklin Fowler Tom Franklin, Jr. Yolanda Ellis-Billen Rochelle Mann Eth Dodson-Slick Trisha Blacksmith Darlene Jumbo Larry Spencer Stan Patterson Willie Blacksmith Larry Spencer Lara Warner Leroy Begay Maxine Patterson Dennis Young Lee F. Johnson John Dog <b>Leupp Chapter</b> Valerie Kelly Angela Horseherder-Cody Calvin Johnson Allen Jones Betty Tso Maryna Williams Nelson Cody Kerry Welch Mel Cody Sheeley Pachel Jedra Jordan Bartha Begay Patsy Herrera Anita Vipan <b>Nahata DZii Commission Governance</b> Wayne Lynch Margaret Bedonie Darryl Ahasteen Nory Ahasteen James Harrison Darral Tso Eunice Yessilth Lyndale Curley <b>Navajo Nation Officials</b> Jonathan Nez Kobe Begay Ernest Franklin	<b>Robert Black, Jr.</b> Sandra Black Wilbert Goy Gary Blakelock Nate Burton Patsy Yazzie Carol Pale Milford Maloney Paulson Onazo Milton Bluehouse, Jr. Leonard Chee Brenda Yazzie Christopher T. Bahe Shaun T. Seils Sarah L. Wood-Jackson Pherella H. Nez Harrison Karr Martha Ellison Linda Youville Hope MacDonald-LoneTree Lomardo Aseret Rudy Shekela Dr. Pearl Yellowman Garrett Silversmith Jesse Delmar Oliver Whaley JT Willie Dolly Lane Crystalyn G. Curley Tonya M. Jim Lomardo Aseret Rex Kocintz Mia Holton Elerina Yazzie Robert Kirk Herman Daniels, Jr. Clark Freeland Pernel Holton James Hewis Vinca R. James Carl Staler Rickie Nez Raymond Smith, Jr. Wilson Stewart, Jr. Charlene Tso Daniel Tso Eugene Tso Otto Tso Thomas Walker, Jr. Edison Wauwaka Edmund Yazzie Jimmy Yellowhair <b>Higher Education</b> Low Esquerre Gwen Cody <b>Federal Agencies</b> Jason Guzman Friedrie Holton Clint Kaasa Calvin Johnson Jack Smith Gary Mack Debra Stewart Jeff Hays Richard Berndt Francis Sakaguchi Ulaieya Blake Kevin Black Pamela Kirk Adam J. Begay Leondard Tsozise Dominic Bayal Davis Fillrod Deannah Neswood-Gishey Dorren Paul Paulena Thomas Sharon Yazzie Tamara Johnson Yvonna Billson Jared T. Touchin Parphela R. Fowler Loyon B. Henry	<b>Navajo Thaw Support Team</b> Mark Marybay Thomas Tso Brian Cole Kimberly Janeway Colbert Dayie Kwyn Bradford Weldon Onazo Raymond Maxx Leonard Chee John Hawkins Krislen Harston Lisa Accroft Bailey Anderson Chuck Howe Eddie Calhimpawa BriAnn Laban Slanford Lake Shawn Lucchit Jeffrey Donzak Chris McKibben Rhonda Harvey Tamara Begay Mike Rasmussen Chuck Harner <b>Navajo Nation Council Delegates</b> Elmer Begay Kee Allen Begay, Jr. Paul Begay Nathaniel Brown Eugene Charles Newton Amber Kanazaph Croffy Seth Damon Mark Freeland Pernel Holton James Hewis Vinca R. James Carl Staler Rickie Nez Raymond Smith, Jr. Wilson Stewart, Jr. Charlene Tso Daniel Tso Eugene Tso Otto Tso Thomas Walker, Jr. Edison Wauwaka Edmund Yazzie Jimmy Yellowhair <b>Higher Education</b> Low Esquerre Gwen Cody <b>Federal Agencies</b> Jason Guzman Friedrie Holton Clint Kaasa Calvin Johnson Jack Smith Gary Mack Debra Stewart Jeff Hays Richard Berndt Francis Sakaguchi Ulaieya Blake Kevin Black Pamela Kirk Adam J. Begay Leondard Tsozise Dominic Bayal Davis Fillrod Deannah Neswood-Gishey Dorren Paul Paulena Thomas Sharon Yazzie Tamara Johnson Yvonna Billson Jared T. Touchin Parphela R. Fowler Loyon B. Henry	<b>Navajo Nation Housing Team</b> Ernest Franklin Edison Johnson Seneca House Ed Johnson Nolan Johnson Frank Begay Teresita Clahin Seneca House Derek Livingston Prudence Brady Patrick Dabai LaVerne Benally Jerome Meyers <b>State Agencies</b> Charla Glendiering Erminia Geep Chuck Howe Don Sneed Ariando Teller Samantha Stone Juncelia Bushkai Mylon Joseph <b>Native Businesses</b> Gary Singer <b>Other</b> Ashley John Jan Blakelock Betty Blackdog Katharine Anviso Marsha Greigyes Bobby Cooley Adriano Malley Gilbert Dayie Rubianne Dugi Brett Isaac Herbert Zahne Suzie Martin Benny Martin Lula Nestosie Chris Vasquez Pastoriz Jim Parks Lina Fowler Christopher Curley Walter B. Hudson Lacille Saganitsso Krause Yala Nestosie Lorenzo Max Tony Robbins Cheryl Curley Mati Capalby Arval McCabe Douglas Caplan Edward One Mr. John Mr. Tossie Alberto Peshakal Jesse Thompson Jeff Allen Ellie Yazzie James Adkai James Zavierian Jimmy Jayne Lionel Brigham Shyle Brynmountain Dolphine Begay Brian Lewis Chuck Howe Gregory A. Smith Harriet Cox Jessica Stago Jack Pongyazze Saraha Riggs Blaine Young Hilber Goldtooth Josephine Goldtooth Candice French Derrick Walchman Shaunja Manus Shanna Yazzie Jonathan Meyers Ronson Chee Marvin Kanaho	Jonathan M. Kanaho Susan McCabe Nellie Monroe Gary White Charlote Honga Brian Tremko Larry Hony Bartholomea Stevens Miranda Morales Catherine Wright Loo Kayasini Jerald Scott House Dane Smith Sr. Natalya Robbins Sherman Andy Yates Timothy Johnson Daniel Smith Sr. Bertha St. Begay Benny Fair Belinda Ayza Dino Bikeray Emma Roberts John Makoy George Oist Robyn Interpreter Judie Cleary Krista Alan Stuart L. Smith Jack Kachona Irene Natonic John Ann Yazzie-Piche Freida Thompson Lela Westago Mona Thompson Alfred Lomahogishu Rowena Chironish Herman Plocha Dlara Pratte Kevin Long Margaret Begay George Oist Tony Perry Casey Robinson Amigad Nasir Crystal Allen Joe Thompson Teri A. Silversmith Aaron Staler Orlando Lou Tso Michael Anderson M.O. Baldwin Roy Begody Tom Chee Gemslew K. Bigfts Ryan Hulgate Graco C. Riggs Larney C. Riggs Mary Lucy Black Martha Late Louise McCabe Vinigi D. Hez Thomas McCabe Melinda Clocco Richard Young Horman Thom Curleyhar Bradley Taylor Brady Shakespear John Lesper Ted Treaner Stan Robbins Jack Conoveroff Alone Edd Artlene F. Laugher Vern Honogva Raquel Black Rolando Small Canyon
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# WELCOME

## MESSAGE FROM PRESIDENT JONATHAN NEZ

These are extraordinary times on the Navajo Nation. The Coronavirus has hit us hard, but we are a resilient people. We will overcome this challenge.

Our challenge is made far greater by decisions and injustices that our people have endured. It is no accident that we suffer from housing overcrowding and the lack of water infrastructure. We have these conditions because of decisions made by the federal government despite the fact that promises were made to address the impacts of the Bennett Freeze and the Forced Relocation.

Now is the time to finally address these problems that have impacted generations of our people. This is the Plan to finally make this difference.

Sincerely,  
  
Jonathan M. Nez, President  
The Navajo Nation



## MESSAGE FROM NAVAJO NATION DELEGATE OTTO TSO

It is about time. The Bennett Freeze was imposed upon our people by the federal government in 1966. While the Freeze was "lifted" in 2006, none of my friends and neighbors have seen waterlines built to our homes. None of our people have seen the basics of community and economic development that we find in our border towns.

Our people have hopes and dreams. Our people have participated in one planning effort after another. Our people have listened to promises that go unfulfilled.

It is about time. This time. Let's build our future.

Sincerely,  
Delegate Otto Tso, Chairman  
Navajo Hopi Land Commission



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Over 500 people have participated in – and/or been informed by – the Navajo Thaw Implementation Process.

# NAVAJO NATION IN THE NATIONAL MEDIA

**LA Times** 'We're vulnerable': On the Navajo Nation, a rush to curb the coronavirus - 5/6/20

**Mother Jones** Navajo Nation Is Behind Only New York and New Jersey in Rates of COVID-19 Infection - 5/6/20

**Navajo Times** 'Enough talk': Former Bennett Freeze residents hope new initiative works - 2/28/20

**IHUFFPOST!** What It's Like To Not Have Running Water During A Pandemic - 3/26/20

**NBC NEWS** What It's Like To Not Have Running Water During A Pandemic - 3/26/20

**The Guardian** Native Americans being left out of US coronavirus data and labelled as 'other' - 4/24/20

**FOX NEWS** Tribal nations face unique challenge in battle against coronavirus - 4/18/20

*"How do you 'socially distance' when you have four generations of Navajo people in one small, dilapidated home?"*

**TODAY** Coronavirus batters the Navajo Nation, and it's about to get worse - 4/20/20

**Navajo Times** Surviving the Coronavirus Crisis: Diné Perspectives - 4/9/20

**CBS NEWS** Navajo Nation residents face coronavirus without running water - 5/8/20

**NBC NEWS** Coronavirus hits Indian Country hard, exposing infrastructure disparities - 4/19/20

**LA Times** No running water. No electricity. On Navajo Nation, coronavirus creates worry and confusion as cases surge - 3/29/20

**LA Times** Trying to be rebuild after 40 frozen years - 4/29/20

*"How do you wash your hands with no water?"*

**CNN** Navajo Nation has lost more to coronavirus than 13 states - 4/17/20

**Navajo Times** Navajo opposes U.S. relo office closure, citing unfulfilled promises - 4/3/20

**THE ARIZONA REPUBLIC** Navajo hospital mobilizes against 'unpredictable' virus in hard-hit community - 4/16/20

**CUOMO PRIME TIME** Chris Cuomo with President Jonathan Nez - 4/24/20



# AN EMERGENCY PLAN FOR NAVAJO

# COVID-19

## THIS IS A TIME OF EMERGENCY

Since March 14, 33.5 million Americans filed initial claims for unemployment. U.S. employers shed 20.5 million jobs in April alone. America is in crisis.

For the Navajo Nation, sadly, this is virtually business as usual. Here, unemployment has hovered around 40% for decades. When the federal government oversaw the resolution of the land dispute between the Navajo Nation and the Hopi Tribe, the decision was to freeze all development activity for 40 years. No infrastructure was built. No water systems were constructed. No houses were fixed. No fences were mended. On very rare occasions some development occurred, but only after years of painstaking negotiations with the Hopi Tribe.

When the federal government was seeking a place for the 10,000 Navajo people who were forced to relocate, land was bought in the watershed downstream of the largest release of radioactive material in U.S. history—bigger than Three Mile Island.

When the Coronavirus struck in March 2020, 60% of all Native Americans in the United States testing positive were Navajo. They could not wash their hands because they have no water systems. They could not socially distance because there were already four generations of Navajo people living in their dilapidated homes. Compounding matters, the last time that America had a pandemic, 102 years ago, the death rate for Native Americans was four times greater than any other ethnicity.

Navajo Nation is in crisis.

## BUT...NAVAJO NATION HAS A PLAN

The Nez-Lizer Administration, combined with the 24th Navajo Nation Council, has made a strong commitment to the plight of those impacted by the Bennett Freeze and the Forced Relocation. Known today as the Navajo Thaw Implementation Plan, Navajo is leading a regional planning approach designed to establish, for the first time, a diversified economy on the Nation's largest Indian Reservation.

Already, 10 Chapters impacted by the Bennett Freeze and Forced Relocation have a Chapter Recovery Plan. Twelve years of research has been compiled, best practices have been combined, and Navajo Nation is ready to realize an economic renaissance. Only funding is needed.

## ALL BOATS MUST BE LIFTED

As severe as the social and economic impact is, the planning described above only benefits 10 of Navajo's 110 Chapters. The remaining 100 Chapters are also in need of an economic revival. Although the level of specific planning for the remainder of Navajo is not in place, such planning can be replicated, and projects can be advanced. As such, the theme of the project is: *"The Bennett Freeze, the Relocates and the Rest of These."*

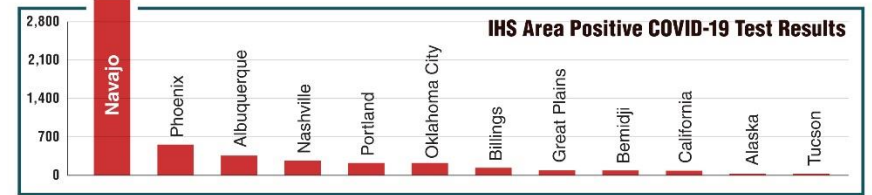
## ACTION NEEDED RIGHT NOW

It is widely anticipated that a future Economic Stimulus Bill will be seriously considered by the Trump Administration and the United States Congress. One of the priorities of such a bill is likely to be the economy and investment in infrastructure. This is a perfect fit for the Navajo Thaw Implementation Plan and the needs of the expansive Navajo Reservation, covering 27,000 square miles in portions of three states.

The investment needed for the Navajo Thaw Implementation Plan is \$4 billion. An additional \$1 billion would serve to plan for the remainder of the Navajo Nation, and to implement additional Priority Projects throughout Navajo.

## "HOW DO YOU WASH YOUR HANDS WITH NO WATER?"

## "HOW DO YOU 'SOCIALLY DISTANCE' WHEN YOU HAVE FOUR GENERATIONS OF NAVAJO PEOPLE IN ONE SMALL DILAPIDATED HOME?"



These statistics are updated routinely by IHS. The information above is as of April 29, 2020.

## 4/9/20 - NEW YORK TIMES



**The coronavirus is tearing across the largest Native American reservation in the United States. Facing a spike in deaths, Navajo officials are scrambling to respond.**

By Simon Romero  
April 9, 2020, 5:00 a.m. ET

...The Arizona National Guard this month began airlifting protective masks, gowns and other equipment, using Blackhawk helicopters to deliver it to Kayenta, a town of 5,200 people near the sandstone buttes of Monument Valley...

more on NYTimes.com...

## 4/10/20 - US SURGEON GENERAL



"We tell people to wash their hands, but a study showed 30% of the homes on Navajo Nation don't have running water, so how are they going to do that?"

"In summary, people of color experience both more likely exposure to COVID-19 and increased complications from it."

— Vice Admiral Jerome M. Adams, M.D., M.P.H

# NAVAJO THAW REGIONAL RECOVERY PLAN EXECUTIVE SUMMARY

## THAWING A TRAGIC FREEZE

This plan has been 12 years in the making. The tragic period of Navajo and United States history known as the Bennett Freeze lasted from 1966-2006. By 2008, a \$1 million study was completed that identified the impact of the Freeze and prescribed federal investments in housing, infrastructure, public facilities, natural resources and economic development which would serve to address the socioeconomic impacts of the Bennett Freeze.

Although great celebration followed the “lifting of the Freeze,” nothing changed. Houses were not built. Infrastructure was not constructed. Planning for new public facilities languished. And, virtually no new businesses have been established in the entire region.

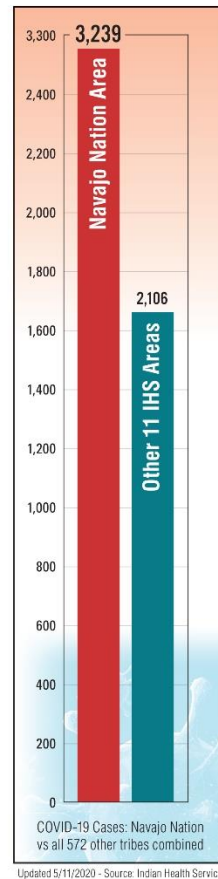
In effect, the development freeze has now lasted 54 years, every day since 1966. Is it any wonder that the Coronavirus has ravaged the Navajo Nation unlike any other place in rural America? What can the people do without running water to wash their hands? How can people “socially distance” when their make-shift home serves four generations of Navajo people?

The *Navajo Thaw Implementation Plan* was underway long before most Americans ever heard the terms Coronavirus and COVID-19. Even before this unforgettable period in world history began, a planning and implementation effort addressing an unforgettable period of Navajo history was underway.

The Navajo Thaw Implementation Plan is the culmination of 12 years of sound planning, the importance of which is now highlighted before the world—more Navajos have tested positive for COVID-19 than all of the other 572 nationally-recognized tribes combined.

## REGIONAL PLAN SECTIONS

- ❶ The Investment Needed to Meet the Federal Promise
- ❷ History and Status of the Bennett Freeze and Forced Relocation
- ❸ Places: the Navajo Thaw Region and Nahata Dził
- ❹ Economic Sectors
- ❺ Organization and Capacity



## ❶ INVESTMENT NEEDED TO MEET THE FEDERAL PROMISE

Well over \$1 million of impact studies have concluded that \$4 billion will be required in order to address the impacts of the Bennett Freeze and Forced Relocation. The historical record is very clear on what was intended for the Navajo people to offset the emotional and economic impacts of the Bennett Freeze and Forced Relocation. The projects identified in this Navajo Thaw Implementation Plan address the socioeconomic impacts and allow the United States to meet its original Promise to the Navajo people. (see graphic on next page)

## ❷ HISTORY AND STATUS OF THE BENNETT FREEZE AND FORCED RELOCATION

This section details 19 historical events in Navajo-U.S. History that bring us to today. While Indian Country tragedy and injustices are not unique to the Navajo people, the impacts are irrefutable: no Indian Nation is more impacted by the pandemic than the Navajo Nation. It is time to create the resiliency needed to ensure that this never happens in America again.

## ❸ PLACES: THE NAVAJO THAW REGION AND NAHATA DZIIL

The Navajo Thaw Implementation Plan addressed two separate places and eras at Navajo. The “solution” imposed upon the Navajo people known as the Bennett Freeze was a development moratorium. The “solution” imposed upon the people now living at Nahata Dził was a Forced Relocation. Ten community and economic development strategic plans, each representing these special places, are detailed in this section.

## ❹ ECONOMIC SECTORS

The Navajo Thaw Implementation Plan is not a hand out. It is a hand up. That is, it is not intended for federal funds to be utilized as remuneration for past injustices. Rather, it is intended as an investment in projects, strategies and initiatives that place Navajo on a sustainable economic path. Every dollar identified in the budget for plan implementation goes to specific projects related to housing, infrastructure, public facilities and community and economic development. The projects are intended to be self-sustaining. For the first time ever, the largest Native American tribe in the United States will have a strong economic foundation for the future.

## ❺ ORGANIZATION AND CAPACITY

For the Navajo Thaw Implementation Plan to be truly sustainable, the appropriate organizational structure and human development must take place. People must receive training. Chapters must become certified as administratively competent. Organizations must be effective and accountable. The goal is to create organizational structures and administrative performance that serves as a prototype for all of Navajo Nation.



# TWELVE YEARS OF PREPARATION



## WHPACIFIC, INC. REGIONAL RECOVERY PLAN

In 2008, Navajo Nation's Design and Engineering Services (DES) hired WHPacific, Inc. to develop a Regional Recovery Plan for the Former Bennett Freeze Area (FBFA). This effort included information-gathering within the FBFA, but also throughout the rest of nine Chapters affected by the Freeze, for purposes of comparison in terms of the impact and resulting needs of residents.

The recovery plan consolidated the priority capital projects of nine Chapters affected by the former Bennett Freeze (Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto, Leupp, Tolani Lake, Tonalea, and Tuba City) to create a strategic implementation plan, which could have been reshaped for eventual submittal as a special appropriation request from Congress.

## METHODS

WHPacific Inc., gathered information using three main methods over the four and a half month planning process: 1) from residents, officials, and Chapter staff at two community workshops in each Chapter; 2) from research and analysis of existing plans and ongoing project efforts at Chapter, Tribal, and Federal agencies and departments; and 3) from field teams using a Global Positioning System (GPS) to take data points at houses, roads, and other man-made features, and assess each feature's condition, whether very good, good, fair, poor, or very poor based on particular criteria.

## DELIVERABLES

WHPacific, Inc., produced three deliverables: 1) a recovery plan identifying top priority capital projects, including estimated costs and recommendations for implementation, 2) updated land-use plans for each Chapter to proceed with certification, and 3) all gathered GPS data and maps in the form of a Geographic Information System (GIS) database.

### Breakdown of the 2008 WHPacific Regional Recovery Plan

The 2008 Regional Recovery Plan produced by WHPacific, Inc. includes planning for both **Regional Projects** and **Chapter-specific Projects**. The regional projects were so classified on the basis that each chapter in the region needed those same improvement projects. The budget and timetable for each regional project was therefore the same for each chapter; the value presented below represents the regional cumulative for each project.

#### REGIONAL PROJECT TOTALS

911 Addressing	\$500,000
Communications Improvement Study	\$200,000
FBFA Regional Health	\$338,164,800
Historic/Archaeological Preservation	\$200,000
Regional Solid Waste	\$200,000
Road Transportation	\$107,216,000
Uranium Contamination Remediation	\$500,000
Vegetation/Wildlife Study	\$500,000
<b>TOTAL</b>	<b>\$447,480,800</b>

#### CHAPTER-SPECIFIC PROJECT TOTALS

Bodaway Gap	\$449,184,113
Cameron	\$411,018,168
Coalmine Canyon	\$213,742,686
Coppermine	\$155,001,506
Kaibeto	\$350,201,232
Leupp	\$401,722,029
Tolani Lake	\$187,111,140
Tonalea Red Lake	\$396,325,650
Tuba City	\$1,731,001,236
<b>TOTAL</b>	<b>\$4,295,307,760</b>

Total of Regional and Chapter-specific project budgets = **\$4,742,788,560**

### BODAWAY GAP

Project Type	Amount
Community Facilities	\$28,072,000
Education	\$70,011,750
Health	\$45,569,797
Housing	\$321,748,816
Public Safety	\$11,452,650
Recreation	\$401,100
<b>TOTAL</b>	<b>\$449,184,113</b>

### COPPERMINE

Project Type	Amount
Community Facilities	\$7,092,000
Education	\$15,874,500
Health	\$5,844,800
Housing	\$107,329,856
Public Safety	\$18,610,350
Recreation	\$250,000
<b>TOTAL</b>	<b>\$155,001,506</b>

### TOLANI LAKE

Project Type	Amount
Community Facilities	\$23,872,500
Education	\$22,870,828
Health	\$6,267,840
Housing	\$122,169,272
Public Safety	\$11,452,650
Recreation	\$478,050
<b>TOTAL</b>	<b>\$187,111,140</b>

### CAMERON

Project Type	Amount
Community Facilities	\$28,896,500
Education	\$63,750,300
Health	\$52,880,000
Housing	\$253,566,168
Public Safety	\$11,749,650
Recreation	\$175,550
<b>TOTAL</b>	<b>\$411,018,168</b>

### KAIBETO

Project Type	Amount
Community Facilities	\$20,531,500
Education	\$63,750,300
Health	\$8,066,240
Housing	\$253,696,992
Public Safety	\$4,006,200
Recreation	\$150,000
<b>TOTAL</b>	<b>\$350,201,232</b>

### TONALEA (RED LAKE)

Project Type	Amount
Community Facilities	\$20,374,700
Education	\$28,338,000
Health	\$7,643,200
Housing	\$330,323,700
Public Safety	\$9,520,500
Recreation	\$125,550
<b>TOTAL</b>	<b>\$396,325,650</b>

### COALMINE CANYON

Project Type	Amount
Community Facilities	\$22,113,000
Education	\$25,996,400
Health	\$5,845,000
Housing	\$140,121,336
Public Safety	\$16,966,950
Recreation	\$2,700,000
<b>TOTAL</b>	<b>\$213,742,686</b>

### LEUPP

Project Type	Amount
Community Facilities	\$22,398,900
Education	\$25,368,660
Health	\$32,782,461
Housing	\$317,015,808
Public Safety	\$4,006,200
Recreation	\$150,000
<b>TOTAL</b>	<b>\$401,722,029</b>

### TUBA CITY

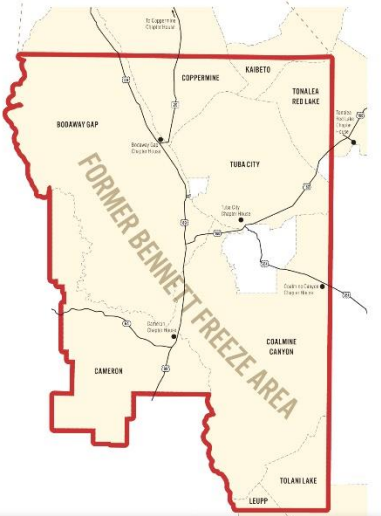
Project Type	Amount
Community Facilities	\$46,206,500
Education	\$10,944,450
Health	\$0*
Housing	\$1,650,462,336
Public Safety	\$22,862,400
Recreation	\$525,550
<b>TOTAL</b>	<b>\$1,731,001,236</b>

\*\$0 (See Regional Projects)



# INFRASTRUCTURE CAPITAL IMPROVEMENT PLANS

By Navajo Nation mandate, every Chapter must maintain and update its Infrastructure Capital Improvement Plan (CIP) listing. Chapter-level CIP summaries are presented in this two-page spread.



Year/ Rank	Project Title	Category	Total Project Cost	Amount Not Yet Funded
<b>BODAWAY GAP</b>				
2020-1	Power Line-Ext East/West Chapter	Single Phase	\$900,000	\$900,000
2020-2	Water Line Ext East & West Chapter	Water System	\$900,000	\$900,000
2020-3	Bodaway/Gap Bathroom Addition Project	Bathroom Additions	\$840,000	\$840,000
2021-1	Echo Cliff Veterans Facility	Veterans Center	\$2,500,000	\$2,500,000
2022-1	Bodaway Chapter House/Senior Center	Senior Citizens	\$2,425,000	\$2,425,000
2022-2	Multi-purpose Building	Multi-purpose Building	\$2,500,000	\$2,500,000
2023-1	Plan/Design/Construct Junction 89/160 Truck Stop	Convenience Store/Gas Station	\$8,800,000	\$8,800,000
<b>Total</b>			<b>\$18,865,000</b>	<b>\$18,865,000</b>
<b>CAMERON</b>				
2020-1	Upgrade Headstart w/ Cooling and Heating, Roof	Head Start	\$42,000	\$42,000
2020-2	Upgrade Cameron Chapter Tract Sewerline	Water System	\$136,000	\$100,000
2020-3	North Cameron Powerline Extension	Single Phase	\$1,125,000	\$1,125,000
2020-4	E911 Rural Addressing System	Rural Addressing System	\$40,000	\$40,000
2020-5	New Demonstration Farm	Farm	\$500,000	\$250,000
2020-6	New Cameron Cultural Center	Visitor Center	\$633,333	\$383,333
2022-1	Upgrade Cameron Solid Waste Transfer Station	Solid Waste Transfer Station	\$2,500,000	\$2,500,000
2022-2	New Chapter House	Chapter House	\$2,620,000	\$2,620,000
2023-1	South Power Line Extension Project	Senior Citizens	\$1,125,000	\$1,125,000
<b>Total</b>			<b>\$8,721,333</b>	<b>\$8,185,333</b>
<b>COALMINE</b>				
2020-1	Plan/Design/Construct Coalmine Canyon Scattered Powerline	Single Phase	\$109,547,300	\$109,547,300
2020-2	Coalmine Canyon Community Water/Sewer Phase II w/Booster Station	Water System	\$960,000	\$960,000
2020-4	Land Line Phone	Chapter House	\$2,000,000	\$2,000,000
2020-5	Chapter Facility Audit and Repairs	Chapter House	\$753,333	\$753,333
2020-6	Kerley Valley Electrical Hookup	Single Phase	\$139,660	\$139,660
2022-7	Plan/Design/Construct Senior Assisted Living Home	Group Home	\$1,000,000	\$1,000,000
2022-9	Pave N Route 6720	Roads/Streets	\$30,630,000	\$30,630,000
2023-10	Plan/Design/Construct Coalmine Canyon Cemetery	Cemetery Tract	\$150,000	\$150,000
2023-11	Home Renovation - Repairs	Housing	\$200,000	\$200,000
2023-12	Install Coalmine Canyon Scattered Solar System	Residential Solar Power	\$300,000	\$300,000
2023-13	Plan/Design/Construct Commercial/Light Industrial Site	Industrial Park	\$100,000	\$100,000
<b>Total</b>			<b>\$145,780,293</b>	<b>\$145,780,293</b>
<b>COPPERMINE</b>				
2020-2	KOKO Waterline Project Extension Phase 1 U54-40 homes	Water System	\$19,825,000	\$19,825,000
2020-3	Scattered Housing Development-FBFA	Housing	\$4,680,000	\$4,680,000
2020-4	Enviro. Surveys, Bio. Assessments, Archeo. Clearances for Roads	Roads/Streets	\$560,000	\$560,000
2020-5	Develop Community and Economic Development Plan	Economic Plan	\$200,000	\$200,000
2020-6	Multi-Purpose Building (Community Public Safety Facilities)	Multi-Purpose Building	\$2,700,000	\$2,700,000
2020-7	Agricultural Water Development	Water System	\$70,001	\$70,001
2020-8	Plan/Design/Construct Scattered Housing Powerline*	Single Phase	\$1,079,071	\$1,079,071
2020-9	Purchase and Equip Backhoe	Heavy Equipment	\$50,000	\$50,000
2021-1	Chapter Parking Lot	Parking Lot	\$275,000	\$275,000
2021-2	Coppermine Chapter Telecommunication	Telephone Lines	\$500,000	\$500,000
<b>Total</b>			<b>\$29,739,072</b>	<b>\$29,739,072</b>
*along with House Wiring				
<b>KAIKETO</b>				
2020-1	Solid Waste Transfer Station	Solid Waste Transfer Station	\$848,000	\$848,000
2021-0	Kaibeto Infrastructure Design	Water Supply	\$370,000	\$370,000
2021-2	Plan/Design/Construct Comm. Powerline & Waterline Connection	Water Supply	\$250,000	\$250,000
2022-3	Multi-Purpose Building	Multi-Purpose Building	\$9,900,000	\$9,900,000
2023-4	Plan/Design/Construct One-Stop Tribal Complex	Multi-Purpose Building	\$3,160,000	\$3,160,000
2024-5	Plan/Design/Construct Kaibeto Safety Complex	Public Safety	\$3,186,000	\$3,186,000
2025-6	Plan/Design/Construct Community Roads & Streets	Roads/Streets	\$5,300,000	\$5,300,000
2025-7	Plan/Design/Construct Community/Veterans Cemetery	Cemetery Tract	\$96,000	\$96,000
<b>Total</b>			<b>\$23,110,000</b>	<b>\$23,110,000</b>

Year/ Rank	Project Title	Category	Total Project Cost	Amount Not Yet Funded
<b>LEUPP</b>				
2020-1	Plan/Design/Construct North Grandfalls Powerline Extension	Single Phase	\$3,463,176	\$2,415,456
2021-2	Plan/Design/Construct North Leupp Powerline Extension	Single Phase	\$555,000	\$555,000
2022-3	Plan/Design/Construct East Canyon Diablo Powerline Extension	Single Phase	\$1,295,000	\$1,295,000
2023-4	Plan/Design/Construct South Leupp Powerline Extension	Single Phase	\$1,402,500	\$1,402,500
2023-5	Plan/Design/Construct South Grandfalls Powerline Extension	Single Phase	\$925,000	\$925,000
2024-6	Round Cedar-Grand Falls Powerline Extension	Water Supply	\$1,250,000	\$1,250,000
2025-7	Plan/Design/Construct West Canyon Diablo Powerline Extension	Single Phase	\$2,000,000	\$2,000,000
<b>Total</b>			<b>\$10,890,676</b>	<b>\$9,842,956</b>
<b>TOLANI LAKE</b>				
2020-1	Plan/Design/Construct new parking lot for T.L. Senior Center & Preschool	Parking Lot	\$111,000	\$111,000
2020-2	Plan/Design/Construct Water Line 10 Miles N of T.L. Chapter	Water Supply	\$512,000	\$512,000
2020-3	NW Powerline Extension	Single Phase	\$675,000	\$675,000
2020-4	Purchase Motor Grader	Heavy Equipment	\$130,000	\$130,000
2021-1	Plan/Design/Construct Community Recreation Park	Athletic Fields	\$466,000	\$466,000
2021-2	Plan/Design/Construct New Parking Lot for the Tolani Lake Chapter House	Parking Lot	\$195,000	\$195,000
2022-1	Withdrawal of Tolani Lake Gravel Pit Tract	Withdrawal Tract	\$715,000	\$715,000
<b>Total</b>			<b>\$2,804,000</b>	<b>\$2,804,000</b>
<b>TONALEA</b>				
2020-1	New Tonalear Chapter House	Chapter House	\$2,690,344	\$1,390,344
2020-2	Wildcat Peak Power Line Extension Project Phase II	Single Phase	\$1,741,685	\$1,567,254
2021-1	Sour Wash Powerline Extension	Multi-Purpose Building	\$1,015,000	\$1,015,000
2022-1	White Mesa Power Line Extension Phase II	Single Phase	\$980,000	\$980,000
<b>Total</b>			<b>\$6,427,029</b>	<b>\$4,952,598</b>
<b>TUBA CITY</b>				
2021-1	Headstart Building Renovation	Head Start	\$1,772,000	\$1,772,000
2021-2	Community Cemetery & Veterans Cemetery	Cemetery Tract	\$1,566,000	\$1,566,000
2021-3	New To' Nanees' Dizi' Youth Center	Multi-Purpose Building	\$6,785,000	\$6,785,000
2021-4	Community/Convention Center	Multi-Purpose Building	\$12,000,000	\$12,000,000
2021-7	New To' Nanees' Dizi' Equestrian Center	Rodeo Grounds	\$24,800,000	\$24,800,000
2021-8	New To' Nanees' Dizi' Chapter House	Chapter House	\$1,050,000	\$1,050,000
2021-13	New Fire Department	Fire Station	\$16,500,000	\$16,500,000
2021-14	New To' Nanees' Dizi' Sports Complex	Recreational	\$39,400,000	\$39,400,000
2021-15	New To' Nanees' Dizi' Senior Citizen Center Building	Senior Citizens	\$4,758,666	\$222,000
2022-9	N609 (2) 2, 4, Kerley Valley Road Improvement	Roads/Streets	\$2,800,000	\$2,800,000
2022-10	N1012, Moenave Road Improvement	Roads/Streets	\$6,680,500	\$6,680,500
2022-11	N6222, Old Airport Loop Road	Roads/Streets	\$1,105,000	\$1,105,000
2022-12	N6221, Chee Willie Road Improvements	Roads/Streets	\$1,658,900	\$1,658,900
<b>Total</b>			<b>\$120,876,066</b>	<b>\$116,339,400</b>
<b>NAHAATA DZIL</b>				
2021-1	New Shopping Center		\$14,700,000	\$14,700,000
2021-2	Administration Building Renovation		\$1,600,000	\$1,600,000
2021-4	Chapter Meeting Hall Renovation		\$1,200,000	\$1,200,000
2021-5	Rodeo Ground/Facility Upgrade		\$2,100,000	\$2,100,000
2021-6	New RV Center		\$18,000,000	\$18,000,000
<b>Total</b>			<b>\$37,600,000</b>	<b>\$37,600,000</b>

# NAVAJO THAW REGIONAL RECOVERY PLAN TIMELINE & METHODOLOGY



**1** **BENNETT FREEZE AND FORCED RELOCATION**  
1966 - 2020  
Pages 16-19

**2** **12 YEARS OF PREPARATION**  
2008 - 2020

Overview (Pages 12-13)  
Water Infrastructure (Pages 50-51)  
Industrial Lands (Pages 52-53)  
Housing Overcrowding (Pages 56-57)  
Swaback Partners Housing Architectural Work\*  
Health Care Facilities\*

\*Section not complete

**3** **9 MONTHS OF PLANNING**  
Sept 2019 - May 2020

Capital Improvement Plans (Pages 14-15)  
Chapter Recovery Plans (Pages 20-45)

**Substantial Public Engagement** — The process to build the 10 Chapter Recovery Plans and one Regional Plan included over 50 meetings involving over 500 individuals.

**4** **COVID-19 PANDEMIC**  
2020

Navajo Nation & National Media (Pages 4-5)  
Bennett Freeze Impacts (Pages 8-9)

*"The COVID-19 pandemic didn't create the crisis, it simply revealed it."*

**5** **THE FUTURE OF NAVAJO NATION**  
Beyond 2020

Navajo Thaw Regional Recovery Plan

**A HAND UP, NOT A HAND OUT**

A unique and essential component of the methodology for the Navajo Thaw is the development of Chapter Recovery Plans for all 10 participating Chapters. These are economic development strategic plans that determine the feasibility of various economic strategies designed not only to create jobs, but to develop local budgets that are capable of sustaining the public investments made through the Navajo Thaw.



OPVP & NNC  
Navajo Thaw Roundtable

Oversight

**ONHIR**  
Funding & Fiduciary Roles for Navajo Thaw Recovery

**AUTHORITY**

- Repurpose ONHIR
- Navajo Dził Commission Governance Resolution (Pages 38-39)

**FUNDING**

- Stimulus Phase 3
- Economic Stimulus Bill

## CONGRESSIONAL ACTION



# JUSTIFYING THE REQUEST FOR \$4 BILLION

IMPLEMENTATION PLAN

www.NavajoThaw.com



### 2008 Regional Recovery Plan

**\$4.7 BILLION**  
 - **\$1.9 BILLION (40%)**

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**\$2.8 BILLION**  
 + **\$0.7 BILLION (20%)**

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**\$3.5 BILLION** ←

#### 2008 REGIONAL RECOVERY PLAN

The original work completed by WHPacific in 2008 called for a total expenditure of slightly more than \$4.7 billion to address the impacts of the Bennett Freeze. Although an extensive effort was made to address all of the impacts and relative costs, it is also understood that the total of \$4.7 billion was before an effort was made to fully vet projects for their desirability and feasibility. Furthermore, given that 12 years have passed, many of the projects that were identified in 2008 are no longer relevant or desired in 2020. To factor for all of this, a 40% reduction in the 2008 budget is factored into this plan.

For the projects that remain, a 25% construction inflation factor has been applied. The net of these two budget modifications result in an identified need of \$3.5 billion.

+

### Chapter Capital Improvement Plans

**\$400 MILLION**  
 - **\$150 MILLION (37.5%)**

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**\$250 MILLION** ←

#### CHAPTER CAPITAL IMPROVEMENT PLANS

The total for all 10 of the Chapter Capital Improvement Plans is slightly less than \$400 million.

A review of the relevance and feasibility of these projects yields a reduction in the total CIP budget for the 10 Chapters combined of about 37.5%, or \$150 million. As such, the total cost to implement all of the relevant projects in the Chapter CIPs is \$250 million.

+

### Immediate Recovery Projects

**\$250 MILLION**

#### IMMEDIATE RECOVERY PROJECTS

Combined, the 10 Chapters have vetted many current economic development projects that would stimulate the Navajo economy and produce a positive revenue stream for the Chapters to create an ongoing, sustainable Chapter budgeting process and local economy. An investment of \$250 million toward the most ready, feasible projects would produce this economic recovery.

=

# \$4 BILLION

# ACKNOWLEDGEMENTS



## TIME TO THAW THE FREEZE - TIME TO SERVE THE RELOCATEES



This is not the first time that an effort has been made to address the injustices done to the people impacted by the Bennett Freeze and the Forced Relocation. Many Navajo and non-Navajo people have worked to describe the problem, define a solution and to seek resources to help.

It is tempting to find villains that have created this situation. And to be sure, there have been people with selfish or nefarious intent that have worked to capitalize upon the region's natural resources for personal or corporate gain. There has been the clash between two Indian Nations that each have their own unique traditions and beliefs, never mind the need for survival. And there has been the United States government that, in its quest for manifest destiny, has unwittingly (and wittingly) created this battle for power and wealth.

But the Navajo Thaw is not about defining past evils. Nor is the Navajo Thaw about restitution for injury or loss. At its core, the Navajo Thaw is about people inheriting the land and the Promise that was made to them since time immemorial.

We pay respect to past Navajo Chairmen and Presidents that have worked to remedy this problem. Chairman Peter MacDonald. President Peterson Zah. President Albert Hale. President Thomas Atcity. President Milton Bluehouse, Sr. President Kelsey Begaye. President Joe Shirley, Jr. President Ben Shelly. President Russell Begaye. We also pay tribute to the Navajo Nation Council, and the leaders that have served on the Navajo-Hopi Land Commission.



More recently, the Navajo Thaw has been made possible by the visionary leadership of Navajo Nation President Jonathan Nez and Vice President Myron Lizer. Furthermore, the nine members of the Navajo-Hopi Land Commission have provided valuable interest in this effort. These Navajo Nation Delegates include Hon. Chairman Otto Tso, Hon. Vice Chairman Raymond Smith, Jr., Hon. Delegate Elmer Begay, Hon. Delegate Kee Allen Begay, Jr., Hon. Delegate Paul Begay, Hon. Delegate Herman Daniels, Hon. Delegate Vince R. James, Hon. Delegate Thomas Walker and Hon. Delegate Jimmy Yellowhair.

For the Navajo Thaw to reach its full potential, one Navajo leader needed to step up and "own it." This is Navajo-Hopi Land Commission Office Executive Director Robert K. Black, Jr. Executive Director Black is served by his able team including Carol Pete, Wilbert Goy, Patsy Yazzie and Julia Hardy.

It is our hope and our prayer that this Navajo Thaw Recovery Plan will finally bring the Promise of a lifestyle that has been envisioned by so many people that have lived without proper shelter, electricity, water and other basics that are taken as a given by most of their fellow Americans.



## HOW WE THAW THE FREEZE AND SERVE THE RELOCATEES

When the efforts of the Navajo Thaw succeed in securing sufficient funding to address the problem, that will only be the beginning. It cannot be assumed that the appropriation of funding will generate the results that are so desperately needed. It is a long way from the signature of the President of the United States to the waterline in the remote stretches of the Bennett Freeze. It is a long way from the approval of Congress to the reparation of homes at East Mill at Nahata Dziil.



True success will require new thinking in terms of the utilization of federal offices, non-profit and non-governmental organizations and existing Navajo Chapters and local organizations. In far too many cases, the combination of good intent with traditional organization and capacity has only led to unutilized fiscal accounts sitting in the Nations' two capitols—Window Rock and Washington D.C. Meanwhile, the underserved suffer. For the Freeze to be Thawed and the Relocatees to be Served, new constructs will have to be built and utilized.

All of this must occur while still respecting the intent of Congress in appropriating funds, executing the basics of sound accountability and efficient deployment of money, and building a new and better connection between those responsible for serving and those who are being served. Only through perseverance will this seemingly intractable problem be resolved.



America purports to be a great nation. Great nations honor and lift those with the greatest need. Nowhere in the United States, especially in this time of pandemic, has greater need than the people of the Navajo Nation. It is time to Thaw the Freeze. It is time to Serve the Relocatees.

Finally, it should be recognized that this entire initiative now known as the Navajo Thaw would not have happened if it were not for a core group that worked on this effort every week—and it seemed every day—since the middle of 2014. Thomas Tso, Raymond Maxx, Bobby Robbins, Colbert Dayzie, Kimberly Janeway and Waylon Honga attended every call, participated in every meeting, drove thousands of miles back and forth to Window Rock and made a commitment of purpose to help the people of the Bennett Freeze and of the Forced Relocation. If good things happen for those who wait, the Navajo Thaw will prove to be one of the most vital initiatives to ever benefit Indian Country.





Navajo Thaw Implementation Plan  
Project Briefing to  
Navajo-Hopi Land Commission  
June 18, 2020



## Project Purpose

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## Sample “Project Ready” Projects Identified

Responding to requests for “Shovel Ready” projects from both the Navajo Nation Administration and the Navajo Nation Council, the Navajo Thaw Support Team (NTST) prepared an 18-page report that identified such projects in four categories: 1) water development, 2) housing, 3) telecommunications, and 4) other projects.

The NTST emphasizes that other projects identified by Navajo Thaw Region Chapters should be respected and supported *in addition to* the projects identified in this document.

The NTST met a 48-hour deadline in developing the document and emphasizes that “the region is ready” to capitalize upon such funding availability.

## Teaming Up with Tolani Lake Enterprises

Tolani Lake Enterprises (TLE) is a successful, long-standing non-profit organization with past and current projects being implemented throughout portions of the Navajo Thaw Region and elsewhere at Navajo Nation.

Anticipating future success in receiving funds for project implementation, the NTST reached out to TLE to serve in an administrative and fiduciary role to ensure that such future funding is accurately managed and reported.

“We especially like the grass roots philosophy of Tolani Lake Enterprises,” said Native Builders President Thomas Tso. “They share our philosophy that ultimately this is about helping the people of the Navajo Thaw Region.”

## Formulating the Navajo Thaw Roundtable

In order to ensure that project selection decisions are made at the local level, the NTST is establishing the **Navajo Thaw Roundtable**. The Roundtable is intended to be a 16-member panel that will review and select projects for funding and implementation. Each of the 10 participating Chapters will select one Member (and one Alternate). In addition, the NTST is advising that three Navajo Nation Council Delegates be appointed and that the OPVP appoint three members to the panel.

Formation of the Navajo Thaw Roundtable is one of the “5 Steps” currently being taken by each of the participating Chapters. The other steps include: 1) review/edit/adopt Chapter Recovery Plans, 2) appoint local Steering Committees for plan implementation, 3) select one local priority project, and 4) remain in routine contact with the NTST, especially through the Chapter Champions Committee teleconference which are held at 2 PM MDT every first, third, and fifth Wednesday.

# Role in Implementing CARES Act Funding

July 2, 2020



## Project Purpose

To develop and implement nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

Test

**We Have a Plan**

**Regional Recovery Plan**—The

**We Manage Funds**

**Tolani Lake Enterprises**—The

**We Are Organized**

**Navajo Thaw Roundtable**—The

**We Have Capacity**

**Technical Team**—The

**We Read the Rules**

**Guidelines**—The

**We Will Get it Done**

**Deadlines**—The

# Regional Recovery Plan: Benefit for Everyone

July 16, 2020



**Water, Housing, Roads, Jobs,  
Public Facilities, Health Care,  
Internet, Public Safety**

The Navajo Thaw Regional Recovery Plan is **complete** and has **benefit** for everyone. Finally, the Promises made by the federal government to address the injustices of the Bennett Freeze and Forced Relocation can be kept. Here is a summary of the 29 sections of the Plan:

Section Name		Content and Benefit
Executive Summary	1. Executive Summary	The Navajo Thaw Regional Recovery Plan exceeds 100 pages, and is presented in five sections: 1– Investment needed to meet the federal promise 2– History and Status of the Bennett Freeze and Forced Relocation 3– Places: The Navajo Thaw Region and Nahata Dziil 4– Economic Sectors 5– Organization and Capacity
	2. Emergency Plan/COVID-19	In this time of emergency, cities, counties, states and the federal government is scrambling. But the Navajo Nation already has a plan. The connection between COVID-19 and the Navajo Thaw is made on these pages.
	3. Timeline and Methodology	The Bennett Freeze was enacted in 1966. Federal policy has impacted the nine Chapters of the Bennett Freeze area as well as Nahata Dziil. The timeline and methodology for the Regional Plan is outlined on these pages.
	4. Freezing Conditions	The Navajo Thaw is able to take an objective view of the economic consequences of the Bennett Freeze and Forced Relocation. A summary of how federal policy has impacted the economic conditions of 10 Chapters is outlined on these pages.
	5. Acknowledgments	The Navajo Thaw is all about supporting the local people. On these pages, we acknowledge the thousands of people who have endured the Bennett Freeze and Forced Relocation eras.
The Case for \$4 Billion	6. Twelve Years of Preparation	A study completed in 2008 by WHPacific provides a thorough basis for the economic needs of the Bennett Freeze. These pages provide a budget overview of the needs for nine Chapters plus the Bennett Freeze region in general.
	7. Infrastructure Capital Improvement Plans	Every Chapter at the Navajo Nation is required to develop a Capital Improvement Plan (CIP). The top projects for the 10-Chapter region are outlined on these pages.
	8. The Case for \$4 Billion	In total, it is concluded that a \$4 billion investment is needed in order for the federal government to meet the promise associated with the Bennett Freeze and Forced Relocation. A high-level summary of how this amount was determined is provided on these pages.

<b>History</b>	<b>9. History and Status of the Bennett Freeze and Forced Relocation</b>	The Navajo Nation has endured a long history of consequence related to the Bennett Freeze and Forced Relocation. 19 points of history are outlined between the Treaty of 1868 and the announcement of the Navajo Thaw.
	Economic Sectors	
<b>Economic Sectors</b>	<b>10. Agriculture and Natural Resources</b>	Livestock and farming have always been integral to the Navajo lifestyle. Four levels of agriculture/natural resource projects are outlined: Large-scale Farming, Small-scale Farming, Region-wide Livestock Investments, and Navajo Beef Production and Marketing. From the Cameron Farms Project to Navajo Beef, the future is bright.
	<b>11. Travel and Tourism</b>	The tourism industry represents a significant opportunity for job creation in the Navajo Thaw Region. Navajo’s position at the center of the Grand Circle and a summary of the Navajo Tourism Strategic Plan are offered here. In addition, opportunity for hotel and resort development is profiled.
	<b>12. Environmental Restoration</b>	The exploitation of Uranium at Navajo may have a silver lining. An opportunity for environmental restoration will not only heal the land, but could create jobs throughout the Navajo Thaw Region
	<b>13. Health Care</b>	One of the greatest opportunities for improved physical and economic health relates to investment in Health Care Facilities. The Echo Cliffs Health Center Project is profiled here.
	<b>14. Housing Development</b>	A massive survey conducted in 2011 concluded that the Navajo Nation needs 34,000 new housing units. A summary of this study and an exciting opportunity for housing manufacturing in Tuba City is profiled on these pages.
	<b>15. Designing Sustainable Communities</b>	In 2012, a new design for Navajo Communities was developed. These pages summarize how the Navajo Thaw may be able to finally implement portions of the visionary Housing Development Plan.
	<b>16. Public Safety</b>	As many as four new public safety facilities could be developed throughout the Navajo Thaw Region. A summary of the public safety needs is provided here.
	<b>17. Renewable Energy</b>	The Navajo Nation has new policies promoting renewable energy development. The Navajo Thaw Region has opportunities to generate power and create jobs as a result.
	<b>18. Telecommunications</b>	The Navajo Thaw Region is at risk because of a lack of telecommunications infrastructure. Plans are being put in place to solve this problem.
	<b>19. Transportation</b>	The Navajo Nation has identified many transportation improvements that are needed throughout the Nation. Projects in the 10 Chapters of the Navajo Thaw region are presented here.



	<b>20. Water Infrastructure</b>	The Western Navajo Pipeline project holds great promise for residential and agricultural water needs throughout the Former Bennett Freeze area. In addition, IHS sanitation projects are outlined in this section.
<b>Immediate Recovery Projects</b>	<b>21. Creating Industrial Land Capacity</b>	For over a decade, industrial development projects have been envisioned throughout the Navajo Thaw Region. This page summarizes many of the projects that could be developed through the Navajo Thaw.
	<b>22. Tonalea Commercial Site</b>	Tonalea has plans for the development of a nine-acre commercial site. Many of the preliminaries required of development projects are already in place.
	<b>23. Echo Cliffs Veterans Facility</b>	Honoring Navajo veterans is at the heart of a project that has been in the design stage for over a decade at Bodaway Gap. A 6,500 square foot facility could serve veterans from throughout the Navajo Thaw Region.
	<b>24. Bodaway Gap 100-Acre Site</b>	One of the most high-profile business development opportunities is on the west side of US 89 just north of the junction with Tuba City.
	<b>25. Kaibeto Commercial Development</b>	Kaibeto has focused upon land along US 98 as a significant commercial development opportunity.
	<b>26. Kerley Valley Development Site</b>	One of the “most ready” development projects throughout the Navajo Thaw is the Kerley Valley Commercial-Light Industrial Site. This project may be benefitted by grant funding for development.
	<b>27. Pinta Road Exit Development Project</b>	One of the most exciting projects throughout the Navajo Thaw Region has been in the planning stages for over two years at Nahata Dziil. The Pinta Road Exit Development Project would offer a location for a Code Talkers museum, hotel, RV park, commercial facilities, trading post, and fair grounds.
	<b>28. Tuba City Business Information Center</b>	The redevelopment created by the Navajo Thaw will set the stage for successful Navajo Business Development opportunities. This Business Information Center could be developed at Tuba City to facilitate such opportunities.
<b>Capacity</b>	<b>29. Creating Administrative Capacity</b>	For the Navajo Thaw to be successful, an administrative team must be in place. This section describes the form and function of such administrative activities.

# Navajo Thaw: Unlocking the Promise

Navajo Thaw Implementation Plan  
Project Briefing to  
Navajo-Hopi Land Commission  
August 6, 2020



### Project Purpose

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### NHLCO Submits Three Projects for CARES Act Funding

The Coronavirus Aid, Relief, and Economic Security (CARES) Act was passed by Congress and signed into law on March 27. The use of such funding is restricted in three ways:

1. *Necessary expenditures incurred due to the public health emergency with respect to the coronavirus disease 2019 (COVID-19),*
2. *Were not accounted for in the budget most recently approved as of the date of enactment of the section (March 27, 2020), and*
3. *Were incurred during the period that begins March 1, 2020 and ends December 30, 2020.*

The Navajo Hopi Land Commission Office (NHLCO) carefully reviewed the parameters of the program, listened to views of the Navajo Administration and Delegates, reviewed the Navajo Thaw Regional Recovery Plan and Chapter Recovery Plans, and then **submitted three projects** for consideration. The intent is to benefit 22 impacted Chapters.

Three projects are proposed:

1. **NHLCO Solar Units Project**
2. **NHLCO Modular Housing Units Project**
3. **Western Navajo Food and Water Security Pilot Project**

**These are projects that are eligible and competitive for funding, have widespread benefit, and can be completed by December 30.**

**In total, over \$32 million is proposed for the Navajo Thaw Region and NPL.** The following two pages summarize the proposed projects.

An amendment was offered by Delegate Herman Daniels, Jr. to fund the projects. Unfortunately, given the uncertainty of the amount of funding remaining available, the amendment was withdrawn.

**The formulation of the Navajo Thaw Roundtable will create a forum for local and Chapter voices to be heard.**

Due to the swiftness of how quickly CARES Act proposals needed to be formulated, the Navajo Thaw Support Team is now working with the Navajo Thaw Region Chapters to reinforce understanding and

support for these projects. *The Team is still hopeful that all or most of the project can still receive funding given the remaining steps of the legislative process before a decision is finalized.* The Team is focused upon maintaining and creating the capacity and readiness to expedite projects for successful completion by December 30 once funded.

# FINAL NHLCO PROPOSAL

## OVERALL SUMMARY

<b>Navajo Hopi Land Commission Office</b>	
<b>Summary of Solar, Housing and Food/Water Projects Benefitting Navajo Thaw Region and NPL</b>	
NHLCO Solar Units Project	\$12,754,980.00
NHLCO Modular Housing Project	\$11,394,211.04
NHLCO Western Navajo Food and Water Security Pilot Project	\$5,029,700.00
<b>Sub-total</b>	<b>\$29,178,891.04</b>
10% Administrative Cost	\$2,917,889.10
<b>TOTAL</b>	<b>\$32,096,780.14</b>

The Navajo Thaw has established the capacity to complete the project by December 30, 2020 by formulating three teams:

1. Administrative Team – Tolani Lake Enterprises
2. Planning Team – Native Builders LLC and Building Communities
3. Technical Team – seven professional companies with skills in engineering, architecture, surveying, design, and project management

Navajo Hopi Land Commission Office

**Solar, Housing, Food/Water Projects**

**ALL THREE PROJECTS AT A GLANCE**

<b>NHLCO Solar Units Project ~ Phase 1</b>					
No.	Description	Unit Price	Extended Amount	Navajo Nation Sales Tax 6%	Total Price
500	Solar PV Unit	\$24,066.00	\$12,033,000.00	\$721,980.00	<b>\$12,754,980.00</b>
<b>Total</b> (500 units installed throughout Navajo Thaw and NPL Regions by December 30,2020)					<b>\$12,754,980.00*</b>
<i>*plus 10% administration</i>					

<b>NHLCO Modular Housing Units Project ~ Phase 1</b>							
No.	Description	No. of Bedroom	No. of Bathroom	Unit Price	Extended Price	NN Sales Tax 6%	Total Price
30	14 ft. x 60 ft. modular home	2 bedroom	1 bathroom	\$166,665.19	\$4,999,955.70	\$299,997.34	\$5,299,953.04
20	13 ft. 4 inches x 48 ft. mod. home	3 bedroom	1 bathroom	\$287,465.00	\$5,749,300.00	\$344,958.00	\$6,094,258.00
50 homes to be usable by December 30,2020						<b>Total</b>	<b>\$11,394,211.04*</b>
<i>*plus 10% administration</i>							

<b>Western Navajo Food and Water Security Pilot Project ~ Phase 1</b>				
No.	Description	Extended Price	NN Sales Tax 6%	Total Price
10	500 gpm Production Wells	\$3,260,000.00	\$195,600.00	\$3,455,600.00
6	Hoophouse installation	\$100,000.00	\$6,000.00	\$106,000.00
1	Ten Springs Restoration/Water Distribution	\$385,000.00	\$23,100.00	\$408,100.00
1	Residential Potable Water Catchment, Filtration, Storage	\$1,000,000.00	\$60,000.00	\$1,060,000.00
140 water systems (wells, springs and water catchment) throughout Navajo Thaw and NPL Regions by December 30,2020			<b>Total</b>	<b>\$5,029,700.00*</b>
<i>*plus 10% administration</i>				

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**August 20, 2020**



**Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

**Time to Move Forward Right Now**

For years, the Navajo Nation has talked about supporting the people of the Bennett Freeze.

Talked.

Talked.

Talked.

Today, a plan is in place to finally solve the problem.

It is the responsibility of the Navajo Hopi Land Commission to create and implement a plan to reverse the effects of federal policy that froze development for decades—and relocated people from their homes forever.

The plan is done. The federal government is poised to invest in infrastructure and economic recovery.

It is time to Thaw the Freeze.

**The Case for \$4 Billion**

**Ready to Implement**

- 10 Chapter Recovery Plans Complete
- Regional Recovery Plan Complete

**\$4 Billion Investment Justified**

- Review of historical studies
- Adjusted for inflation
- Considers all projects in region

**Three Phases**

- Phase 1: 2020-2021 (\$200 million)
- Phase 2: 2022-2024 (\$2.0 billion)
- Phase 3: 2025-2029 (\$1.8 billion)

**Repurposes ONHIR**

- From Relocation to Recovery
- Expands Territory
  - From Nahata Dziil to FBFA & NPL

**Need Resolution of Support from NHLC with Strong, Unified Voice:**  
*It is Finally Time to Thaw the Freeze!*



**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**September 3, 2020**



### **Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### **Project Update**

While still coordinating closely with the Navajo Hopi Land Commission Office (NHLCO), the Navajo Thaw Support Team has identified additional funding sources for top priority projects. Included in these funding sources is the Economic Development Administration (a federal agency) and the Abandoned Mine Lands grant program (with a deadline of September 30).

Several of the top priority projects from the Navajo Thaw Region are eligible for funding.

### **Still Ready to Receive CARES Act Funding**

In collaboration with NHLCO, the Navajo Thaw Support Team continues to build the administrative capacity to receive and expend funding by December 30, 2020 for the benefit of the Navajo Thaw Region.

Recognizing that some of the funding may come through the Navajo Nation Division of Community Development (NND CD), the Navajo Support Team is prepared to collaborate with NND CD and other Navajo offices in order to ensure that funding benefits the Navajo Thaw Region.

### **A Reminder to Look at the Website**

The website, [www.NavajoThaw.com](http://www.NavajoThaw.com), is always updated. A current copy of the Regional Plan and all 10 Chapter Recovery Plans are available for review.

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**September 17, 2020**



### **Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### **Navajo Thaw *IMPLEMENTATION* Plan!**

The Navajo Thaw was never intended to produce reports sitting on the shelf. Navajo Nation and the rest of the world have enough of those.

It has always been about *implementation!*

Once all the Chapter Recovery Plans are completed (*and they are!*) and the Navajo Thaw Regional Recovery Plan is completed (*and it is!*), the intent has always been to move immediately into implementation. And we are!

### **Western Navajo Food and Water Pilot Project**

Congratulations to Stan Robbins, Jacques Seronde, and the team of food and water advocates that have had a vision for many years to improve the capacity of the region to produce food, and to utilize water that is readily available to the people. With their advocacy and support from the Chapters, the CARES Act-funded project will drill ten 500 gpm production wells, build six hoop houses, restore 10 springs, and install 100 water catchment systems. Specific locations for all the improvements have been identified and are being communicated to community leaders throughout the Navajo Thaw Region. The project is expandable so if additional funding becomes available later in the year, more can be done before December 30. The initial funding for this effort totals \$3.46 million.

*Given that this project must meet the December 30, 2020 deadline as per the CARES Act, this is a fast-moving project. Also, it is believed that additional funding might be forthcoming for this project, therefore it is "expandable." All Chapters in the Navajo Thaw Region may be well positioned to benefit from the potential expansion of the project. For more information, contact Stan Robbins at [srobbins7826@gmail.com](mailto:srobbins7826@gmail.com) or (928) 707-9170.*

### **ICDBG Funds to Projects in Navajo Thaw Region**

Per a press release distributed by the Navajo Nation Office of the President and Vice President earlier this year, two of the Navajo Thaw Region Chapters have received a commitment of Indian Community Development Block Grant (ICDBG) funding for priority projects. The Leupp Chapter is receiving funding for the North Grand Falls Power Line Extension Project and the Tonalea (Red Lake) Chapter is receiving funding for the Wildcat Power Line Extension Project Phase II. Both projects are top priorities in the Capital Improvement Plans for both Chapters as highlighted in the Regional Recovery Plan.

## **Cameron/TLE Apply for Federal Placemaking Grant**

The Cameron CLUP-C has partnered with Tolani Lake Enterprises to apply for a federal grant from USDA Rural Development to conduct “placemaking” activities. With Cameron as the primary gateway to the Grand Canyon National Park from the east, the Chapter has a special opportunity to shape its future to benefit from tourism while preserving a sense of place. The grant proposal had a specific focus on envisioning and developing housing projects in the near term.

## **Nahata Dziil Identifies Business Development Priorities**

The first Chapter to complete a Chapter Recovery Plan was Nahata Dziil. This work was completed by Nahata Dziil Commission Governance in 2017. Because of the early start, NDCG has many projects on the drawing board, many of which are profiled in the Navajo Thaw Regional Recovery Plan. Nahata Dziil is currently focusing on business planning for two development projects that can create jobs and improve quality of life for the area.

## **Abandoned Mine Lands (AML) Grant Program**

AML has provided notice throughout the Navajo Nation that it has approximately \$3.3 million for Pilot Projects that “explore and implement strategies to return legacy coal sites to productive uses by creating favorable conditions and economic development.” The Navajo Thaw Support Team is assisting at least two Chapters to potentially meet the September 30 deadline for project proposals.

## **NHLCO Set to Release \$3.6 Million in Housing Escrow Funds**

Navajo-Hopi Land Commission Office Executive Director Robert K. Black, Jr., joined by staff members Carol Pete and Patsy Yazzie and Native Builders LLC President Thomas Tso, travelled to meet with the FBFA Chapters to discuss how to release Housing Escrow Funding to each of the Chapters so housing improvements can be made. It is hoped that projects can get underway this fall.

## **Housing Manufacturing Being Considered in the Navajo Thaw Region**

The Navajo Thaw Support Team is coordinating with the Navajo Nation Veterans Affairs Office and the Navajo Nation Division of Economic Development to support housing manufacturing based in the Navajo Thaw Region. One proposal might be to develop such housing tied into the development of a new industrial park. A federal funding resource has been identified for the project.

### **Chapters are to approve their “Priority Projects” Resolutions**

The Navajo Thaw Support Team is excited to support every Chapter with the implementation of their Priority Projects. The Team encourages every Chapter in the Navajo Thaw Region to approve a resolution identifying their “Priority Project.” Information on the parameters of Priority Project selection can be found at: <https://navajothaw.com/next-steps-step-4/>.





**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**October 1, 2020**



### **Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## **It's All About Leveraging Navajo Nation Resources**

Even in this time with the influx of CARES Act funding, it is still important to leverage Navajo Nation resources in order to accomplish important projects.

The ultimate goal of the Navajo Thaw Implementation Plan is to secure large-scale federal funding to address the impacts of the Bennett Freeze and Forced Relocation. The goal is to attract \$4 billion over 10 years in three phases.

### **Receiving Grants Along the Way**

Although the ultimate goal is to seek funding from Congress, there are still many existing federal and other grant programs that can help implement the Navajo Thaw Plan. Successful grant writing is a key part of the overall effort. Below are examples of successful grants achieved or pending by the Navajo Thaw Support Team.

## **APPROVED GRANTS**

### **Grant #1—2014 USDA RD RCDI Grant Award of \$250,000**

The Navajo Thaw Support Team, led by Native Builders LLC, has been advocating for the Bennett Freeze ever since 2014. In that year, a successful grant application was made to the federal government through the USDA Rural Development Rural Community Development Initiatives grant program. Although the grant funding was not ultimately utilized, it was the beginning demonstration by what is now the Navajo Thaw Support Team that federal funding could be leveraged to support Navajo Chapters.

### **Grant #2—2018 USDA RD RBDG Grant to Nahata Dziil**

In 2018, Nahata Dziil Commission Governance, a certified Chapter (and AFoG Chapter) earned the credentials necessary to begin applying for federal grant funding. Nahata Dziil was successful in receiving a \$200,000 grant from the Rural Business Development Grant (RBDG) program to develop a masterplan for a proposed \$150 million development at the Pinta Exit on I-40, to complete feasibility studies for hotel and tour center development and to launch a business planning and training course.

### **Grant #3—Nahata Dziil Receives Second \$200,000 Grant to Continue Planning and Support Nahata Thaw**

Nahata Dziil Commission Governance then successfully applied for a second USDA Rural Business Development Grant to continue to develop plans and projects to create jobs and improve quality of life at Nahata Dziil. The grant also supported the launching of the Navajo Thaw Implementation Plan.

### **Grant #4—USDA Rural Development Grant for Entrepreneurship and Business Planning**

Moonshot at NACET, a Flagstaff-based non-profit supporting entrepreneurs and business development activities in northern Arizona, successfully applied for a \$150,000 USDA Rural Development Rural Business Development Grant to offer business planning and entrepreneurship classes in the Navajo Thaw Region. This grant, which was just announced, will establish services beginning in October 2020.

## **PENDING GRANTS**

Additional grants have been submitted and are being considered by various federal agencies and other funding entities. As further awards are made, the Navajo Thaw Support Team will be pleased to share the good news!

### **Pending Grant #1—National Rural Placemaking Planning Project**

On September 10, 2020, the Navajo Thaw Support Team coordinated with Tolani Lake Enterprises to upload a \$250,000 grant proposal to USDA Rural Development Rural Placemaking Innovation Challenge. This is a very competitive national competition. The application focuses upon the Cameron Chapter and its unique location as the Gateway to the Grand Canyon.

### **Pending Grant #2—AML Grant Proposal for Four Projects**

On September 30, 2020, the Navajo Thaw Support Team collaborated with the Navajo Community Development Financial Institution (CDFI) to respond to a Request for Proposals by the Navajo Abandoned Mines Land grant program. A total of \$3.3 million of funding is being requested for four projects:

- Project #1: Veterans Housing Manufacturing and Kerley Valley Industrial Park
- Project #2: Cameron Lodging and Tour Center Project
- Project #3: Kaibeto Commercial Development Project
- Project #4: Coppermine Trading Post

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**October 16, 2020**



**Project Purpose**

To develop nine Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

**International Non-Profit Collaborates with Navajo Thaw**  
**CHOICE HUMANITARIAN COMMITS TO FIRST MISSION WITHIN THE UNITED STATES**

The Navajo Thaw Implementation Plan has moved into the implementation phase.

“CHOICE Humanitarian partnered with Native Builders (and Building Communities) to make home deliveries of food and goods to folks in the FBFA (Former Bennett Freeze Area)/Navajo Thaw area—most being elders and folks in-need.” Robert K. Black, Jr., Executive Director of the Navajo Hopi Land Commission Office explains. “Home deliveries were completed over two days.”

On Monday, October 12 and Tuesday, October 13, food and other essentials were distributed to 183 households in portions of Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto and Tonalea Chapters.

“Brian Cole and Kimberly Janeway with Building Communities connected us with CHOICE Humanitarian back in May,” said Thomas Tso, President of Native Builders, the lead contractor organizing the Navajo Thaw.



*CHOICE/Native Builders Team with Elderly Navajo Woman in her hogan.*

CHOICE Humanitarian is a non-profit organization based in Salt Lake City, Utah that supports the efforts of people around the world to **end extreme poverty and build self-reliant, resilient communities**. They envision a world in which people everywhere have the choice and the means to live in peace, prosperity and freedom. CHOICE works primarily in Africa, South Asia, and Latin America and, until recently, has not carried out projects anywhere in the United States.

“We joined forces with partner organizations working with the Navajo Thaw because of our shared values and vision around the impact we seek to achieve by working together with our Navajo brothers and sisters,” said Steve Pierce, CEO of CHOICE Humanitarian. “With the support of six Chapters in the Navajo Thaw Region, we delivered boxes of fresh fruit and vegetables, other food staples, and cleaning supplies to 183 households, mostly homes of elderly, to help them through the hardships brought about by the COVID-19 pandemic. In the weeks and months ahead, we would like to continue our work with Native Builders, Building Communities and others working under the auspices of the Navajo Thaw coalition to help community members achieve food security and a nutritious diet through family and community gardens, water projects and, eventually, an entire local economy and value chain built around nutritious food.”



*Ruby Tallman of Tuba City after having food and supplies delivered to her in her home.*



*Robert Black, Jr. and Thomas Tso with Navajo Thaw banner.*

CHOICE Humanitarian received substantial donations from several donors for this cause.

“Thank you CHOICE Humanitarian, Native Builders and Building Communities, and the donors for this effort,” said Black.



**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**November 5, 2020**



### **Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### **Navajo Thaw/Cameron Win National Competition for Grant**

The Navajo Thaw Support Team assisted the Cameron Chapter and the Cameron Community Land Use Plan Committee (CLUP-C) to secure a \$215,000 federal grant from USDA Rural Development to conduct “placemaking” activities over the next two years.

The Rural Placemaking Innovation Challenge grant was one of only five winners in a national competition which included 67 applications.

The purpose of the project is to develop a long-range plan designed to empower the people of the Cameron Chapter to envision and implement activities leading to creating a “great place to live, work and play.”

The Navajo Thaw is an effort supported by the Nez-Lizer Administration and the Navajo Nation Council, and coordinated by the Navajo Hopi Land Commission Office directed by Robert K. Black, Jr.

“This grant helps us shift from planning to implementation,” said Black. “We now have many activities underway in the Navajo Thaw Region to make sure that we do not have plans sitting on the shelf.” The Navajo Thaw is ultimately a regional effort which is approaching the federal government for the funding and support to address the Bennett Freeze and Forced Relocation eras of Navajo Nation history.

The grant proposal was led by a highly active and engaged Cameron CLUP-C committee. “This plan is so very important for our Chapter in order to gain a sense of where new housing needs to take place for our people,” said Marilyn Reed, Chairwoman of the CLUP-C. “We do not see this as a plan sitting on a shelf, but rather leading to a ‘living project.’”

Reed was especially grateful for Tolani Lake Enterprises (TLE) for sponsoring the grant application. “They are a great non-profit and have been so helpful to our Chapter and our part of the Navajo Nation for so many years.” TLE intends to be active in supporting the activities of the project.

Stan Robbins, an active supporter of the Cameron Chapter and former Navajo Council Delegate at the height of the land dispute between the Navajo Nation and the Hopi Tribe, spoke of the importance of the project focusing on a “*Sustainable Journey of Beauty*.” Robbins noted that “Beauty” is central to the Navajo belief system, and an excellent focus of the planning activities. In this sense, beauty means a feeling that makes one feel content, happy, being settled, feeling grateful, blessed, joy.



The lead consulting contractor, Swaback, an architectural and planning firm based in Scottsdale Arizona, developed the most comprehensive plan for housing in the history of Indian Country in 2012. “We recognized sustainability and beauty as central themes for the Navajo people in the work that we did eight years ago,” said Chris McKibben with Swaback. “It will be the people of Cameron that will drive this planning process. We are honored to work with this important Chapter and place on the Navajo Nation.”

The grant was written by Brian Cole of Building Communities, the subcontractor to Native Builders, LLC which is leading the Navajo Thaw Implementation Plan. “These are such challenging times for everyone. It is simply a matter of survival right now,” said Cole. “Yet we know that the Navajo people are resilient, and times will get better. This is a plan for those better future days.”

Native Builders, LLC will provide a strong supporting role for the project. “We have been so impressed with the engagement of the Cameron Chapter in the Navajo Thaw process,” said Thomas Tso, President of Native Builders, LLC. “Their CLUP-C has been very active in pursuing this grant and the Chapter leaders have been most supportive.”

One big reason why Cameron was successful with the grant application was the matching funds provided by Blackstreak Holdings, the company working with Cameron Officials to develop a new Navajo-owned and operated motel and tour company in Cameron. Blackstreak Holdings operates Adventurous Antelope Canyon Tours at LeChee. “We are so happy to be a partner with Cameron in this planning project,” said Lionel Bigthumb, Chief Operating Officer for Blackstreak Holdings, of behalf of his family. “We are doing these development projects for the people. This planning project will help to make sure that the people of Cameron benefit from all future development and progress.”

In addition to the Masterplan for the future of Cameron, the Cameron Chapter will receive funding for people to participate in the process. Federal funds will also be used to purchase laptop computers and hotspots so that people can participate during these pandemic times.



## Project Briefing to Navajo-Hopi Land Commission

November 19, 2020

### Thank You to Our Leaders!

For the Navajo Thaw, it is all about planning and leadership and execution. That is, the Navajo Thaw Regional Recovery Plan requires good leadership at all levels in order that we can execute/implement the plan and improve the lives of everyone in the region.

This means leadership at the Chapter level. This means leadership at the Delegate level.  
This means leadership at the Navajo Executive level. This means leadership in Congress.  
This means leadership in the White House.

While the Navajo Thaw always intends to be “above politics” and purely serving the needs of the Navajo people in the region, **this is the time that we say “thank you” to our elected leaders.**

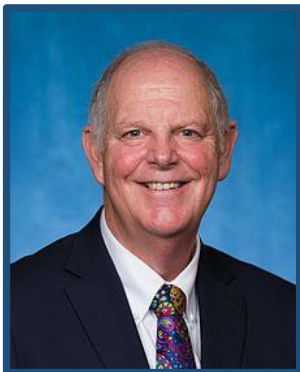


We would like to begin by thanking **U.S. Senators Kyrsten Sinema and Martha McSally.** When President Nez was joined in February 2020 by NHLCO Executive Director Robert K. Black, Jr., Delegate Otto Tso, Delegate Raymond Smith, Jr., and Delegate Pernell Halona, both Senators welcomed our delegation, listened, and pledged to help. Thank you.



### Congratulations to Congressman Tom O'Halleran and Senator-elect Mark Kelly

**Congressman Tom O'Halleran** has gone the extra mile to understand and support the efforts of the Navajo Thaw. Congressman O'Halleran has a deep understanding of the needs and opportunities of the Navajo Nation and Indian Country, and we welcome his continued interest and leadership. The Congressman is well served by Jack Jackson, Jr. and Luther Lee who have attended Chapter meetings and connected our efforts to the Congressman.



Congratulations to **Senator-elect Mark Kelly.** We are particularly pleased that Senator-elect Kelly has selected Luther Lee to be a member of his Transition Team. Mr. Lee has



been vitally engaged and interested in the Navajo Thaw effort ever since the beginning. We look forward to providing a briefing to Senator-elect Kelly in the weeks ahead.

## Welcoming the New Navajo Thaw Region Chapter Leaders

Several of the elected leaders in the 10 Chapters of the Navajo Thaw Region chose not to run for re-election. **The Navajo Thaw thanks all the outgoing Navajo Chapter elected leaders.** We know this has been extraordinarily difficult work made even more challenging by the pandemic. Thank you!

In January 2021, there will be many returning and many new people serving in leadership positions throughout the 10-Chapter region. The table below presents this listing. *We understand the elections results are still unofficial.*

Navajo Thaw Region Chapter Leadership				
Chapter Name	President	Vice President	Secretary/Treasurer	Grazing Officer
Bodaway Gap	Dorothy Lee	Lee Yazzie, Jr.	Loretta Tsinigine	Lula Neztosie*
Cameron	Charlie Smith, Jr.	Candis Yazzie	Louise Kerley	Lula Neztosie*
Coalmine Canyon	Rene Dodson	Benjamin Nez	TBD	Harry Jackson Goldtooth
Coppermine	Allen Fowler, Jr.	Lola A. Smith	Delores Dempsey	Stanley Fowler
Kaibeto	Tom Franklin, Jr.	Yolanda Ellis-Bileen	TBD	Neal B. John, Sr.
Leupp	Roberta Gorman	Angela Cody	Calvin Johnson	Kenny Welch
Tolani Lake	Leland K. Dayzie	Anna M. Begay	Rena Monroe Edwards	Leslie Williams
Tonalea	Darryl Jim	Jordon Begay	Marlinda Whiterock	Bruce Daw
Alternative Form of Government (AFOG) Chapters				
Chapter Name	President	Vice President	Secretary/Treasurer	Commissioners
Tuba City	Gerald Keetso	Myra A. Begay	Esther Leah Drake-Grass	Angela Williams Steve Arizana
Nahata Dziil	Commissioners-elect			
	Darryl Todd Ahasteen, Lyndale Curley, Michael Chee, Lavonne Tsosie, Loretta Bahe			

\*We do not have current information on the grazing officer, but understand that Lula Neztosie is supporting the chapters as a Farm Board member.

**The Navajo Thaw will be offering an orientation to the existing and newly-elected Chapter Officials in the weeks and months ahead.**

## Congratulations to President-Elect Joseph R. Biden, Jr.

Finally, for the Navajo Thaw to be ultimately successful, we need the understanding and support of the President of the United States. We thank our partners in the Trump Administration, and the work by Vice President Myron Lizer to connect Navajo to the Administration.

**President-elect Biden** has been advised by one of Navajo Nation's finest, Clara Pratt, serving in the role of Tribal Engagement. Clara Pratt and Navajo Power were sponsors for the Navajo Thaw Summit back in February 2020. We know that President-elect Biden and his team understand the strong support they have received from the Navajo people, and we look for an amazing and productive relationship in the years ahead.





## A Tribute to Darrell Tso

June 8, 1964 - November 16, 2020

On November 16, the Navajo Thaw lost one of its biggest visionaries, supporters, and mentors—Darrell Tso.

A resident of Tuba City and, more recently, a resident and leader at Nahata Dził Commission Governance, Darrell Tso was instrumental in helping to make the Navajo Thaw a reality.

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**December 3, 2020**



# January 2021: Call for Federal Action

## The Plan is Done, The People are Ready

On October 14, 2019, the Nez-Lizer Administration and the Navajo Nation Council launched the **Navajo Thaw Implementation Plan**. Since then, over 700 people have engaged in a process that has established 10 Chapter Recovery Plans and the Navajo Thaw Regional Recovery Plan designed to finally address the impacts of the Bennett Freeze and Forced Relocation eras of Navajo Nation history.

Recovery Plan by the Numbers		
Effort	1	Navajo Thaw Regional Recovery Plan Completed ✓
	10	Chapter Recovery Plans Completed ✓✓✓✓✓✓✓✓✓✓
	700	Participants in the Navajo Thaw Planning Process
Time	3	Phases of Recommended Investment
	10	Years to Complete Recovery (2021-2030)
	2/5/3	Phase I is over a <b>two</b> -year period (2021-2022), Phase II is over a <b>five</b> -year period (2023-2027) and Phase III is over a <b>three</b> -year period (2028-2030)
Money	\$4B	Investment Needed in the Navajo Thaw Region (\$4 Billion total)
	5/50/45	The Phase I investment is <u>5%</u> of the Total ( <b>\$200 million</b> ); the Phase II investment is <u>50%</u> of the total ( <b>\$2 billion</b> ); the Phase III investment is <u>45%</u> of the total ( <b>\$1.8 billion</b> )

## The Time to Act is Now!

**Call to Action #1: Fund Phase I at \$200 Million**

Phase I funding, to be invested in 2021-2022, would develop and build Immediate Recovery Projects and complete the environmental analyses, preliminary engineering, and architecture specs to set the stage for Phase II.

**Call to Action #2: Repurpose ONHIR**

The Office of Navajo and Hopi Indian Relocation (ONHIR) should be *repurposed* to oversee the execution of the three-phased Navajo Thaw Regional Recovery Plan. The Office should become the Office of Navajo and Hopi Indian Recovery. Fundamental changes/outcomes of ONHIR should be:

- Completion of the originally-intended mission
- Formation of a Tribal oversight committee that has significant power to direct ONHIR activities and investments (Navajo Thaw Roundtable)
- Approval and execution of the Technical Amendments

## Regional Recovery Plan: Benefit for Everyone

**Water, Housing, Roads, Jobs,  
Public Facilities, Health Care,  
Internet, Public Safety**



Since the project began in September 2019, the Navajo Thaw has been successful in completing 10 **Chapter** Recovery Plans and the Navajo Thaw **Regional** Recovery Plan.

***The stage is now set to request federal support for the implementation of this Plan that finally addresses the impacts of the Bennett Freeze.***

A new Congress will be seated in January and President-elect Biden will become the 46th President of the United States. It is time right now to set the Navajo Hopi Land Commission federal agenda for consideration by Congress. This request has four overall elements.

## Our Message to Navajo and Congressional Leaders

Immediate action is needed to begin to implement the Navajo Thaw Regional Recovery Plan:

1. **Funding**—Appropriate \$200 million to fund the first of three phases of the Plan. These funds would be spent in 2021-2022 to complete Immediate Recovery Projects and to conduct the design/engineering/environmental-clearance work to construct Phase II projects.



2. **Authority**—Repurpose ONHIR so that it becomes the Office of Navajo and Hopi Indian Recovery; create a powerful Navajo oversight body over ONHIR to implement the Navajo Thaw Regional Recovery Plan.
3. **Technical Amendments**—Approve amendments to Public Law 93–531 relating to lands of the Navajo Nation and for other purposes.
4. **NPL**—Develop and implement a plan, like the scope and purpose focused upon the Former Bennett Freeze Area, to develop housing, infrastructure, public facilities, and economic development.

[www.NavajoThaw.com](http://www.NavajoThaw.com)

Navajo Thaw  
Implementation Plan  
Project Briefing to  
Navajo-Hopi Land  
Commission  
December 31, 2020



**Colbert Dayzie**

August 21, 1956 – December 30, 2020

This has gotten deeply personal. Please permit me to tell this story from my perspective.

I remember the moment I met Colbert Dayzie. It was a beautiful summer day in 2014. I was with Thomas Tso and other friends that shared a common desire to find a solution to the impacts of the Bennett Freeze.

I was introduced to Colbert by Darrell Marks. I could tell that there was such reverence for this man—Colbert.

In the six and a half years that followed I have learned why so many people held him in such high esteem. Colbert had a spark. Colbert had a twinkle in his eye. Colbert had wisdom.

I doubt that I have gone two consecutive days in the last five years without talking or texting with Colbert. Day in and day out the topic was always the same: how can we rally the people and resources of the Navajo Nation and the United States to finally help the people of the Bennett Freeze?

Colbert connected us to the Delegates before and after the 2018 election.



*Lena Dayzie at Tonalea November 2019*

Colbert connected us to President Nez and his new administration. Colbert participated on what we call the Native Builders Team. Colbert

helped to create the Navajo Thaw.

Colbert had a dream that one day all these text messages, phone calls and meetings would lead to

*Colbert Dayzie June 2019*

something...anything that would help his neighbors. Finally, on December 29, 2020, the news broke:

***'There is hope now': Well project in western Navajo Nation gives families a new water supply—AZ Central***

And the very next day, after helping lead us for years, Colbert passed away. Colbert's long battle to maintain his health finally lost out kidney failure.



I loved Colbert Dayzie. He selflessly gave of his time and knowledge and wisdom to get us all to a point where we can all work together to implement a plan for housing, water, roads, telecommunications, public facilities, and jobs.

My friends, we have lost too many people to this insidious virus. We have lost too many elderlies that have waited for the promise of power and water.

I know we will succeed together. Please keep the faith and do everything you possibly can to be safe. The vaccine is on the way. This plan will be implemented. The promise will be fulfilled. We will Thaw the Freeze. Together.

For me, I will not rest until Colbert's dream becomes reality. Sweet, sweet dreams, my friend. You deserve it.

--Brian Cole



Brian Cole at Tolani Lake, November 2019

## Thoughts about Colbert from the Native Builders Team

**Thomas Tso, President, Native Builders LLC:** Colbert was a big part of Native Builders and the Navajo Thaw since the beginning. He was always there to give good business and legal advice. He has been here for all of us as we work with the Navajo Nation. We lost a good friend and good business partner.

**Raymond Maxx, Former Council Delegate and NHLCO Executive Director:** Colbert was a predecessor of mine serving as Executive Director of the Navajo Hopi Land Commission Office back in the day when the battles were difficult. Colbert brought a lot of legal and political understanding to our discussions and efforts. Colbert embodied intelligence and experience, yet he never flaunted what he knew. Colbert's father served on the Navajo Nation Council back when I served. One thing that people may not know about Colbert is that he loved to spend time on his Harley.



Colbert and his Harley Summer 2015

**Robert K. Black, Jr., Executive Director, NHLCO:** I will always hold my friendship with Colbert in my life as a high point, which started back in 1996 when he encouraged me in my candidacy for Shonto's Council Delegate position. I lost, but he said I will go on to bigger things if I am persistent in working for my community or my Dine People.

**Bobby Robbins, Former Council Delegate:** May the holy people guide and protect you through your eternal journey to the holy world and be among your eternal family and relatives.

**Waylon Honga:** Colbert was always open to learning and considering different perspectives. I know that when I approached him with my ideas and presentations, he would just say: "let's hear it." Colbert always had time to listen and to learn.

# NHLCO Navajo Thaw Quarterly Report

October 1, 2020 – December 31, 2020

**Project Purpose**  
 To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

The activities being performed by the Native Builders Team for the Navajo Hopi Land Commission Office (NHLCO) can be categorized three ways: 1) Ten Chapter Recovery Plans, 2) the Navajo Thaw Regional Recovery Plan, and 3) Implementation of all Planning Activities.

## Ten Chapter Recovery Plans

All the work to complete the ten Navajo Thaw Chapter Recovery Plans was completed prior to October 1, 2020. Each of the plans, however, remain “open” to additional feedback and input by Chapter Officials and Chapter Steering Committee Members.

The status for each of the Chapter Recovery Plans and the efforts by the Chapters are summarized in the dashboard below.

### Navajo Thaw Progress Dashboard

	Feedback Submission	Plan Adoption	Steering Committee	Navajo Roundtable	Priority Project
Bodaway Gap	🚫 Pending	🚫 Pending	🚫 Pending	🚫 Pending	🚫 Pending
Cameron	🕒 In Progress	🕒 In Progress	✅ Complete	🕒 In Progress	✅ Complete
Coalmine Canyon	✅ Complete	✅ Complete	✅ Complete	✅ Complete	🚫 Pending
Coppermine	✅ Complete	✅ Complete	✅ Complete	✅ Complete	✅ Complete
Kaibeto	✅ Complete	✅ Complete	✅ Complete	✅ Complete	✅ Complete
Leupp	🚫 Pending	🚫 Pending	🚫 Pending	🚫 Pending	🚫 Pending
Tolani Lake	🕒 In Progress	🕒 In Progress	✅ Complete	✅ Complete	🚫 Pending
Tonalea (Red Lake)	🕒 In Progress	🕒 In Progress	🕒 In Progress	🕒 In Progress	🕒 In Progress
Tuba City	🚫 Pending	🚫 Pending	🚫 Pending	🚫 Pending	🚫 Pending
Nahata Dził	✅ Complete	✅ Complete	✅ Complete	✅ Complete	✅ Complete

With the November 2020 elections, the Navajo Thaw Support Team is now providing Navajo Thaw Chapter Orientation sessions for each of the ten Chapters to bring new Chapter Officials up to speed on



the efforts and benefits of the Navajo Thaw. Three of those orientation sessions were provided in December 2020.

## **Regional Recovery Plan**

The Navajo Thaw Regional Recovery Plan was completed in the summer of 2020 and is poised for implementation. The plan calls for a \$4 billion investment in three phases over ten years to address the Bennett Freeze and Forced Relocation eras of Navajo Nation/US history.

The Regional Recovery Plan is posted on the [www.navajothaw.com](http://www.navajothaw.com) website and is available for review and download. In addition, the plan has been presented to Navajo Nation Officials as well as Members of Congress and/or their representatives.

Phase One of the Recovery Plan calls for a \$200 million investment over 2021-2022. The Navajo Thaw Support Team recommends that this funding request be presented to the Biden Administration and the Arizona Congressional Delegation in January 2021.

A copy of the Navajo Thaw Regional Recovery Plan was presented to President-elect Joe Biden by Navajo Nation President Jonathan Nez in Phoenix in October 2020.

## **Implementation of all Plans**

Implementation of the Regional Plan and the ten Chapter Recovery Plans is underway.

The Navajo Thaw Support Team is asking each of the ten participating Chapters to pass a resolution to identify a project for implementation. Although the pandemic has disrupted such Chapter-based decision making for most of the Chapters, the Support Team has been able to identify projects for implementation through grant writing and project advocacy. A summary of projects and efforts underway is provided below.

### **Tolani Lake Enterprises (TLE) Covid Relief Project**

The Navajo Thaw Support Team collaborated with TLE and local advocates for food and water security to secure \$3.46 million from the Navajo CARES Act Fund for the development of:

- 1) 10 wells that have been completed or are in progress serving four Navajo Thaw Chapters,
- 2) 94 water catchment systems have been installed in 29 communities,
- 3) 232 water filtration systems have been provided to families in 31 communities,
- 4) six Hoop Houses have been built to distribute food to families in need across the region,
- 5) five water delivery trucks have been purchased to deliver water to remote, and
- 6) comprehensive drinking water analysis have begun for 16 identified water sources.

The project has been a significant success, and a request is being made to the Nez-Lizer Administration and the Navajo Nation Council to extend this project into 2021 given that Congress has extended the CARES Act funding.

### **Business Assistance for Navajo Entrepreneurs (BANE) Project**

The Navajo Thaw Support Team successfully applied for a \$150,000 USDA Rural Business Development Grant (RBDG) grant in collaboration with Moonshot at NACET. This project is assisting Navajo businesses and entrepreneurs with business planning and entrepreneurial support services. Given the impacts of the pandemic, the first phase of the project is to create a videotaped curriculum of programming.



## Envision Cameron Project

The Navajo Thaw Support Team successfully applied for a \$215,000 federal grand award through USDA Rural Development to establish the Envision Cameron project. This project consists of placemaking and planning activities to create a vision for the future of Cameron extending through 2070. A major focus for Cameron will be the planning and development for new housing in the immediate term. The project builds upon some of the planning expertise completed on the Navajo Nation by Swaback Partners, an architectural and placemaking firm.

## Pending Grant Proposal to Abandoned Mine Lands Program

The Navajo Thaw Support Team submitted the only 2020 grant proposal to the Navajo Nation Abandoned Mine Lands grant program. The \$3.33 million grant request would support four projects: 1) Veterans Housing Manufacturing/Kerley Valley Industrial Park, 2) Cameron Lodging and Tour Center, 3) Kaibeto Commercial Development Project, and 4) Coppermine Trading Post.

## CHOICE Humanitarian Relief Effort

CHOICE Humanitarian, an international non-profit, has teamed up with the Navajo Thaw to deliver food and household supplies directly to the doors of the people in the Navajo Thaw Region—all 10 Chapters. They see this as the first of a long-term commitment to bring Relief/Resiliency/Enterprise to the region.

***The stage is now set to request federal support for the implementation of this Plan that finally addresses the impacts of the Bennett Freeze.***

A new Congress will be seated in January and President-elect Biden will become the 46th President of the United States. It is time right now to set the Navajo Hopi Land Commission federal agenda for consideration by Congress. This request has four overall elements.

### Our Message to Navajo and Congressional Leaders

Immediate action is needed to begin to implement the Navajo Thaw Regional Recovery Plan:

- 1. Funding**—Appropriate \$200 million to fund the first of three phases of the Plan. These funds would be spent in 2021-2022 to complete Immediate Recovery Projects and to conduct the design/engineering/environmental-clearance work to construct Phase II projects.
- 2. Authority**—Repurpose ONHIR so that it becomes the Office of Navajo and Hopi Indian Recovery; create a powerful Navajo oversight body over ONHIR to implement the Navajo Thaw Regional Recovery Plan.
- 3. Technical Amendments**—Approve amendments to Public Law 93–531 relating to lands of the Navajo Nation and for other purposes.

4. **NPL**—Develop and implement a plan, like the scope and purpose focused upon the Former Bennett Freeze Area, to develop housing, infrastructure, public facilities, and economic development.

[www.NavajoThaw.com](http://www.NavajoThaw.com)

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**January 21, 2021**



## Reviewing the Navajo Technical Amendments Act in the Context of the Navajo Thaw Plan and Recommendations

*The effort to advance the Navajo Technical Amendments Act (NTAA) predates the development and activities of the Navajo Thaw. With the Navajo Thaw Regional Recovery Plan calling for:*

- 1) a \$4 billion, ten-year, three-phased investment in the Navajo Thaw Region and*
- 2) the Repurposing of ONHIR,*

*it is timely to review the proposed language in the NTAA to ensure conformity/consistency of messaging.*

The Navajo Technical Amendments Act would amend the Navajo-Hopi Land Settlement Act (“the Act”), Public Law 93–531, to provide for the following:

- **Study on Negative Impacts of Relocation and Development Freezes and Requirement to Develop a Plan.** The Secretary of Interior will conduct a comprehensive study of the social, economic, cultural and other impacts of the relocation and federal development freezes and submit a report to Congress within 6 months. The Commissioner will use the study to develop and implement a plan to provide job training, economic assistance, and infrastructure for water, roads, sewers, and community and health facilities, in consultation with the Navajo Nation and Hopi Tribe and their impacted members.

*Although it may be very worthwhile to still study the negative impacts of Relocation and the Development Freezes, the “Plan” referenced here is complete for the Bennett Freeze area and Nahata Dziil. Perhaps the Technical Amendments should direct such a plan to be completed for the Navajo Partitioned Lands (NPL) area.*

- **Relinquishment of Accommodation Agreement and Eligibility for Relocation Benefits.** This section would allow any Navajo families who signed agreements allowing them to remain on Hopi-partitioned land to relinquish those agreements, if they so choose, and receive relocation benefits.

*No changes.*

- **Restoration of Navajo Nation Land Selection Authority.** Restores the Navajo Nation’s original authority to make certain land selections. Right now, that authority resides with the Office of Navajo and Hopi Indian Relocation.

*No changes.*

- **Selection of Lands to Correct Surveying Error.** The BLM committed a surveying error, resulting in the Navajo Nation unintentionally selecting 757 more acres of land than it had intended, reducing the amount the Nation has left to select under the relocation act. This bill allows for Navajo Nation to select 757 additional acres of land to compensate for the surveying error.

*No changes.*

- **Expansion of Office of Navajo and Hopi Indian Relocation Authority.** Authorizes the Commissioner to carry out a rehabilitation in the Former Bennet Freeze Area for housing construction and renovation, and initiatives for infrastructure improvements and economic development. The bill would require the Commissioner to enter into self-determination contracts to carry out this work upon request by the Navajo Nation or Hopi Tribe.

*This language could be augmented to make specific reference to the recommended implementation of the Navajo Thaw Regional Recovery Plan.*

- **Navajo Rehabilitation Trust Fund.** The Act established the Navajo Rehabilitation Trust Fund to provide monies to the Navajo Nation to address the adverse impacts of Federal relocation of Navajo families. Approximately \$16 million was appropriated to this fund, to be paid back out of revenues from certain lands the Nation acquired pursuant to the Act. However, those lands have never been developed. This bill releases the Navajo Nation from the obligation to repay these monies and reauthorizes the Trust Fund, allowing Congress to appropriate development dollars in future years should it so choose.

*No changes.*

- **Former Bennett Freeze Area Rehabilitation Trust Fund.** Creates a trust fund in the U.S. Treasury for disbursement to the Navajo Nation for efforts to rehabilitate the economic, housing, infrastructure, health, educational, and social conditions in Navajo communities affected by the Former Bennett Freeze.

*Could this language be amended to make specific reference to the ten-year, three-phased, \$4 billion fund?*

- **Navajo Tribe Sovereignty Empowerment Demonstration Project.** The Navajo Nation seeks to exercise more sovereignty over its lands and spur economic development in the Former Bennett Freeze Area. This bill encourages development and streamlines the regulatory process by waiving certain Federal laws, while keeping in place their Navajo equivalents, for the limited purposes of renewable energy,

housing, public and community facilities, and infrastructure development (limited to 150,000 acres in identified zones).

*No changes, although perhaps we should consider this streamlined regulatory process to benefit Nahata Dziil and NPL??*

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**February 4, 2021**



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# Tribute to Thomas Tso

Our beloved leader who so strongly wanted to help everyone that has been impacted by the Bennett Freeze that he started his own company, Native Builders LLC, passed away today, Friday, January 22, 2021.

First and foremost, Tom was a family man. Never has a man loved a woman more than Tom loved Pauline. Tom and Pauline had four children Klalilah Tso Bigman, Thomasina Tso, Isaiah Tso, and Travis Tso. Tom regularly attended Hidden Springs Covenant of Faith Church, loved God, and would do everything he possibly could to help his family, neighbors and friends.



Tom has served on the Bodaway Gap Community Land Use Planning (CLUP) committee for many years, and also served on a committee to bring about the Bodaway Gap Healthcare Clinic.

If there was ever a man that had no enemies, it was Thomas Tso. Tom loved everybody. And, in turn, everybody loved Tom. Tom would patiently listen in on every phone call, attend every meeting and drive every mile if it would mean that his friends someday would have running water or perhaps a house that was big enough for their family.



In January of 2015, Tom and Brian Kensley formed Native Builders LLC. The primary purpose of the company was to develop and implement a plan that would finally address the impacts of the Bennett Freeze. Tom knew that people wanted to see new and better housing, infrastructure, public facilities and jobs. Tom knew that there needed to be a plan in place and then an army of people committed to getting the work done.



**Native Builders LLC**

as represented by the feather.

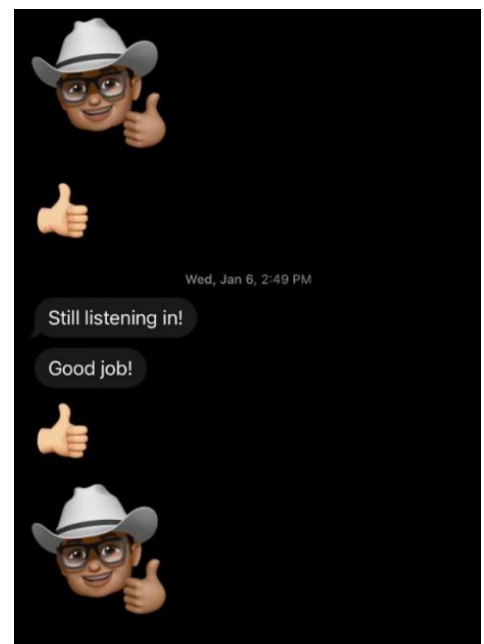
Tom was very proud of his company. He would explain the purpose of the Native Builders logo. He would explain that although everyone at Navajo wanted to have a better life, everyone would “just go around and around in circles.” Tom would continue that there needed to be a direction as represented by the arrow. He would also say that we needed to have good fortune,

Very few people know that in his effort to help his friends and neighbors in the Bennett Freeze, Tom coordinated a weekly teleconference for six years. Almost every Wednesday afternoon, Tom would be on the phone with his good friends Raymond Maxx, Bobby Robbins, Colbert Dayzie, Waylon Honga and Brian Cole. The group would try to find ways to bring Navajo and other resources to help what eventually has become known as the Navajo Thaw. And when Tom was not on the phone with his friends, he was in the car with his son, Travis, doing whatever he could to help.

It is said that to live a full life means giving of yourself to a cause bigger than you are. Tom led a very full life. His cause was his friends... his neighbors... his people... the Diné.

On January 6, 2021, Tom was doing what he always did at 2 pm on the first Wednesday of the month – participating on the Navajo Thaw Chapter Champions Committee. For those who were listening closely, we could hear the oxygen machine. Tom was able to dial in and provide his input through text message. A screenshot of those text messages are at right. We know that Tom is still listening. We know that he is still encouraging. And Tom, we are going to Thaw the Freeze for you – and for Colbert and for Darrell. We love you, buddy.

Thomas Tso May 14, 1960 – January 22, 2021



**Bobby Robbins:** “Ha’goo’ne’, SHI TSILI (little brother) it is hard to say that “you have gone home” to be with your wife, father, and other close relatives. We will carry on your dreams and ensure we complete your dreams, also, ensure we sustain Navajo Thaw as you saw in future thoughts. You are home shi tsili in a safe and happy place, ha’goo’nee’.”

**Ellison Bennett, Pastor of Hidden Springs Covenant of Faith Church:** “Thomas was not only a great brother, a great friend, but a great leader as well. A leader is one who knows the way, goes the way, and shows the way, but above all he was a servant to the people around him, and there’s a scripture that reminds me of Thomas, ‘...The greatest one among you will live as the one who is called to serve others,’” Matthew 20:26 TPT.

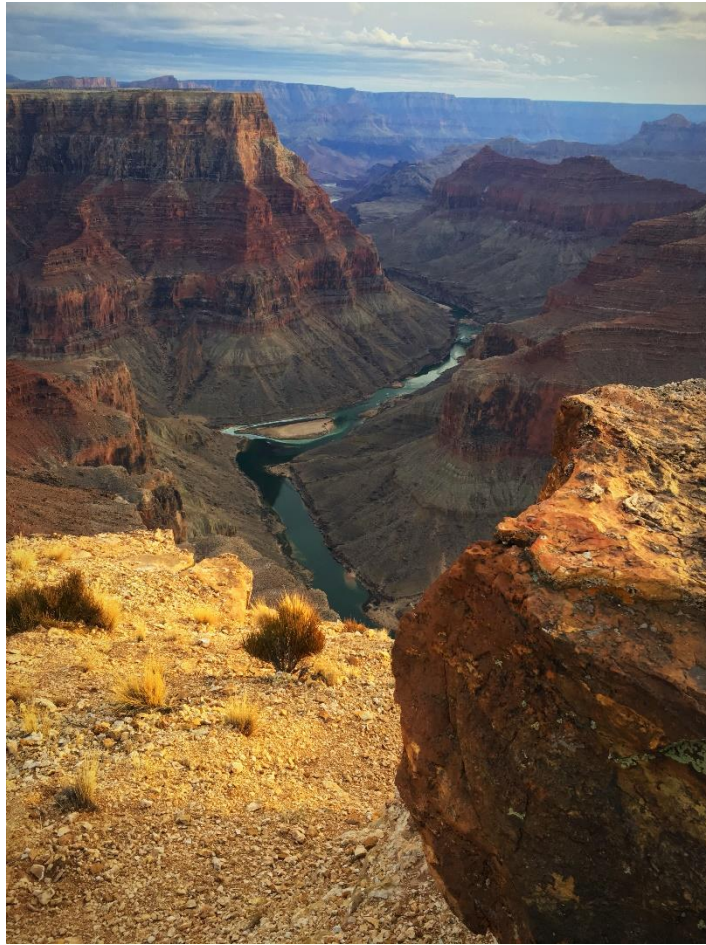
**Travis Tso, Son:** “My dad was the kind of person who would help everyone. He helped his mother. He helped his sister. He was always there for my mom. He always supported my mom’s family. Dad always would help out at the Church. He would help in any way possible with labor or talking to people or talking about the Bennett Freeze or helping our Chapter. Recently, dad and I would team up with CHOICE Humanitarian to help them with food deliveries. We always liked doing that.”



*The joy of delivering food provisions directly to the people*



*Thomas Tso with Lonnie Ward of CHOICE Humanitarian*



*If a guest came to Navajo and Tom found out that they had some extra time, Tom would love to show them the Grand Canyon and explain the importance of this sacred place to the Diné.*

**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**February 18, 2021**



### **Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### **NHLC Resolution of Support for the Navajo Thaw**

All of the Navajo Thaw Chapter Recovery Plans were completed by February 2020. In addition, the Navajo Thaw Regional Recovery Plan was completed and posted at [www.navajothaw.com](http://www.navajothaw.com) in August 2020.

The ultimate purpose of the Navajo Thaw Regional Recovery Plan is to secure \$4 billion over 10 years over three phases. Given that Congress is now considering the American Recovery Plan and will likely consider an economic/infrastructure bill later in 2021, now is the time for voicing support from the Navajo Nation, especially through the Navajo Hopi Land Commission (NHLC).

Since the onset in September 2019, the Navajo Thaw has included all nine of the Former Bennett Freeze Area (FBFA) Chapters. In addition, there has been strategic involvement and support by Nahata Dziil Commission Governance. Nahata Dziil paved the way for the Navajo Thaw by sponsoring a federal grant application to USDA Rural Development. The effect of that grant has been to extend the project over a 39-month project period, leading to projects and implementation.

In previous NHLC meetings, Delegates have expressed a desire to “split” their consideration of efforts by the Navajo Thaw into two parts: 1) the FBFA Chapters, and 2) Nahata Dziil.

While it is still envisioned that all of the benefits to the FBFA Chapters and Nahata Dziil will ultimately be realized, the Navajo Thaw Support Team has “split” the Regional Plan and supporting resolutions for consideration by NHLC.

A copy of the draft FBFA resolution will be offered by NHLCO Executive Director Robert K. Black, Jr. during the February 18 meeting. In addition, an edition of the Navajo Thaw Regional Recovery Plan that is FBFA-only will be distributed.

The Navajo Thaw Support Team recognizes that each of the NHLC Delegates has a responsibility to their own districts in addition to the broader geographic responsibility of supporting the FBFA and NPL and Nahata Dziil. The greatest benefits will be realized as we all work together to support everyone’s projects and priorities. Approval of the Navajo Thaw Support Resolution is the next step in supporting the progress for everyone.



**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**February 23, 2021**



### **Project Purpose**

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**Navajo Thaw Implementation Plan**  
**Project Briefing to**  
**Navajo-Hopi Land Commission**  
**March 4, 2021**



**Project Purpose**

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**Business Assistance for Navajo Entrepreneurs (BANE)**  
**Grant Writing Workshops**

The Navajo Thaw is working with Moonshot at NACET to deliver the Business Assistance for Navajo Entrepreneurs (BANE) project. The purpose of the project is to facilitate business development opportunities for the Navajo people that live within the Navajo Thaw Region.

As a part of its contribution to the project, Building Communities is offering a free three-session, Zoom-presented grant writing workshop that will:

1. Offer grant writing fundamentals to Navajo people expressing an interest in the grant writing profession/activity
2. Convene the various nonprofits that are already supporting the Navajo Thaw Region
3. Invite federal grant program managers to explain the eligibility, requirements and benefits from grant programs
4. Result in a series of completed grant applications to further advance the Navajo Thaw Region

**Session One: February 22****Grant writing basics: eligibility, capacity, and research**

In Session One, participants will learn the basics of grant writing including organizational development and eligibility, researching funding sources, and hearing presentations on immediately available opportunities through USDA Rural Development.

The basics of organizational eligibility and readiness will be addressed to ensure that completed applications benefitting the Navajo Thaw Region can be submitted by March 27, 2021.

**Session Two: March 1****Aligning applicants to projects**

Session Two will bring a “real world” opportunity before all the participants. Existing eligible applicants will review a set of potential project ideas leading to the assignment of projects to applicants.

In the second part of this session, some of the primary research and messaging will be shared to create competitive applications.

Those new to the grant writing world will learn how organizations and projects move from concepts to competitive proposals.

**Session Three: March 8****Grant Proposal Work Session**

Session Three will once again bring all the applicants and proposals together for a work session resulting in a clear path forward to submitting multiple grant applications for federal funding by the March 27 and March 31 deadlines.

There will be two outcomes from the series of workshops:

1. Multiple grant applications will be immediately submitted for consideration for federal funding by multiple applicants, and
2. A group of budding grant writers will be eager to learn more and submit applications themselves

On the second point, the “budding grant writers group” will work collaboratively to determine the future of this initiative. Do they wish to write grants on an individual basis? Would they like to form some type of group or consortia? How does this relate to the expansion of locally-developed capacity? Can this develop into career opportunities?



# Time for the Navajo Thaw Technical Team

From the onset, the NHLCO defined the Navajo Thaw as a planning and **implementation** project that would finally address the impacts of the Bennett Freeze and Forced Relocation.

When NHLCO developed the Request for Proposals for this project in the spring of 2019, we coordinated with NHA and included language which we called **Indirect Initiatives** which would involve funding a **Technical Team**.

***The purpose of the Technical Team is to provide the technical capacity so that the plans developed by our contractor, Native Builders LLC, would be implemented.***

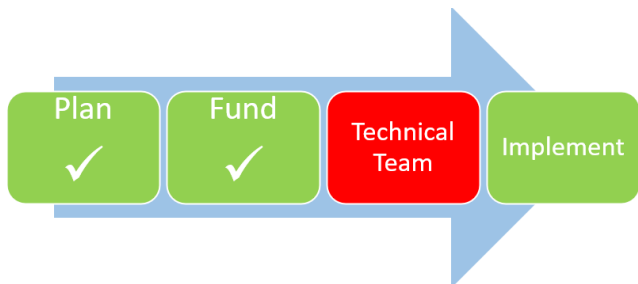
There was communication with NHA in June of 2019 that this provision was in the RFP. It was understood by NHA that their funding dedicated to the FBFA was for this purpose.

In January/February of 2020, once again the NHLCO was informed by NHA that ***“the purpose of these funds managed by NHA is for the Navajo Thaw.”***

With all the planning completed to the satisfaction of the Nation, the Navajo Thaw is now moving to the implementation phase. The prospect of funding from the American Rescue Plan adds to the need for the Technical Team to be funded as a part of this project.

The funds now managed by NHA were transferred to NHLCO several years ago but then were transferred back to NHA. NHLCO is now ready for the utilization of these funds, and ***the NHLCO is requesting that the original transfer from NHA be re-established*** so funding can be utilized for the Navajo Thaw project as agreed upon.

Requirement from the Project RFP (June 2019)
<p><b>Objectives of the Indirect Initiatives</b></p> <p>The Indirect Initiatives are intended to follow-on and coordinate with the Direct Deliverables to augment this Project with support for community development, infrastructure development and housing.</p>
<p><b>NHA FBFA Fund</b></p> <p>NHA has about \$1.6 million remaining dedicated to benefit the FBFA and is seeking recommendations for how these funds can best benefit the people of the FBFA. It is the responsibility of the Proposer to explain how the "remaining housing planning and development needs" of the FBFA can best be served by this possible Fund given the other resources and intentions described in this RFP.</p>



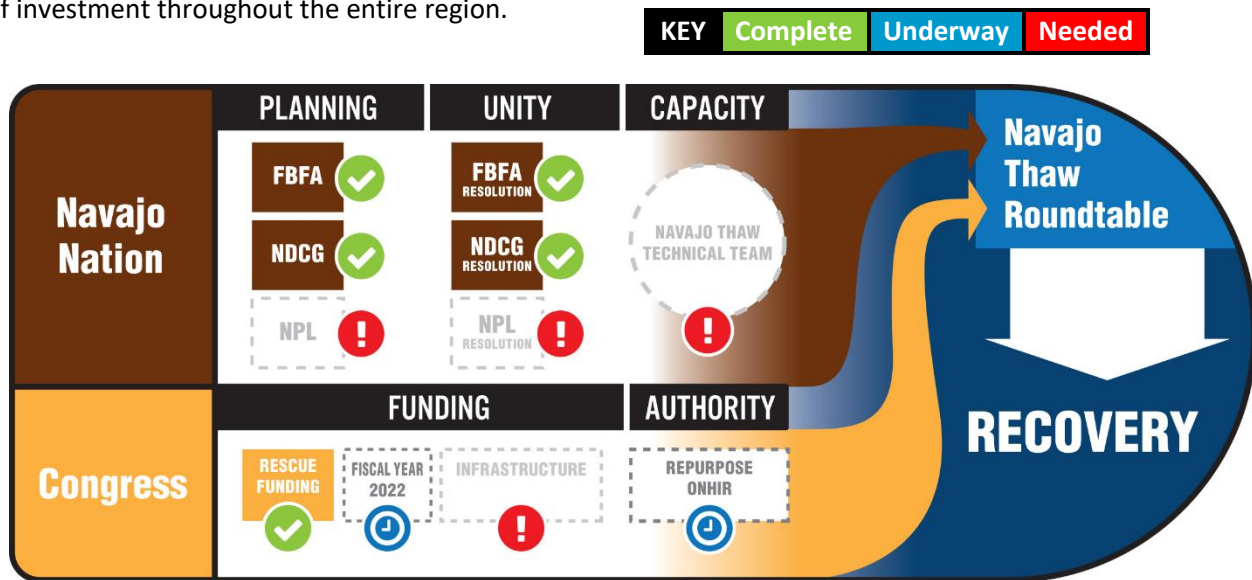
**Navajo Thaw ~ Nahata Dziil ~ NPL**  
**RECOVERY by Working Together**

Five things must be in place for housing, infrastructure, public facilities, and economic development projects to be successful:

- 1) everyone must have a *plan*,
- 2) everyone must be *unified/resolved* to move forward together,
- 3) there must be *capacity* to proceed,
- 4) adequate *funding* must be available, and
- 5) there must be *authority* to act.

To Do List !	
Navajo	<input type="checkbox"/> NPL Plan <input type="checkbox"/> NPL Resolution <input type="checkbox"/> Technical Team
Congress	<input type="checkbox"/> Infrastructure Bill

In the first quarter of 2021, the Navajo Hopi Land Commission (NHLC) has made significant strides to bring this all about. The figure below shows the **SYSTEM** that is being built that can result in billions of dollars of investment throughout the entire region.



<b>Planning:</b>	The FBFA and Nahata Dziil have completed plans. Planning for NPL must commence.
<b>Unity:</b>	The NHLC has approved two resolutions. A third for NPL is needed.
<b>Capacity:</b>	The Technical Team (engineers/architects/project managers) must be funded.
<b>Funding:</b>	Rescue Funds are on the way. Still need FY 2022 and Infrastructure Bill support.
<b>Authority:</b>	ONHIR must be repurposed to authorize and fund Recovery.







**Project Briefing to  
Navajo-Hopi Land Commission  
April 15, 2021**



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**Navajo Thaw Staffing Summit**

It takes more than plans and money to complete projects. It also takes administrative and technical capacity.

For this reason, the Navajo Thaw held its first Navajo Thaw Staffing Summit on Wednesday, April 14. The Summit brought together the administrative experts, non-profits, engineers, architects and other professionals to discuss how to receive and disperse money for projects throughout the Navajo Thaw Region.

The table below summarizes the organizations, regions and plans associated with the Navajo Thaw.

Organizations		
Organization	Mission Statement	Role
<b>Native Builders LLC</b>	To positively affect the lives of the Navajo people and other Native Americans through planning and advocacy— especially focused upon the Bennett Freeze and Forced Relocation	Primary contractor with NHLCO to deliver the Navajo Thaw; subcontract substantial activity to Building Communities.
<b>Building Communities</b>	To improve the economy and quality of life for Navajo people through strategic planning, grant writing and project advancement.	Creation and advancement of Navajo Thaw vision, mission, organization, project advancement, public relations, government relations and networking.
<b>Technical Team</b>	To provide needed technical expertise to advance all Navajo Thaw-related projects.	Seven companies – Native Builders, Building Communities, C2 Environmental, Brown & Caldwell, Riley Engineering, Nizhoni Homes and Swaback – to provide the needed engineering, architectural, project management, environmental services for project advancement.

<b>Navajo Thaw Roundtable</b>	To provide leadership and guidance for the selection and advancement of Navajo Thaw projects.	One Representative and one Alternate from each of the 10 participating Chapters serving to understand and continually update Navajo Thaw projects.
<b>CHOICE Humanitarian</b>	To support the efforts of people everywhere to find a path out of poverty and build self-reliant, resilient communities capable of providing for the needs of their people.	Providing administrative services and project management for the Navajo Thaw.
<b>Tolani Lake Enterprises</b>	To cultivate healthy, safe, and prosperous communities by strengthening food, water, and economic systems for our native communities, empowering our youth, and promoting Native cultural knowledge.	
<b>Native Promise</b>	To advocate for, coordinate and manage community and economic development projects designed to improve the economic condition and quality of life for Navajo and Native American communities.	
<b>NHLCO</b>	To support the OPVP and the NHLC in addressing the impacts of the Bennett Freeze and Forced Relocation.	
<b>OPVP</b>	Administrative leadership and management for the Navajo Nation.	Defining the vision for the outcome of the Navajo Thaw; appointment of three representatives to the Navajo Thaw Roundtable.
<b>NHLC</b>	Establishment of policy and oversight of financial resources to address Bennett Freeze and Forced Relocation.	Appointment of three representatives to the Navajo Thaw Roundtable.
<b>DNHIR</b>	Relocation of Tribal members who were living on land that was awarded to the other Tribe pursuant to PL 93-531.	Administrator of federal funding to implement the Navajo Thaw Regional Recovery Plan under the oversight of the Navajo Thaw Roundtable.
<b>NNEED</b>	Lead organization advancing economic development on the Navajo Nation.	Advisor to the Navajo Thaw Roundtable; identifying and advancing top regional economic development projects.
<b>NNDCD</b>	Lead organization advancing community development on the Navajo Nation.	Advisor to the Navajo Thaw Roundtable; identifying and advancing the top community development projects.
<b>Navajo Nation Department of Transportation</b>	Lead organization advancing transportation development on the Navajo Nation.	Advisor to the Navajo Thaw Roundtable; identifying and advancing the top transportation projects.

<b>Navajo Nation Division of Natural Resources</b>	Lead organization advancing natural resource management on the Navajo Nation.	Advisor to the Navajo Thaw Roundtable; identifying and advancing the top agriculture and natural resource projects.
<b>Navajo Nation Veterans Administration</b>	Lead advocate for Navajo veterans.	Advisor to the Navajo Thaw Roundtable; advancing a housing manufacturing project.
<b>Interagency Task Force</b>	To respond to and support Navajo Thaw priorities through the administration of existing programs.	Quarterly participation with Navajo Thaw Roundtable.

## Regions

<b>Region</b>	<b>Description</b>	<b>Chapters</b>
<b>FBFA</b>	The Former Bennett Freeze Area contains all or portions of nine Chapters affected by the Bennett Freeze which lasted from 1966-2006 and was officially lifted in May 2009.	Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto, Leuup, Tolani Lake, Tonalea and Tuba City.
<b>Nahata Dziil</b>	Navajo Nation's newest Chapter formed in 1988 <i>solely for the benefit of those affected by the Navajo-Hopi land dispute and have moved to Nahata Dziil.</i>	Nahata Dziil Commission Governance
<b>NPL</b>	A portion of the Former Joint Use Area awarded to the Navajo Nation under the Judgment of Partition issued April 18, 1979, by the United States District Court for the District of Arizona, and now a separate administrative entity within the Navajo Indian Reservation.	Black Mesa, Forest Lake, Hardrock, Jeddito, Low Mountain, Pinon, Shonto, Tachee/Blue Gap, Teesto, Tolani Lake, Tonalea/Red Lake, Whipporwill, White Cone.

## Plans

<b>Document</b>	<b>Purpose</b>	<b>Completion Date</b>
<b>Navajo Thaw Regional Recovery Plan</b>	A 116-page plan that contains five sections: 1) Investment Needed to Meet the Federal Promise, 2) History and Status of the Bennett Freeze and Forced Relocation, 3) Places: the Navajo Thaw Region and Nahata Dziil, 4) Economic Sectors, and 5) Organization and Capacity.	June 2020
<b>Chapter Recovery Plans</b>	70-120 page plans resulting from in-person planning exercises that list the economic development strategies, projects and quality of life initiatives necessary to address Bennett Freeze/Forced Relocation.	February 2020

<b>WHPacific Bennett Freeze Recovery Plan</b>	Extensive and specific engineering analysis detailing the impacts of the Bennett Freeze and resulting needs related to housing, infrastructure, and capital improvements.	August 2008
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## How ARPA Can Fund Navajo Thaw Phase I

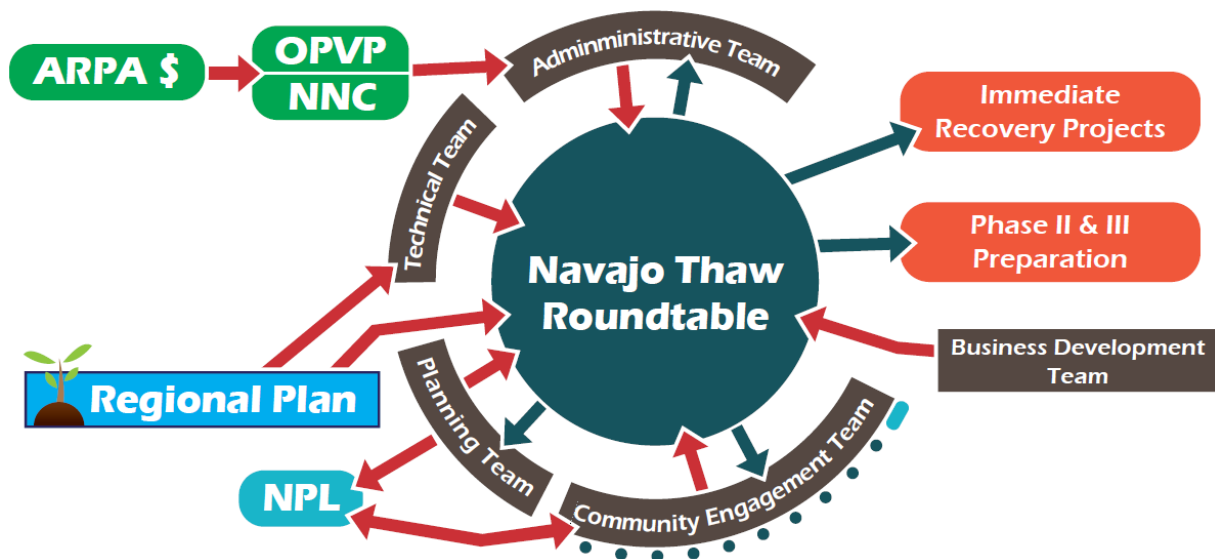
The passage of the American Rescue Plan Act (ARPA) is the most significant funding opportunity for Indian Country in U.S. History. The Navajo Nation can continue to address the impacts of the Coronavirus while enjoying broader benefits related to the precise agenda of the Navajo Thaw: *housing, infrastructure, public facilities, and economic development.*

*The timing is perfect!*

*The Navajo Thaw Region is ready!*

The Navajo Thaw Regional Recovery Plan calls for a three-phased investment over ten years. With the passage of ARPA, the Navajo Thaw Support Team intends to coordinate with the Navajo Hopi Land Commission Office to submit a \$200 million Fund Management Proposal to fully fund Phase I and to set the stage for funding Phases II & III through the pending American Jobs Act.

To create the **results** needed to implement the **plan**, the funding must be professionally and efficiently managed by five interrelated **teams** and coordinated by the **Roundtable**.



The graphic above represents the planning, teamwork and expertise that is already in place to successfully invest \$200 million and leverage an additional \$3.8 billion in future funding to finally address the full impacts of the Bennett Freeze and Forced Relocation.

The Navajo Thaw Support Team continues to network with Navajo Nation Executive and Legislative leaders and brief the Congressional Delegation while building local/regional support through the Chapter Champions Committee and the emerging Navajo Thaw Roundtable.





Project Briefing to  
 Navajo-Hopi Land Commission  
 May 20, 2021



## Navajo Thaw Leaders “Huddle” in Flagstaff Strategizing to Receive Rescue Plan Funding

It is unique for ten Chapters to work together. For the Navajo Thaw, this type of collaboration is the route to success.

Over the weekend of May 15-16, leaders from throughout the Navajo Thaw Region convened in Flagstaff for a two-day “Navajo Thaw Huddle” session to build the team and learn of plans for a NHLCO/Navajo Thaw \$200 million Fund Management Plan proposal for the American Rescue Plan Act (ARPA).

This was a two-way discussion designed to create the best plan possible to help the region.

***The result of the session is a more focused approach on housing throughout the Former Bennett Freeze Area and the development of the Pinta Project for Nahata Dziil.***

Organization	Name
Bodaway Gap	Loretta Seweingyawma
Cameron	Charlie Smith, Jr.
Coalmine Canyon	Rena Dodson
	Benjamin Nez
	Lorenzo Max
Coppermine	Allen Fowler, Jr.
	Floyd Stevens
Kaibeto	Tom Franklin, Jr.
Leupp	Roberta Gorman
Tolani Lake	Leland Dayzie
Tuba City	Max Goldtooth
	Joetta Goldtooth
	Lucille Saganitso Krause
Nahata Dziil	Loretta Bahe
	LaVonne Tsosie
Native Builders	Bobby Robbins
	Raymond Maxx
	Waylon Honga
NHLCO	Robert Black, Jr.
NNC	Otto Tso
Building Communities	Brian Cole

A refined Fund Management Plan is being developed now.



Project Briefing to  
Navajo-Hopi Land Commission  
June 3, 2021



# Navajo Thaw Positions Chapters to Benefit from ARPA

**Navajo Thaw to issue RFQs to build team to prepare for potential funding from the American Rescue Plan Act (ARPA) and a potential appropriation from the federal government**

In the coming weeks, the Navajo Thaw will issue two Requests for Qualifications (RFQs) for additional professional services intended to further increase the capacity of the Team to professionally receive and manage funds as well as to manage development projects.

## **Accounting and Auditing Services**

Of utmost importance in receiving funding for the implementation of the Navajo Thaw Regional Recovery Plan is the professional management, accounting, and auditing of federal and Navajo funds. For this reason, the Navajo Thaw will issue an RFQ that serves to ensure that all the accounting standards are adhered to.

## **Design-Build & Project Managements RFQ**

The Navajo Thaw frequently says that “implementation is our middle name.” The Regional Plan is sometimes referred to as the Navajo Thaw Implementation Plan.

It has always been the intention of the Navajo Thaw Support Team to move projects into the construction phase. For this reason, a Request for Qualifications for Project Management and Design-Build Contractors will be issued.

## **Navajo Preference**

One of the top goals of the Navajo Thaw is to benefit the Navajo people and businesses themselves. For this reason, the Navajo Thaw Support Team will reference the Navajo Source List in the disbursement of RFQs. In addition, the Navajo Thaw will coordinate with the Dineh Chamber of Commerce to notify Chamber Members of forthcoming business opportunities.



Project Briefing to  
Navajo-Hopi Land Commission  
June 17, 2021



## Navajo Thaw Refines Approach to ARPA

The Navajo Thaw Support Team (NTST) has called several meetings with Navajo Nation officials and local Chapter leaders to refine our approach (“niche”) for potential ARPA funding.

What we have learned is two-fold: 1) be as specific as possible, and 2) do not duplicate the efforts of other Navajo Nation Divisions/offices.

Toward that end, the NTST is currently focused on three primary objectives: 1) housing improvements within the Former Bennett Freeze Area, 2) development of the Pinta Project at Nahata Dziil, and 3) advancing telecommunication improvements that do not duplicate the efforts of others.

### **Housing Improvements Within the FBFA**

Study after study over the past 13 years have concluded housing in the region impacted by the Bennett Freeze is worse than anywhere at Navajo and virtually all places in the United States. Something must be done.

Toward that end, the NTST is reviewing all housing assessment work that has been conducted over the past six years, and planning to conduct additional assessment activity in order to pinpoint the best use of ARPA funding for housing. Coordinating closely with the Navajo Nation Division of Community Development will be critically important to avoid duplication.

### **Pinta Project at Nahata Dziil**

Nahata Dziil Commission Governance received a grant in 2018 to complete a masterplan for a commercial/hospitality/entertainment district at Exit 320 on Interstate 40. The plan calls for a \$180 million investment including a Navajo Code Talkers Museum, a hotel and tour center, fairgrounds, RV park and fishing ponds, commercial and trading post, and a series of walking paths with tremendous views to the south.

Nahata Dziil has recently passed a resolution supporting the advancement of this project. Efforts will continue to coordinate with the Arizona Department of Transportation on the potential relocation/expansion of the Port of Entry on I-40.

### **Targeted Telecommunications Improvement**

One of the top priorities for the Navajo Thaw is to collaborate with as many partners as possible. The NTST has recently met with the economic development official at Coconino County regarding the innovative partnerships that the Coconino County Board of Supervisors is



forging in the realm of telecommunications, planning and investments. It is hoped that more details on this collaborative effort can be presented soon.



Project Briefing to  
Navajo-Hopi Land Commission  
July 1, 2021



## Navajo Thaw Pursuing Funding on Two Tracks

### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

The primary purpose of the Navajo Thaw Regional Recovery Plan is to secure \$4 billion to invest over ten years (in three phases) to address the housing, infrastructure, public facilities, and economic development needs of the region.

The Navajo Thaw now has a two-track strategy to secure these funds.

### Track One: American Rescue Plan Act (ARPA) Request

The Navajo Thaw Support Team has identified three primary potential uses of ARPA funding which would, in effect, fund Phase One of the Recovery Plan. First, the Chapters of the Former Bennett Freeze Area would benefit by a major housing development initiative. Second, the Navajo Thaw desires to collaborate with Coconino County on an initiative to improve the telecommunications capacity of the region. Finally, Nahata Dziil has requested that the Navajo Thaw focus upon the Pinta Project for ARPA funding.

### Track Two: Federal Funding Request

Since the beginning, it has always been anticipated that the Navajo Thaw would pursue a \$4 billion appropriation from the Federal Government to address the impacts of the Bennett Freeze and Forced Relocation. This remains the plan, and the effort is being dovetailed with efforts by the Nation to gain approval of the Technical Amendments. These amendments would serve to address and implement many of the priorities of the Navajo Thaw.

### Communications With Chapters

In addition to the routine Chapter Champions Committee calls which take place at 2 pm MDT every first, third and fifth Wednesday, the Navajo Thaw Support Team is planning a follow-up to

the May 15-16 President's Huddle. During that Huddle, nine of the ten Chapters had in-person attendance to discuss the current priorities and needs of the Region.

## Navajo Thaw Progress Update

### Projects are Underway!

The Navajo Thaw has always been about implementation. This edition of the NHLC report focuses on the progress now being made by the Navajo Thaw and its many partners.

#### **Tolani Lake Enterprises (TLE) Covid Relief Project**

The Navajo Thaw Support Team collaborated with TLE and local advocates for food and water security to secure \$3.46 million from the Navajo CARES Act Fund for the development of:

- 1) 10 wells that have been completed or are in progress serving four Navajo Thaw Chapters,
- 2) 94 water catchment systems have been installed in 29 communities,
- 3) 232 water filtration systems have been provided to families in 31 communities,
- 4) six Hoop Houses have been built to distribute food to families in need across the region,
- 5) five water delivery trucks have been purchased to deliver water to remote, and
- 6) comprehensive drinking water analysis have begun for 16 identified water sources.

Tolani Lake Enterprises (TLE) successfully expended approximately \$3 million in late November and early December, 2020 to complete a series of much-needed projects. TLE is now designing a Food & Water project that will be eligible and competitive for ARPA funding.

#### **Navajo Thaw/Nahata Dziil Commission Governance**

The Navajo Thaw has assisted Nahata Dziil Commission Governance (NDCG) to successfully receive two USDA Rural Development grants for \$200,000 each. The first grant assisted to develop a Master Plan for the Pinta Project, deliver entrepreneurial training services, and develop feasibility studies for Blackstreak Holdings as the company works to develop tourism and hospitality-related projects at Cameron, Nahata Dziil, and LeChee.

The second of the two federal awards is still being utilized by NDCG to support the Navajo Thaw and position all of the planning for implementation.

#### **Business Assistance for Navajo Entrepreneurs (BANE) Project**

The Navajo Thaw Support Team successfully applied for a \$150,000 USDA Rural Business Development Grant (RBDG) grant in collaboration with Moonshot at NACET. This project is assisting Navajo businesses and entrepreneurs with business planning and entrepreneurial support services. Given the

impacts of the pandemic, the first phase of the project is to create a videotaped curriculum of programming.

The BANE project delivered a successful “Grant Writing 101” course to over 30 individuals throughout the Bennett Freeze Area. The next deliverable for BANE is a series of “Lunch & Learn” sessions that will be videotaped. The Zoom-based sessions and tapes will provide critical information to people throughout the Navajo Thaw Region (and all of Navajo) related to business planning and business startup.

### **Envision Cameron Project**

The Navajo Thaw Support Team successfully applied for a \$215,000 federal grant award through USDA Rural Development to establish the Envision Cameron project. This project consists of placemaking and planning activities to create a vision for the future of Cameron extending through 2070. A major focus for Cameron will be the planning and development for new housing in the immediate term. The project builds upon some of the planning expertise completed on the Navajo Nation by Swaback Partners, an architectural and placemaking firm.

Swaback is set to coordinate a kickoff meeting with the Cameron CLUP and other community leaders in August. Cameron has new CLUP members and this grant will provide funding for stipends, an intern, computers, telecommunications access, and support for two implementation projects.

### **CHOICE Humanitarian Relief Effort**

In 2020, CHOICE Humanitarian, an international non-profit, teamed up with the Navajo Thaw to deliver food and household supplies directly to the doors of the people in the Navajo Thaw Region—all 10 Chapters. This was the first of a long-term commitment to bring Relief/Resiliency/Enterprise to the region.

Currently, CHOICE is developing a network of Hoop Houses that will contribute to the resiliency of the region to access food supplies.

The Navajo Thaw welcomes CHOICE as they continue to hire local Navajo talent to help “Thaw the Freeze!”

### **Navajo Thaw and CHOICE Humanitarian Apply for New Grant Award for Chapter Capacity and Housing Improvement**

The Navajo Thaw has assisted CHOICE Humanitarian to apply for a \$250,000 grant which will be utilized over two years to build capacity and to assist with of the Housing Escrow anticipating news on the August with a possible 1, 2021.



Chapter administrative the successful utilization Funds (HEF). CHOICE is grant application in startup date of October



Project Briefing to  
Navajo-Hopi Land Commission  
August 5, 2021



## Navajo Thaw to Offer Business Entrepreneurship Training

One of the Federal Grants that the Navajo Thaw has successfully received relates to offering business entrepreneurship and business training to Navajo business owners and entrepreneurs throughout the Navajo Thaw Region.

This training series is getting underway now with a calendar of business information offerings.

The first training provided a general overview of the economy and economic development efforts. With significant planned investment in housing, infrastructure, and public facilities, Navajo businesses and entrepreneurs should have a significant opportunity to expand businesses and create jobs throughout the Navajo Thaw Region.

A second course offering will relate to the process that Navajo Businesses must undertake in order to navigate many of the state, and federal laws and regulations. In order to establish a business, Navajo businesses must often secure a business site lease and to navigate the environmental and regulatory processes. This session will help people to understand and address the complexities of these processes.

The third session will relate to a course offering by Coconino County on business services and information available from the county.

The fourth session will be coordinated by a Navajo Business expert with decades of experience creating jobs on the Navajo Nation. Perspectives about how to successfully start and maintain a business will be offered.

The fifth session will relate to the basics of entrepreneurship and the specific complexities related to offering a business in Indian Country.

The sixth session will provide an update on all of the activities, goals and successes of the Navajo Thaw. The Navajo Thaw has received several federal grants, and is positioning the Region for a federal appropriation to build new infrastructure, public facilities, housing and economic development opportunities throughout the Navajo Thaw Region.

Other course offerings will be delivered during the summer and fall of 2021.



All of the sessions will begin at 1 pm MDT on Thursdays. Sessions will be recorded and posted on the [www.navajothaw.com](http://www.navajothaw.com) website.



Project Briefing to  
Navajo-Hopi Land Commission  
August 19, 2021



## Navajo Thaw Thanks Navajo Delegates on Western Navajo Pipeline Funding

The \$58 million approved by the Navajo Nation Council for the Western Navajo Pipeline (WNP) Phase I projects will take these projects from the planning and design phase through construction, bringing much needed additional water supply to the Western Navajo region.

The Bodaway-Gap Supply Well, Pipeline, and Storage Tank project, which has been designed and is ready for construction, will provide a solution for the near-term water demands of the Coppermine, Bodaway-Gap, and Cameron Chapters.

Drilling of the well is anticipated to begin in September of this year with construction of the other portions of the project starting later this fall. A pipeline, to be designed and constructed by Indian Health Services, will connect to the well and tank and serve up to 40 homes in the Coppermine Chapter that are in the Former Bennett Freeze Area.

The Cameron Pump Stations and Cedar Ridge Pipeline and Pump Station projects have been designed and are ready for agency approval. Once approved, these projects can be finalized and ready for construction, which is anticipated to happen later this fall and next spring. Both projects will enhance the ability of the Navajo Tribal Utility Authority to deliver more water to the Cameron and Bodaway-Gap Chapters.

A special *thank you* goes to Delegate Paul Begay Jr. for sponsoring the legislation, and great appreciation to co-sponsors: Herman Daniels Jr., Otto Tso, and Thomas Walker Jr.

The LeChee Water Treatment Plant, Lake Powell Intake, Pipeline and Pump Stations project is currently in the design phase and planned to be ready for construction in mid-summer 2022. This project will provide the Navajo Nation with their own water source and will complete the WNP Phase I projects.

The development of water infrastructure is a top priority for the Navajo Thaw. This commitment by the Navajo Nation to the region is now added to the fine work that Tolani Lake Enterprises has done with CARES Act funding and the many projects being developed by CHOICE Humanitarian to begin to *Thaw the Freeze!*



## Navajo-led Non-profit Established to Maintain and Increase Momentum

### Native Promise Mission Statement

Native Promise will advocate for, coordinate, and manage community and economic development projects designed to improve the economic condition and quality of life for Navajo and Native American communities.

Some of the best and most meaningful work done to support people and communities is conducted by non-profit corporations. The Navajo Thaw benefits by the great work being done by non-profits such as CHOICE Humanitarian and Tolani Lake Enterprises.

In the months and years ahead, there will be more and more work being completed to improve housing, infrastructure, public facilities, and create a better economy.

For this reason, leaders of the Navajo Thaw Team reached out to local leaders and recommended that they form a new Navajo-led non-profit that could complement the work of existing non-profits already doing great work.

In the spring of 2021, Lorenzo Max, Franklin Fowler, and Stanley Robbins began discussing the benefits

**NATIVE**  
**P R O M I S E**

of establishing a new Navajo-led non-profit. They agreed on the name Native Promise and began to develop a mission statement and file with the Internal Revenue Service (IRS) to

establish the new corporation.

"I am pleased to report that the IRS has officially recognized Native Promise as a functioning non-profit corporation" said Lorenzo Max, President of the non-profit. "There is so much work to do and we are pleased to be a part of the overall effort and in creating resources and opportunities for our people!"

Franklin Fowler, former President of the Kaibeto Chapter, stressed the importance of the non-profit. "I really want to see jobs for our people. This will be one of our top priorities. We want to pull the best resources together and create an effective viable Technical Team."

The third Board Member for Native Promise, Stanley Robbins, added to the news of the approval by the IRS. "For too many years, we have been passive while outsiders have made all of the decisions," said

Robbins. "This is our opportunity to set our agenda and to help our people. That's why I'm involved with Native Promise."





Project Briefing to  
Navajo-Hopi Land Commission  
September 16, 2021

## Summary of NHLC Reports to Date

The Navajo Thaw Team has been pleased to provide reports for every Navajo Hopi Land Commission (NHLC) meeting since November 2019. This is the 45th report to date. Starting soon, a copy of all these reports will be found on the [www.navajothaw.com](http://www.navajothaw.com) website.

The Navajo Thaw Support Team thanks the Navajo Nation Council Delegates for their interest in this very important work.

NHLC Reports	
Date	Topic of Report
<b>2019</b>	
November 7	Navajo Thaw Implementation Plan Activity
November 21	Navajo Thaw Implementation Plan Status <ul style="list-style-type: none"> <li>• Observations about Plan Week</li> <li>• Briefing Congressman O'Halleran</li> <li>• Scheduling a Regional Summit</li> <li>• Timing of Regional Plan</li> </ul>
December 14	Navajo Thaw Implementation Plan Status <ul style="list-style-type: none"> <li>• Observations about Plan Week</li> <li>• Briefing Congressman O'Halleran</li> <li>• Scheduling a Regional Summit</li> <li>• Timing of Regional Plan</li> </ul>
December 19	Navajo Thaw Implementation Plan Status <ul style="list-style-type: none"> <li>• Observations about Plan Week</li> <li>• Briefing Congressman O'Halleran</li> <li>• Scheduling a Regional Summit</li> <li>• Timing of Regional Plan</li> </ul>
<b>2020</b>	
January 16	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Project Status</li> <li>• Briefing Congressman O'Halleran</li> <li>• Scheduling a Regional Summit</li> <li>• Components of a Chapter Recovery Plan</li> <li>• Building the Chapter Recovery Plans</li> </ul>
February 6	Navajo Thaw Implementation Plan <ul style="list-style-type: none"> <li>• Project Status: Chapter Recovery Plans &amp; Regional Summit</li> <li>• Briefing Congressman O'Halleran</li> <li>• Components of a Chapter Recovery Plan</li> </ul>

	<ul style="list-style-type: none"> <li>• Building the Chapter Recovery Plans</li> <li>• DRAFT Regional Summit Agenda</li> </ul>
February 20	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Congressional Briefing</li> <li>• Navajo Summit February 21-22</li> <li>• Regional Summit Agenda</li> </ul>
March 5	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Almost 300 Attend Navajo Thaw Summit</li> <li>• Draft Chapter Recovery Plans Distributed</li> </ul>
March 19	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Modifying Planning/Meeting Approach in Response to COVID-19</li> <li>• Chapter Champions Committee Holds First Teleconference</li> <li>• Being Responsive to Federal Stimulus</li> </ul>
April 2	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Project Status</li> <li>• Impacts of Coronavirus (COVID-19)</li> <li>• Adapting Methodology to Capitalize upon Economic Stimulus Opportunity</li> <li>• Recommended Actions by NHLCO</li> </ul>
April 16	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Regional Plan “Stimulus Edition” Being Drafted</li> <li>• Chapter Champions Committee Meeting</li> <li>• Surgeon General Statement on <a href="http://www.navajothaw.com">www.navajothaw.com</a></li> </ul>
May 7	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Status of Regional Plan</li> <li>• Making the Case for \$4 Billion</li> <li>• Status of Chapter Recovery Plans</li> </ul>
May 21	Draft Regional Plan Posted on NavajoThaw.com Website
June 18	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Sample “Project Ready” Projects Identified</li> <li>• Teaming Up with Tolani Lake Enterprises</li> <li>• Formulating the Navajo Thaw Roundtable</li> </ul>
July 2	Role in Implementing CARES Act Funding
July 16	Regional Recovery Plan: Benefit for Everyone
August 6	<p>NHLCO Submits Three Projects for CARES Act Funding</p> <ul style="list-style-type: none"> <li>• FINAL NHLCO PROPOSAL</li> </ul>
August 20	<p>Time to Move Forward Right Now</p> <ul style="list-style-type: none"> <li>• The Case for \$4 Billion</li> </ul>
September 3	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Project Update</li> <li>• Still Ready to Receive CARES Act Funding</li> <li>• A Reminder to Look at the Website</li> </ul>
September 17	<p>Navajo Thaw Implementation Plan</p> <ul style="list-style-type: none"> <li>• Western Navajo Food and Water Pilot Project</li> <li>• ICDBG Funds to Projects in Navajo Thaw Region</li> <li>• Cameron/TLE Apply for Federal Placemaking Grant</li> <li>• Nahata Dziil Identifies Business Development Priorities</li> <li>• Abandoned Mine Lands (AML) Grant Program</li> <li>• NHLCO Set to Release \$3.6 Million in Housing Escrow Funds</li> </ul>

	<ul style="list-style-type: none"> <li>• Housing Manufacturing Being Considered in the Navajo Thaw Region</li> <li>• Chapters are to approve their “Priority Projects” Resolutions</li> </ul>
October 1	<p>It’s All About Leveraging Navajo Nation Resources</p> <ul style="list-style-type: none"> <li>• Receiving Grants Along the Way</li> <li>• Approved Grants <ul style="list-style-type: none"> <li>○ Grant #1—2014 USDA RD RCDI Grant Award of \$250,000</li> <li>○ Grant #2—2018 USDA RD RBDG Grant to Nahata Dziil</li> <li>○ Grant #3—Nahata Dziil Receives Second \$200,000 Grant to Continue Planning and Support Navajo Thaw</li> <li>○ Grant #4—USDA Rural Development Grant for Entrepreneurship and Business Planning</li> </ul> </li> <li>• Pending Grants <ul style="list-style-type: none"> <li>○ Pending Grant #1—National Rural Placemaking Planning Project</li> <li>○ Pending Grant #2—AML Grant Proposal for Four Projects</li> </ul> </li> </ul>
October 16	<p>International Non-Profit Collaborates with Navajo Thaw</p> <ul style="list-style-type: none"> <li>• Choice Humanitarian Commits to First Mission Within the United States</li> </ul>
November 5	Navajo Thaw/Cameron Win National Competition for Grant
November 19	<p>Thank You to Our Leaders!</p> <ul style="list-style-type: none"> <li>• Congratulations to Congressman Tom O’Halloran and Senator-elect Mark Kelly</li> <li>• Welcoming the New Navajo Thaw Region Chapter Leaders</li> <li>• Congratulations to President-Elect Joseph R. Biden, Jr.</li> <li>• <b>A Tribute to Darrell Tso</b></li> </ul>
December 3	<p>January 2021: Call for Federal Action</p> <ul style="list-style-type: none"> <li>• The Plan is Done, The People are Ready</li> <li>• The Time to Act is Now!</li> </ul>
December 17	<p>Regional Recovery Plan: Benefit for everyone</p> <ul style="list-style-type: none"> <li>• Our Message to Navajo and Congressional Leaders</li> </ul>
December 31	<p><b>Colbert Dayzie</b></p> <ul style="list-style-type: none"> <li>• <b>Thoughts about Colbert from the Native Builders Team</b></li> </ul>
<b>2021</b>	
January 7	<p>NHLCO Navajo Thaw Quarterly Report</p> <ul style="list-style-type: none"> <li>• Ten Chapter Recovery Plans</li> <li>• Regional Recovery Plan</li> <li>• Implementation of all Plans <ul style="list-style-type: none"> <li>○ Tolani Lake Enterprises (TLE) Covid Relief Project</li> <li>○ Business Assistance for Navajo Entrepreneurs (BANE) Project</li> <li>○ Envision Cameron Project</li> <li>○ Pending Grant Proposal to Abandoned Mine Lands Program</li> <li>○ CHOICE Humanitarian Relief Effort</li> </ul> </li> </ul>
January 21	Reviewing the Navajo Technical Amendments Act in the Context of the Navajo Thaw Plan and Recommendations
<b>February 4</b>	<b>Tribute to Thomas Tso</b>
February 18	NHLC Resolution of Support for the Navajo Thaw
March 4	Business Assistance for Navajo Entrepreneurs (BANE) Grant Writing Workshops
March 18	Time for the Navajo Thaw Technical Team
April 1	Navajo Thaw ~ Nahata Dziil ~ NPL: Recovery by Working Together
April 15	Navajo Thaw Staffing Summit

May 6	How ARPA Can Fund Navajo Thaw Phase I
May 20	Navajo Thaw Leaders “Huddle” in Flagstaff <ul style="list-style-type: none"> <li>• Strategizing to Receive Rescue Plan Funding</li> </ul>
June 3	Navajo Thaw Positions Chapters to Benefit from ARPA <ul style="list-style-type: none"> <li>• Accounting and Auditing Services</li> <li>• Design-Build &amp; Project Managements RFQ</li> <li>• Navajo Preference</li> </ul>
June 17	Navajo Thaw Refines Approach to ARPA <ul style="list-style-type: none"> <li>• Housing Improvements Within the FBFA</li> <li>• Pinta Project at Nahata Dziil</li> <li>• Targeted Telecommunications Improvement</li> </ul>
July 1	Navajo Thaw Pursuing Funding on Two Tracks <ul style="list-style-type: none"> <li>• Track One: American Rescue Plan Act (ARPA) Request</li> <li>• Track Two: Federal Funding Request</li> <li>• Communications With Chapters</li> </ul>
July 15	Navajo Thaw Progress Update <ul style="list-style-type: none"> <li>• Tolani Lake Enterprises (TLE) Covid Relief Project</li> <li>• Navajo Thaw/Nahata Dziil Commission Governance</li> <li>• Business Assistance for Navajo Entrepreneurs (BANE) Project</li> <li>• Envision Cameron Project</li> <li>• CHOICE Humanitarian Relief Effort</li> <li>• Navajo Thaw and CHOICE Humanitarian Apply for New Grant Award for Chapter Capacity and Housing Improvement</li> </ul>
August 5	Navajo Thaw to Offer Business Entrepreneurship Training
August 19	Navajo Thaw Thanks Navajo Delegates on Western Navajo Pipeline Funding
September 2	Navajo-led Non-profit Established to Maintain and Increase Momentum
September 16	Summary of NHLC Reports to Date



Project Briefing to  
Navajo-Hopi Land Commission  
October 7, 2021

## Navajo Thaw a Part of a Build Back Better Proposal

### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

Navajo Nation leaders know that the American Rescue Plan Act (ARPA) has brought significant funding to the Nation. Plans are well under way to establish an effective process to allocate funding to eligible priorities throughout the Navajo Nation.

What is less understood is that ARPA also awarded \$3 billion to the Economic Development Administration (EDA). EDA has already released six Notices of Funding Opportunities (NOFOs). The Navajo Nation and the Navajo Thaw are eligible and competitive for funding through most of these new funding opportunities.

The largest of the six funding opportunities from EDA is called the Build Back Better Regional Challenge (BBB RC). This new funding opportunity is capitalized with \$1 billion and allows for a two-phased application approach. Phase One will be for \$500,000. Phase Two can request between \$25 million-\$75 million (with an opportunity to pursue \$100 million for regions impacted by the curtailment of jobs associated with the coal industry.)

The Navajo Thaw is currently collaborating to develop a regional grant proposal to seek funding related to the tourism and hospitality industry. Consistent with the Navajo Tourism Strategic Plan and all of the Navajo Thaw Chapter Recovery Plans and the Regional Plan, tourism development is an opportunity for economic diversification and job creation.

The Phase One grant application is due October 19. There will be 50-60 regions selected through Phase One. The selected Phase One winners will have an opportunity to be one of 20-30 regions to receive the larger Phase Two award for further design and development of projects.

If successful, funding would support the development of the Pinta Project at Nahata Dzill in association with the design and development of the Navajo Code Talkers Museum.



Project Briefing to  
Navajo-Hopi Land Commission  
October 21, 2021

## Navajo Thaw a Part of a Build Back Better Proposal (Part 2)

### GRANT WOULD SUPPORT NAHATA DZIIL AND THE NAVAJO CODE TALKERS MUSEUM

#### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

The Navajo Thaw coordinated with the Navajo Hopi Land Commission Office, Nahata Dziil Commission Governance, and the Navajo Code Talkers Museum in submitting a \$500,000 Phase 1 grant proposal to the EDA Build Back Better Regional Challenge program.

The grant proposal is a part of the NHH Regional Tourism Collaborative, an effort teaming up with tourism development interests with the Hopi and Hualapai Tribes to be eligible for up to \$100 million during the Phase 2 stage. The grant was submitted by the Hualapai Tribe on behalf of the Coalition.

Phase 1 funding will help Nahata Dziil and the Navajo Code Talkers Museum to conduct needed architectural, engineering, and environmental analysis to become more “shovel ready.”

Brian Cole with the Navajo Thaw Team developed the grant proposal for review and submittal by the Hualapai Tribe. “To my knowledge, this is the largest economic development grant program ever offered by the federal government,” said Cole. “Ultimately, there will only be 20-30 Phase 2 winners. The scale of our regional proposal must be competitive in a national context. I believe it is.”

The Navajo Thaw Team approached the Navajo Code Talkers Museum to consider committing their development project at the Pinta Project site being championed by Nahata Dziil Commission Governance. In October, the Navajo Code Talkers Association voted unanimously to be a part of the Regional Coalition in order that construction for a world-class Code Talkers Museum could move forward.

The Pinta Project has become the number one priority for Nahata Dziil through the Navajo Thaw. Additional funding for infrastructure will be pursued by the Navajo Thaw for the Pinta Project.

“This is a once in a lifetime opportunity to do something great for the Navajo Code Talkers,” said Brian Cole. “It has been wonderful getting to know Peter MacDonald and Regan Hawthorne and the remainder of their association. They’ve had a big dream for a museum for decades. If this is ever going to happen it needs to be now.”



Navajo Nation Council Delegate and NHLC Vice Chair Raymond Smith, Jr. has been aware of the development efforts and supportive in the work by Nahata Dziil to develop the Pinta Project.

## Navajo Thaw has 3 “At Bats”



### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

With the World Series underway, we will mention that the Navajo Thaw is in the “on deck circle.”

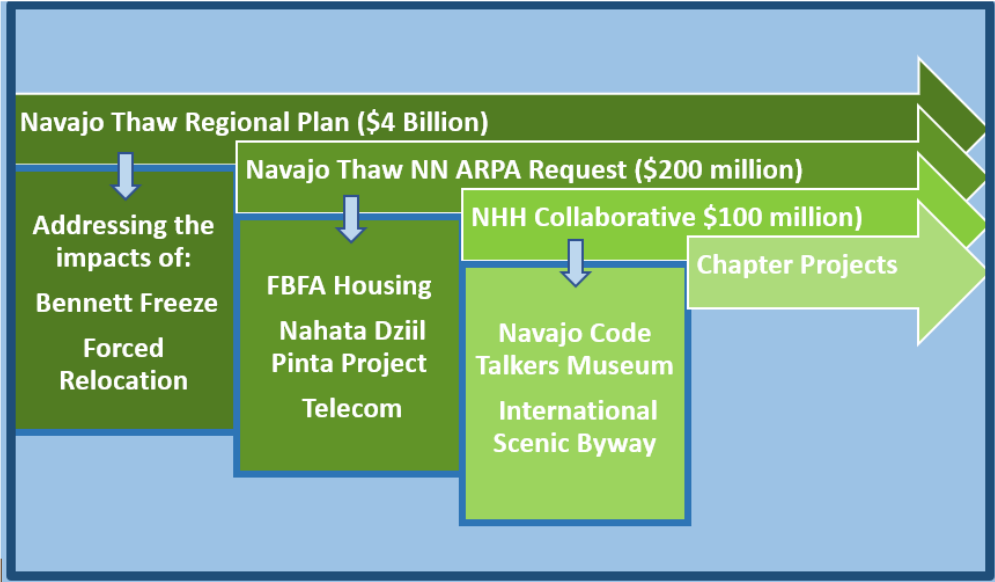
Ever since the WHPacific study concluded in 2008 that \$4.7 billion was needed to address the impacts of the Bennett Freeze, it has been widely understood that over four decades of “*development moratorium*” created a massive hardship for the Navajo people. It is for this reason that the Navajo Thaw Support Team is “swinging for the fences” when it comes to attracting financial resources to address the problem.

In addition to the approach to the Biden Administration and Congress to address the \$4 billion Navajo Thaw Regional Recovery Plan, the Navajo Thaw Support Team is approaching the Navajo Nation with a planned \$200 million Fund Management Proposal for American Rescue Plan Act (ARPA) funding for FBFA housing, the Nahata Dziil Pinta Project, and telecommunications improvements.

The Navajo Thaw Support Team also collaborated to develop a proposal to secure up to \$100 million through the EDA Build Back Better Regional Challenge to develop the Navajo Code Talkers Museum and establish the International Indian Country Scenic Byway.

All of this comes on top of the implementation of Chapter projects such as the Business Assistance for Navajo Entrepreneurs (BANE) project, Envision Cameron, and other Chapter priorities.





**Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

**NHLCO Meets with FBFA Chapters on  
Building Capacity and Housing Escrow Fund Project**

The Navajo Hopi Land Commission Office (NHLCO) held a two-day planning session at Twin Arrows on November 9-10. While adhering to CDC protocols, attendees discussed a Memorandum of Agreement (MOA) that would serve to help the Chapters access and utilize the Housing Escrow Funds (HEF) that have been available since 2011 for home repairs and improvements.

A presentation was given by Chanse Foster of CHOICE Humanitarian on the efforts of this new project which is supported by a grant from USDA Rural Development through their Rural Community Development Initiatives program. The grant was developed in coordination with the Navajo Thaw Team.



*NHLCO, CHOICE Humanitarian, and the Navajo Thaw Team meet with FBFA Chapter Officials and Staff on November 9, 2021*

CHOICE Humanitarian was on hand to listen to the Chapter attendees and to share a PowerPoint presentation on the new Building Capacity and Housing Escrow Fund project.

NHLCO also held an afternoon work session with Building Communities and the Navajo Thaw Team related to the broader efforts of the Navajo Thaw. A primary focus was on the approach to Congress to request \$4 billion to address the impacts of the Bennett Freeze and

Forced Relocation. The Navajo Nation executed an agreement with Building Communities to continue the Navajo Thaw programming activities through December 2022.



Project Briefing to  
Navajo-Hopi Land Commission  
December 2, 2021

### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## Navajo Thaw Advancing Multiple Initiatives

With the passage of many federal funding bills and the capacity of the Navajo Thaw to successfully apply for federal grants, the Navajo Thaw Team is busy working to support the Navajo Thaw Region to

improve infrastructure and housing, develop public facilities, and create economic development opportunities.

## **Supporting NHLCO to Expend Housing Escrow Fund Monies**

Recently, the Navajo Thaw Team successfully collaborated with CHOICE Humanitarian to secure a federal grant through USDA Rural Development through their Rural Community Development Initiatives (RCDI) Program to assist the Navajo Hopi Land Commission Office (NHLCO) to successfully expend the Housing Escrow Funds (HEF).

The source of funding, which has been available to the nine Chapters impacted by the Bennett Freeze, has been available for nearly one decade. Through collaboration with CHOICE Humanitarian, a capacity building team is emerging to work with Chapter Officials to help them identify priority housing projects and expend the housing funds according to local priorities.

## **ARPA Fund Management Plan**

In collaboration with NHLCO, the Navajo Thaw Team is developing a Fund Management Plan proposal for up to \$200 million of American Rescue Plan Act (ARPA) funding for new housing construction, telecommunications improvements, and the development of the Pinta Project at Nahata Dziil.

## **The Case for \$4 Billion**

The ultimate goal of the Navajo Thaw is to secure the funding needed to address the impacts of the Bennett Freeze and Forced Relocation. The Navajo Thaw Regional Plan was completed in June 2020, and identifies a \$4 billion budgetary request over three phases over ten years.

Backed by two resolutions approved by the Navajo Hopi Land Commission (NHLC), the Navajo Thaw Team continues to coordinate with NHLCO to secure the federal funding.





Project Briefing to  
Navajo-Hopi Land Commission  
December 16, 2021

### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## The Challenge of Creating a Housing Assessment “System”

One of the biggest problems impacting the Former Bennett Freeze, Nahata Dziil, and the Navajo Partitioned Lands (NPL) areas is the terrible condition of housing. As presented in the Navajo Thaw Regional Recovery Plan, the Navajo Housing Authority (NHA) completed an August 2011 study which was the most comprehensive housing assessment ever completed in Indian Country. The study concluded that a total of 34,100 new units/replacements needed to be constructed on the Navajo Nation. The WHPacific Study in 2008 concluded that “only 24% of the houses in the FBFA are habitable, almost 60% do not have electricity, and the majority do not have access to potable running water.”

The first step to solve the housing problem is to understand the specifics of the housing problem. This entails the completion of a housing assessment for the impacted areas. NHA has had dedicated resources for this purpose in the FBFA since before 2016. These financial resources were once released to NHLCO to benefit the FBFA, but were then transferred back prior to 2019. As such, the work to be completed, which was to include a comprehensive assessment/plan for housing, has never been completed. It has been the recommendation of the Navajo Thaw Team to re-transfer those funds to NHLCO so this critical work can be done.

A letter was sent in the spring and summer of 2021 from NHLCO to NHA requesting the “re-transfer” of funds for the completion of this work. This is consistent with the NHLCO RFP and Native Builders/Building Communities proposal as a part of the implementation of the Navajo Thaw.

In lieu of the transfer of financial resources, the Navajo Thaw Team has “inventoried” all known past relevant housing assessments. While this information is helpful, it is not complete or “actionable” to fully and efficiently deploy housing resources to benefit FBFA, Nahata Dziil, and NPL Chapters.

With ARPA funding being available for housing improvements and new housing construction, now is the time that these dedicated FBFA housing resources be wisely deployed leading to housing improvements.



Project Briefing to  
Navajo-Hopi Land Commission  
January 6, 2022

# Report to the Office of the President and Vice President FY 2022 Quarter 1 Report

**Division or Department Name:** NHLCO/Navajo Thaw

**Date of Submission:** January 5, 2022

## Division/Department Section

The purpose of the quarterly report is to share accomplishments, challenges, and significant events during the quarter.

## Major Accomplishments

*What are some major accomplishments? For example, program improvements, funding, system changes, new laws established.*

1. Completion of Business Assistance to Navajo Entrepreneurs (BANE) Project resulting in posting nine business development videos on the navajothaw.com website: 1) Coconino County Community Economic Development, 2) Land Withdrawal for Business Development, 3) The Western Navajo Pipeline Project, 4) Doing Business on the Navajo Nation, 5) Dineh Jewelry: Find Your Voice, 6) Coconino County Small Business Resources, 7) The Navajo Thaw: Goals and Activities, 8) Eight Elements of a Good Business Plan, and 9) How to Start a Business on the Navajo Nation.
2. Continued outreach on the Navajo Thaw Constant Contact blast informing over 800 recipients of Navajo Thaw progress
3. Continued briefing of members of Congress, their staff and others on the Navajo Thaw Plan and funding request.
4. Approval of USDA Rural Development Grant of \$250,000 from the Rural Community Development Initiatives (RCDI) program to assist with Chapter Capacity and Housing Escrow Fund Utilization.
5. In-person Get Acquainted Gathering in Cameron for the Envision Cameron Project.

## Challenges

***What are some major challenges? As an example, barriers to achieving program deliverables or outcomes.***

1. Maintaining momentum despite the impact of the pandemic reducing and/or eliminating many in-person meetings.
2. Gaining full buy-in from Cameron CLUP on the Envision Cameron Project.
3. Determining the precise purposes and funding request from Navajo Nation ARPA FRF for Navajo Thaw priorities (see Section C below).
4. Messaging to Congress about the continued need for \$4 billion after Navajo Nation receives substantial CARES Act and ARPA funding.

## Presidential or OPVP Assignment

***If you were to share one or two major assignments from the OPVP, please describe below. The status of the project(s) will be reported each quarter going forward.***

### **Project # 1: Design, development and construction of the Pinta Project inclusive of the Navajo Code Talkers Museum.**

One of the top two priorities of the Navajo Thaw for Navajo Nation ARPA FRF funding is the design, construction and development of the Pinta Project at Nahata Dziil on Interstate 40 at Exit 320. This \$200 million hospitality/entertainment/commercial district will become the "front door" to the Navajo Nation from the world as motorists travel along the Interstate system. ARPA funding would be utilized to develop the necessary water, sewer and telecommunications infrastructure to advance the project. In addition, funding would be utilized to construct the Navajo Code Talkers Museum. In turn, this development would leverage Navajo private-sector development including plans by Blackstreak Holdings to develop a hotel and tour center at the location.

### **Project # 2: FBFA Housing.**

In addition to expediting the utilization of the Housing Escrow Fund (HEF) funding for housing improvements throughout the Former Bennett Freeze Area (FBFA), Navajo Nation ARPA FRF funding would be utilized to develop new housing construction throughout the FBFA and potentially NPL Chapters.

The Navajo Thaw is advancing the "ABCDs" of ARPA including: **A** - Administrative, **B** - Builders, **C** - Chapter Connectivity, and **D** - Direction.

- 1) **Administrative** - The Navajo Thaw is working with up to three non-profit organizations that could provide the administrative and fiscal management skills to administer ARPA funding for eligible uses.
- 2) **Builders** - The Navajo Thaw is developing a "Housing Catalog" which inventories Navajo residential housing contractors that are ready and able to ramp up to develop housing for the Navajo Thaw

Region.

- 3) Chapter Connectivity - Continued outreach to all Chapters to understand their priorities for the Navajo Thaw and for ARPA.
- 4) Direction - Completion of an updated housing assessment that can direct ARPA.

**Outreach and Communication**

*Report major events to the priorities and program achievements. For example, nationwide run & walk, conference to business owners, ribbon cutting events. Do not report routine events, only high-level items that relate to public engagement.*

<b>Date: (MM/DD/YYYY)</b>	<b>Location:</b>	<b>Event Name:</b>	<b>Number(s) Reached:</b>	<b>Type of Activities &amp; Outcome (Brief Summary)</b>
10/6/2021 11/3/2021 12/8/2021	Zoom	Chapter Champions Committee	11 13 14	Two-way conversation with Chapter leaders on priorities and projects within the Navajo Thaw
10/7/2021 10/21/2021 11/4/2021 11/18/2021 12/2/2021 12/16/2021	Zoom	Envision Cameron	9 21 7 10 11 8	Two-way dialogue on the purpose and advancement of the Project
12/4/2021	Cameron Trading Post	Get Acquainted Gathering	20	Two-way dialogue on the purpose and goals of the Envision Cameron Project (long-term placemaking plan for the Chapter)
10/27/2021 11/17/2021 12/5/2021	Phone	Native Promise Board Meetings	7 6 7	Administrative matters to establish the non-profit and project identification discussions
12/5/2021	Nahata Dziil Chapter House	Navajo Thaw Briefing	8	Briefing on the Navajo Thaw with a focus on the Pinta Project
10/5/2021 10/12/2021 10/19/2021 10/26/2021 11/2/2021 11/9/2021 11/16/2021 11/23/2021 11/30/2021 12/7/2021 12/14/2021 12/21/2021 12/28/2021	Phone	Navajo Thaw Support Team Meetings	8 6 10 9 9 7 5 4 10 8 7 4 5	Internal discussion between the Navajo Thaw Support Team and NHLCO Staff on Navajo Thaw priorities
10/14/2021 11/18/2021 12/9/2021	Zoom	BANE Project	800 800 800	Zoom recordings posted on the navajothaw.com website

10/27/2021 12/22/2021	Zoom	Western Navajo Pipeline Project	15 15	Project updates provided by development team to community beneficiaries
10/12/2021 11/10/1012 12/15/2021	LeChee/ Zoom	Blackstreak Holdings Planning Meetings	8 8 8	Planning for hotel development and tour center development at three locations in the Navajo Thaw Region





Project Briefing to  
Navajo-Hopi Land Commission  
January 20, 2022

## Moving from Planning to Construction Western Navajo Pipeline Construction Underway

From the onset, the NHLCO defined the Navajo Thaw as a planning and **implementation** project that would finally address the impacts of the Bennett Freeze and Forced Relocation.

With all the planning completed to the satisfaction of the Nation, the Navajo Thaw is now moving to the implementation phase. Below is an update of the Western Navajo Pipeline project and a reminder of the good work done by TLE and CHOICE Humanitarian.

### Western Navajo Pipeline Project

The \$58 million approved by the Navajo Nation Council for the Western Navajo Pipeline (WNP) Phase I projects will take these projects from the planning and design phase through construction, bringing much needed additional water supply to the Western Navajo region.

The Bodaway-Gap Supply Well, Pipeline, and Storage Tank project, which has been designed and is now under construction, will provide a solution for the near-term water demands of the Coppermine, Bodaway-Gap, and Cameron Chapters.



### Tolani Lake Enterprises (TLE) Covid Relief Project

The Navajo Thaw Support Team collaborated with TLE and local advocates for food and water security to secure \$3.46 million from the Navajo CARES Act Fund for the development of:

- 1) 10 wells that have been completed or are in progress serving four Navajo Thaw Chapters,
- 2) 94 water catchment systems have been installed in 29 communities,

- 3) 232 water filtration systems have been provided to families in 31 communities,
- 4) six Hoop Houses have been built to distribute food to families in need across the region,
- 5) five water delivery trucks have been purchased to deliver water to remote, and
- 6) comprehensive drinking water analysis have begun for 16 identified water sources.

Tolani Lake Enterprises (TLE) successfully expended approximately \$3 million in late November and early December, 2020 to complete a series of much-needed projects. TLE is now designing a Food & Water project that will be eligible and competitive for ARPA funding.

### **CHOICE Humanitarian Relief Effort**

In 2020, CHOICE Humanitarian, an international non-profit, teamed up with the Navajo Thaw to deliver food and household supplies directly to the doors of the people in the Navajo Thaw Region—all 10 Chapters. This was the first of a long-term commitment to bring Relief/Resiliency/Enterprise to the region.

Currently, CHOICE is developing a network of Hoop Houses that will contribute to the resiliency of the region to access food supplies.

The Navajo Thaw welcomes CHOICE as they continue to hire local Navajo talent to help “Thaw the Freeze!”



Project Briefing to  
Navajo-Hopi Land Commission  
February 3, 2022

## Navajo Thaw Convenes Pinta Project Summit Positioning the Navajo Thaw for ARPA Funding Begins

### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

The Navajo Thaw is more than addressing the impacts of the Bennett Freeze, it is also about supporting Nahata Dziil Commission Governance, Navajo Nation’s newest Chapter dedicated solely for the benefit of Relocates that have moved to Nahata Dziil as a result of the Navajo-Hopi Land Dispute.

In 2018, Nahata Dziil Commission Governance completed its Transition Plan, a comprehensive approach to addressing the impacts of Forced Relocation. The strategic plan contains dozens of outstanding projects and strategies, including the development of the Pinta Project.

The Pinta Project is located at Exit 320 on Interstate 40. A planned \$200 million commercial, retail, lodging and entertainment district will be developed along with plans for a relocated and expanded Port of Entry.



*Lorenzo Max, President of Native Promise, addresses the Summit attendees.*



*Vice President Myron Lizer shares his vision for business development on the Navajo Nation.*

Nahata Dziil Commission Governance has selected the Pinta Project as their priority for advancement through the efforts of the Navajo Thaw.

The American Rescue Plan Act (ARPA) allows for eligibility for water, sewer, and telecommunications investments. In addition, ARPA specifies that tourism-related projects that were in the planning stages but impacted by the pandemic are also eligible for ARPA-investment. It is the intention of the Navajo Thaw to collaborate with Native Promise, a new Navajo-owned non-profit dedicated to community and economic development efforts on the Navajo Nation.

Native Promise President Lorenzo Max provided the opening invocation and shared inspirational comments about how Navajo can gain economic sovereignty through business development and projects such as Pinta.

Representation from seven organizations came together in Flagstaff on Tuesday, January 25 to collaborate on the development of the Pinta Project. These interests include: 1) Nahata Dziil Commission Governance, 2) Navajo Hopi Land Commission Office, 3) Native Promise, 4) Navajo Thaw Support Team, 5) Navajo Code Talkers Museum, 6) Blackstreak Holdings, and 7) Navajo Thaw Technical Team.

It is the intention of Native Promise to collaborate with the Navajo Thaw to submit a successful ARPA proposal to the Navajo Nation Council.



*Summit meeting very well attended by all parties.*

*When completed, the Pinta Project will be a high-profile “front door” to all of the Navajo Nation.*







Project Briefing to  
Navajo-Hopi Land Commission  
February 17, 2022

## Harvard Graduate School of Design Assisting Navajo Thaw Two Harvard Students Volunteering on Pinta Project Scoping Activities

### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

Nahata Dziil Commission Governance has been very consistent with its planning and priorities with the Navajo Thaw: *focus on the development of the Pinta Project*. The Project is an estimated \$200 million development along Interstate 40 featuring the Navajo Code Talkers Museum, new Navajo-owned lodging and tour operations, and other Navajo-owned and themed facilities and destinations.

With the availability of ARPA funding and apparent eligibility of many of the project elements for ARPA assistance, the Navajo Thaw has turned to its Technical Team (engineers, architects, and project managers) to assist with the ARPA funding proposal.

Over the summer of 2021, the Navajo Thaw Team was introduced to Eric Henson with the Harvard Project on American Indian Economic Development. Eric Henson, who teaches a class on Native American studies, recommended that the Navajo Thaw and the Navajo Code Talkers Museum submit a concept proposal that could engage some of his interested students in the effort.

Clay Lin and Hannah Wong are two students attending the Harvard Graduate School of Design who are assisting with research in the Pinta Project as part of a class run by Eric Henson called Nation Building through the Harvard Kennedy School.

As part of their work, Clay and Hannah are assisting with the ARPA funding request by researching and reviewing the scope for the Navajo Code Talkers Museum and the Pinta Masterplan. They are researching comparable museums for scope, size, scale and communicating with other museums like the Smithsonian for guidance. They also plan on researching potential inclusion of other Navajo messaging. For the master plan, they are reviewing and researching square footage, facility location and composition, and housing.

“The comprehension that Clay and Hannah have shown in our project and the need for analysis has been very impressive,” said Brian Cole with the Navajo Thaw Team. “The Code Talkers, for example,



have done planning with the assistance of the University of Arizona. The Harvard students are able to analyze all of this past work and conduct current research so our proposals are more competitive for funding for ARPA and many other sources.”



Project Briefing to  
Navajo-Hopi Land Commission  
March 3, 2022

## Navajo Thaw Regional Plan—14 Years of Homework

### The Case is Made for a \$4 Billion Investment

*One of the biggest reasons why the Navajo Thaw and the Navajo Nation can accurately represent the needs of the Former Bennett Freeze Area (FBFA) Chapters relates to the intensive work that was completed in 2008 by WHPacific. The federal funding request is based upon this comprehensive study and updated to reflect some changing priorities as well as inflationary costs.*

#### 2008 WHPacific Regional Recovery Plan

In 2008, Navajo Nation's Design and Engineering Services (DES) hired WHPacific, Inc. to develop a Regional Recovery Plan for the Former Bennett Freeze Area (FBFA). This effort included information-gathering within the FBFA, but also throughout the rest of nine Chapters affected by the Freeze, for purposes of comparison in terms of the impact and resulting needs of residents.

The recovery plan consolidated the priority capital projects of nine Chapters affected by the former Bennett Freeze (Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto, Leupp, Tolani Lake, Tonalea, and Tuba City) to create a strategic implementation plan, which could have been reshaped for eventual submittal as a special appropriation request from Congress.

#### Method of Planning

WHPacific Inc., gathered information using three main methods over the four and a half month planning process:

1. from residents, officials, and Chapter staff at two community workshops in each Chapter
2. from research and analysis of existing plans and ongoing project efforts at Chapter, Tribal, and Federal agencies and departments
3. from field teams using a Global Positioning System (GPS) to take data points at houses, roads, and other man-made features, and assess each feature's condition, whether very good, good, fair, poor, or very poor based on particular criteria

#### Deliverables

WHPacific, Inc., produced three deliverables:

- a recovery plan identifying top priority capital projects, including estimated costs and recommendations for implementation

- updated land-use plans for each Chapter to proceed with certification
- all gathered GPS data and maps in the form of a Geographic Information System (GIS) database





Project Briefing to  
Navajo-Hopi Land Commission  
March 17, 2022

## The Reports are no Longer Sitting on the Shelf!

**MULTIPLE STUDIES HAVE BEEN “DUSTED OFF” TO MOBILIZE THE NAVAJO THAW**

### Project Purpose

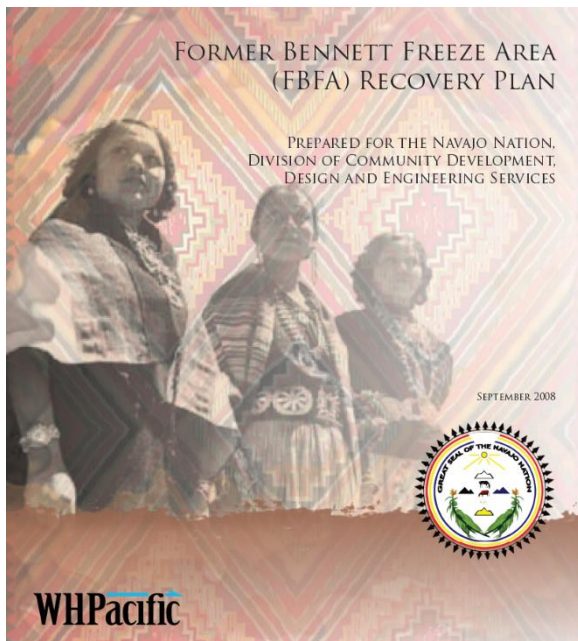
To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

We have all heard the story about the “report sitting on the shelf.” So many reports and studies get written, but then nobody does anything about them. They just sit on the shelf. Benefitting no one.

This is not the case for the Navajo Thaw.

A lot of great planning work has been done over the past 14 years to benefit the Navajo people. Unfortunately, in most cases, the planning projects have not been designed with an *implementation* phase. In our case, we refer to it as the **Navajo Thaw Implementation Plan** for a reason: *We intend to make the housing, infrastructure, public facilities, and economic development projects a reality.*

Below is a summary of the excellent reports and studies that form the foundation for our implementation work.



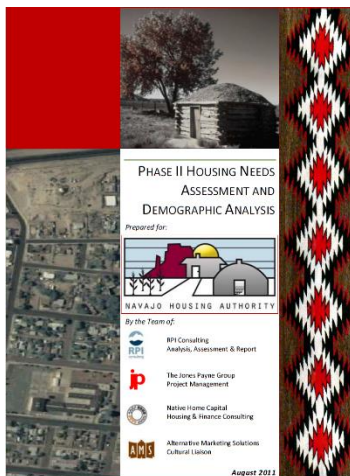
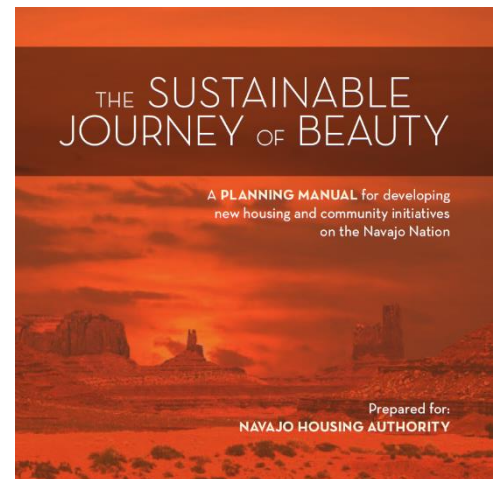
### 2008 WHPacific Study

In 2008, Navajo Nation’s Design and Engineering Services (DES) hired WHPacific, Inc. to develop a Regional Recovery Plan for the Former Bennett Freeze Area (FBFA). This effort included information-gathering within the FBFA, but also throughout the rest of nine Chapters affected by the Freeze, for purposes of comparison in terms of the impact and resulting needs of residents.

The recovery plan consolidated the priority capital projects of nine Chapters affected by the former Bennett Freeze (Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto, Leupp, Tolani Lake, Tonalea, and Tuba City) to create a strategic implementation plan, which could have been reshaped for eventual submittal as a special appropriation request from Congress.

### 2012 Swaback Sustainable Journey of Beauty

Swaback coordinated the largest Tribal master planning initiative in the United States, including a housing survey among the Navajo people. Based off the housing need, Swaback helped to create a long-term Sustainable Community Master Planning Initiative that uses best planning practices to identify future potential housing development sites and strategically plan for community development that complements the Navajo communities, people, and culture.



### 2011 NHA Needs Assessment

In August 2011, the Navajo Housing Authority (NHA) conducted the most comprehensive housing assessment ever completed in Indian Country. The document, *Phase II Housing Needs Assessment and Demographic Analysis*, was published in 2011, presenting startling findings.

The massive survey effort included 31,000 individuals living on the Navajo Nation. The report concluded that a total of 34,100 new units/replacements needed to be constructed, including 18,900 units to address poor housing conditions and 15,200 units to address overcrowding.

## 2015 Navajo Code Talkers Museum & Veterans Center

Working directly with the Navajo Code Talkers Association and their associated stakeholders, the studio set out to uncover, document, analyze, and synthesize the issues surrounding the development of a National Navajo Code Talker Museum and Veterans' Center. The intent of this study is to help the Navajo Code Talkers Association consider its needs and desires for a Museum and Veterans' Center and offer issue understanding, development principles, and design strategies for the project. The work is meant to test a broad spectrum of possibilities, illustrate selected options, and assist the NCTA in identifying desirable avenues of action.

## 2022-2026 Time to Build!

These are all *great* plans. Monumental efforts. Excellent work done by caring, competent professionals. But in every case, the experts moved on. They had to. The contract expired. They had other projects to complete.

One of the objectives of the Navajo Thaw is to read every plan...and to figure out how the recommendations can be implemented. The Navajo Thaw Team, which is growing every month, intends to see this mission through. We will team up with anyone who desires to improve the lives of the Navajo people. We will pursue every funding source to make projects happen.

And. We. Will. Succeed.





**Navajo Thaw ~ Nahata Dziil ~ NPL**  
**RECOVERY by Working Together**

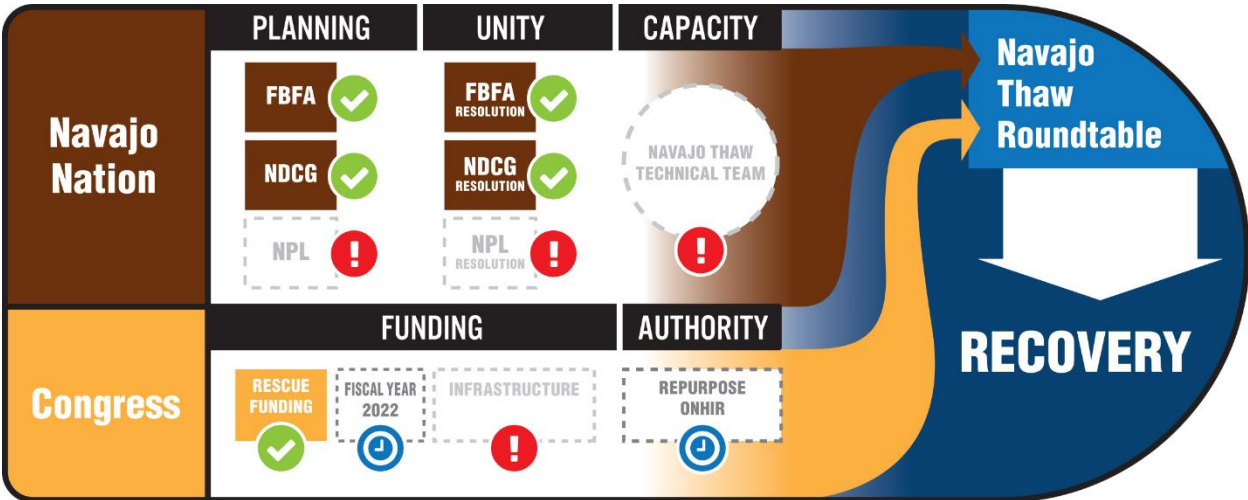
Five things must be in place for housing, infrastructure, public facilities, and economic development projects to be successful:

- 1) everyone must have a *plan*,
- 2) everyone must be *unified/resolved* to move forward together,
- 3) there must be *capacity* to proceed,
- 4) adequate *funding* must be available, and
- 5) there must be *authority* to act.

To Do List !	
Navajo	<input type="checkbox"/> NPL Plan <input type="checkbox"/> NPL Resolution <input type="checkbox"/> Technical Team
Congress	<input type="checkbox"/> Infrastructure Bill

In the first quarter of 2021, the Navajo Hopi Land Commission (NHLC) has made significant strides to bring this all about. The figure below shows the **SYSTEM** that is being built that can result in billions of dollars of investment throughout the entire region.

KEY Complete Underway Needed



<b>Planning:</b>	The FBFA and Nahata Dziil have completed plans. Planning for NPL must commence.
<b>Unity:</b>	The NHLC has approved two resolutions. A third for NPL is needed.
<b>Capacity:</b>	The Technical Team (engineers/architects/project managers) must be funded.
<b>Funding:</b>	Rescue Funds are on the way. Still need FY 2022 and Infrastructure Bill support.

**Authority:**

ONHIR must be repurposed to authorize and fund Recovery.



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## Housing for the Former Bennett Freeze Area Seeking Navajo Housing Contractors

In November 2021, The Navajo Thaw established a goal to develop a *housing catalog* for the Navajo Nation. The end product would identify Navajo housing contractors who could address the needs of the Nation, other funders, Chapters, and the people by creating high-quality housing in a timely and professional manner.

To complete this task, two things were requested from the nineteen contractors that were contacted:

- 1) Complete a two-page survey.
- 2) Supply any photos, sketches, and/or blueprints of the housing options they make available to their customers.

Since then, three rounds of outreach were made to receive the information. Each time, both a phone call was made and an email was sent.

In total, 51 phone calls were made and 51 emails sent. Thirty of those phone calls resulted in a conversation, while 21 voicemails were left. Of the voicemails left, five calls were returned and of the 51 emails sent, only two contractors responded by completing the survey. Both completed the surveys to the best of their abilities and one company also provided a presentation of their product offerings.

Other activity/results:

- One company indicated they were refocusing their efforts to modular housing (ready-made medical tents and testing facilities). While housing may not be a top priority now, it would be worth reaching out in the future to see where their business strategies lie.
- A non-profit corporation plans on collaborating with the Navajo Thaw to further the housing project.

In the end, although the Navajo Thaw was able to receive adequate content from two companies and generate participation interest from a non-profit, all other attempts to build the catalog were, unfortunately, unsuccessful. Based on the lack of interest to participate in the survey, the Navajo Thaw recommends that the search for residential housing contractors be expanded to outside of the Navajo Nation.



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## Navajo Thaw Pursues ARPA Funding to Benefit Participating Chapters

The Focus is on New Housing for the Bennett Freeze and the Pinta Project for Nahata Dziil

The Navajo Thaw has two top priorities for the utilization of the American Rescue Plan Act (ARPA) funding. First, an allocation of funding benefitting the Former Bennett Freeze Area for new housing is prioritized. The second priority is the advancement of the Pinta Project at Nahata Dziil.

Coordinating with the Navajo Hopi Land Commission Office, the Navajo Thaw has assisted the NHLCO to submit documentation requesting \$15.55 million of funding related to housing. The potential award to NHLCO would be committed for new housing construction that not only would benefit the Former Bennett Freeze Area, but also could benefit Navajo Partitioned Lands (NPL) Chapters. NHLCO has submitted documentation for the use of housing improvements and has received a determination that such a use is eligible.

Nahata Dziil Commission Governance has been consistent in their prioritization of the Pinta Project as the top priority for Navajo Thaw involvement. The Pinta Project is a proposed development on both the south side and north side of Interstate 40 at Exit 320. The south side would feature a commercial and hospitality district that would ultimately become the “front door” to the Navajo Nation being accessed by the Interstate system.

### Listening to Chapter Priorities

Soon after the passage of ARPA in March of 2021, the Navajo Thaw held the *Navajo Thaw Presidents Huddle* in May 2021. The purpose of the “huddle” was to hear from Chapter Officials on their priorities for the use of ARPA funding. It was at this session that housing was identified for the FBFA and the Pinta Project was prioritized for Nahata Dziil.

Nahata Dziil Commission Governance and the Navajo Thaw Support Team are reaching out to the Navajo Code Talkers Museum Board with an invitation to have an internationally-recognized museum be the “anchor tenant” as a part of the hospitality district. The Pinta Project site has been analyzed for decades as a possible development site. At one point the

site was being evaluated for a major casino that ultimately was developed as Twin Arrows Navajo Casino Resort near Flagstaff.

**Updating the April 15, 2021 Team Report**

There are many ways to describe the Navajo Thaw. One of the ways is “a team of professionals and advocates working to address the impacts of the Bennett Freeze and Forced Relocation.” We are pleased to update our “Teams Report” that we originally distributed on April 15, 2021.

**Our Team and Partners**

It takes more than plans and money to complete projects. It also takes administrative and technical capacity.

For this reason, the Navajo Thaw has held multiple Navajo Thaw Staffing Summits. These Summits bring together the administrative experts, non-profits, engineers, architects and other professionals to discuss how to receive and disperse money for projects throughout the Navajo Thaw Region.

The table below summarizes the organizations, regions and plans associated with the Navajo Thaw.

<b>Organizations</b>		
<b>Organization</b>	<b>Mission Statement</b>	<b>Role</b>
<b>Native Community Builders LLC</b>	To positively affect the lives of the Navajo people and other Native Americans through planning and advocacy— especially focused upon the Bennett Freeze and Forced Relocation	Subcontractor to Building Communities to advance the Navajo Thaw.
<b>Building Communities</b>	To improve the economy and quality of life for Navajo people through strategic planning, grant writing and project advancement.	Creation and advancement of Navajo Thaw vision, mission, organization, project advancement, public relations, government relations and networking.
<b>Technical Team</b>	To provide needed technical expertise to advance all Navajo Thaw-related projects.	Seven companies – Native Community Builders, Building Communities, C2 Environmental, Brown & Caldwell, Riley Engineering, Nizhoni Homes and Swaback – to provide the needed engineering, architectural, project management, environmental services for project advancement.
<b>Navajo Thaw Roundtable</b>	To provide leadership and guidance for the selection and advancement of Navajo Thaw projects.	One Representative and one Alternate from each of the 10 participating Chapters serving to



		understand and continually update Navajo Thaw projects.
<b>CHOICE Humanitarian</b>	To support the efforts of people everywhere to find a path out of poverty and build self-reliant, resilient communities capable of providing for the needs of their people.	Providing administrative services and project management with the Navajo Thaw.
<b>Tolani Lake Enterprises</b>	To cultivate healthy, safe, and prosperous communities by strengthening food, water, and economic systems for our native communities, empowering our youth, and promoting Native cultural knowledge.	
<b>Native Promise</b>	To advocate for, coordinate and manage community and economic development projects designed to improve the economic condition and quality of life for Navajo and Native American communities.	
<b>Red Feather</b>	To partner with American Indian nations to develop and implement sustainable solutions to the housing needs within the community.	
<b>NHLCO</b>	To support the OPVP and the NHLC in addressing the impacts of the Bennett Freeze and Forced Relocation.	To assemble resources, issue contracts and provide oversight for planning and development activities for FBFA, Nahata Dziil and NPL.
<b>OPVP</b>	Administrative leadership and management for the Navajo Nation.	Defining the vision for the outcome of the Navajo Thaw; appointment of three representatives to the Navajo Thaw Roundtable.
<b>NHLC</b>	Establishment of policy and oversight of financial resources to address Bennett Freeze and Forced Relocation.	Appointment of three representatives to the Navajo Thaw Roundtable.
<b>DNHIR</b>	Relocation of Tribal members who were living on land that was awarded to the other Tribe pursuant to PL 93-531.	Proposed administrator of federal funding to implement the Navajo Thaw Regional Recovery Plan under the oversight of the Navajo Thaw Roundtable.
<b>NNDED</b>	Lead organization advancing economic development on the Navajo Nation.	Advisor to the Navajo Thaw Roundtable; identifying and advancing top regional economic development projects.
<b>NNDCD</b>	Lead organization advancing community development on the Navajo Nation.	Advisor to the Navajo Thaw Roundtable; identifying and advancing the top community development projects.
<b>Navajo Nation Department of Transportation</b>	Lead organization advancing transportation development on the Navajo Nation.	Advisor to the Navajo Thaw Roundtable; identifying and advancing the top transportation projects.

<b>Navajo Nation Division of Natural Resources</b>	Lead organization advancing natural resource management on the Navajo Nation.	Advisor to the Navajo Thaw Roundtable; identifying and advancing the top agriculture and natural resource projects.
<b>Navajo Nation Veterans Administration</b>	Lead advocate for Navajo veterans.	Advisor to the Navajo Thaw Roundtable; advancing a housing manufacturing project.

## Regions

<b>Region</b>	<b>Description</b>	<b>Chapters</b>
<b>FBFA</b>	The Former Bennett Freeze Area contains all or portions of nine Chapters affected by the Bennett Freeze which lasted from 1966-2006 and was officially lifted in May 2009.	Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto, Leuup, Tolani Lake, Tonalea and Tuba City.
<b>Nahata Dziil</b>	Navajo Nation's newest Chapter formed in 1988 <i>solely for the benefit of those affected by the Navajo-Hopi land dispute and have moved to Nahata Dziil.</i>	Nahata Dziil Commission Governance
<b>NPL</b>	A portion of the Former Joint Use Area awarded to the Navajo Nation under the Judgment of Partition issued April 18, 1979, by the United States District Court for the District of Arizona, and now a separate administrative entity within the Navajo Indian Reservation.	Black Mesa, Forest Lake, Hardrock, Jeddito, Low Mountain, Pinon, Shonto, Tachee/Blue Gap, Teesto, Tolani Lake, Tonalea/Red Lake, Whipporwill, White Cone.

## Plans

<b>Document</b>	<b>Purpose</b>	<b>Completion Date</b>
<b>Navajo Thaw Regional Recovery Plan</b>	A 116-page plan that contains five sections: 1) Investment Needed to Meet the Federal Promise, 2) History and Status of the Bennett Freeze and Forced Relocation, 3) Places: the Navajo Thaw Region and Nahata Dziil, 4) Economic Sectors, and 5) Organization and Capacity.	June 2020
<b>Chapter Recovery Plans</b>	70-120 page plans resulting from in-person planning exercises that list the economic development strategies, projects and quality of life initiatives necessary to address Bennett Freeze/Forced Relocation.	February 2020
<b>WHPacific Bennett Freeze Recovery Plan</b>	Extensive and specific engineering analysis detailing the impacts of the Bennett Freeze and resulting needs related to housing, infrastructure, and capital improvements.	August 2008



### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## Recommendation for Congressional Action in 2022

As noted in the “Project Purpose” defined above, it is the goal of the Navajo Thaw to not only complete the Chapter Recovery Plans and the Regional Recovery Plan, but also to implement the plans. From the very beginning, this means a request for federal funding commensurate with the funding needs identified and the Strategic Plans completed.

Each of the 10 Chapter Recovery Plans were completed by March 2020. The Regional Recovery Plan was completed by July 2020. Therefore, the stage has been set for federal investment in the Bennett Freeze and Forced Relocation Areas for nearly two years.

Navajo Hopi Land Commission Office (NHLCO) Executive Director Robert K. Black, Jr. and Navajo Thaw Consultant Brian Cole of Building Communities attended meetings in Washington DC in late March of 2022. During these meetings the feedback from professionals assisting with both legislative authorization and appropriation had a clear message: *We do not want to repeat the mistakes of the past. We look forward to reviewing your plans and considering you request for funding to implement such plans.*

And then a second message was clearly communicated from such professionals: *We recommend that the Navajo Thaw Region team up with NPL, HPL, and the San Juan Southern Paiute Tribe to bring one overall request for the larger geographic area.*

Fortunately, much of this additional geographic preparatory work has been envisioned for years by the Navajo Thaw Support Team. In other words, the Navajo Thaw Regional Recovery Plan Project Map already presumes that the NPL region could benefit from the overall effort. In addition, similar work has been underway at Hopi for years to prepare for this day.

In short: everything is in place for a major federal investment in the Navajo Thaw Region and surrounding areas. We do not want to make the same mistakes as were made in the past.

It is time to Thaw the Freeze!

## Harvard School of Design Completes Feasibility Analysis on Pinta Project Code Talker Museum and Commercial Development Projected to be a Winner at Pinta

Back in the fall of 2021, the Navajo Thaw Support Team had an opportunity to partner with Harvard University on the Pinta Project. The Navajo Thaw coordinated with Harvard Adjunct Professor Eric Henson who explained that he had an incoming class that would be interested in Native American-based consulting projects. The Navajo Thaw Support Team responded that we would benefit by an analysis of the projected benefits and costs of developing the Pinta Project at Nahata Dził. Furthermore, we requested that the analysis compare two development sites - one in Arizona and the other in New Mexico.

In the opinion of the Navajo Thaw Support Team, the Harvard analysis produced a solid and conservative projection of 220,000 visitors per year at the Pinta Site if the Navajo Code Talkers Museum would be developed at that location. At an anticipated revenue generation rate of \$10 per person, total revenues would be \$2.2 million annually. This would exceed the projected annual operating cost of \$1 million annually for a 20,000 square foot facility. Even doubling the square footage of the facility to 40,000 square feet would yield an annual positive operating margin.

The Harvard School of Design Consulting Team was asked to do a comparison with a potential tourism development site at Tse Bonito, New Mexico. Given the lack of interstate traffic and visibility, it was projected that the Tse Bonito location would only generate 25% of the visitor count expected at Pinta. Given this, the annual operating loss at the New Mexico location would range from \$450,000 to \$1,450,000 annually.

### An Excerpt of the Report from Researcher Hannah Wong:

To understand the regional opportunities, we want to start by considering our two sites. Tse Bonito was and still is a prime site for in the relationship between Window Rock, Gallup, Holbrook, and Flagstaff. **Tse Bonito alone, however, lacks the reach and the exposure that the Navajo Code Talkers Museum and other tourism sites need, but will be an excellent complementary site to provide community programming such as a Veteran Center, Clinic, and a Navajo-business oriented hotel and tour center.** The Pinta site, on the other hand, is right on the I-40, a prominent east-west connector with direct access to Flagstaff, Phoenix, and Albuquerque. In addition, the Pinta site is located next to the world class Petrified Forest, which draws over 600,000 visitors annually and will be most suited to host a premiere Navajo museum along with other “phase one” development that includes an outward facing, international tourism-oriented hotel, and tour center. For comparison, I-40 near Pinta receives about 18,000 vehicles a day, whereas at Window Rock by Tse Bonito sees about 6-9,000 vehicles a day, **leading to 2-3x more visitors at Pinta than Tse Bonito. This will be instrumental to the financial sustainability of our project and intended exposure to a world-wide audience for the Navajo story.**

## Finalizing the Navajo Thaw Request to Congress

July 2022

All 10 Navajo Thaw Chapter Recovery Plans were completed by February 2020. The Navajo Thaw Regional Recovery Plan was completed and published online in July of 2020.

Sometimes referred to as the Navajo Thaw Implementation Plan, the Navajo Thaw Support Team has worked to implement the Regional Plan and many of the Chapter Recovery Plans over the past two years.

### NHLCO/Navajo Thaw Request for Federal Action

The Navajo Thaw Regional Recovery Plan (“Recovery Plan”) calls for two overarching federal actions:

1. Repurpose an existing federal office to create the **authority** to implement the Plan, and
2. Appropriate **funding** through that office to implement the plan.

#### Authority

In order to address the capacity and funding needs of the Navajo Thaw Region, it is recommended that ONHIR be repurposed to become the Office of Navajo and Hopi Indian Recovery. Although the Navajo Nation and Nahata Dziil Commission Governance are not satisfied that ONHIR has adequately fulfilled its current *relocation* mission, it is generally agreed that the authority of ONHIR ought to be extended geographically and the purpose of ONHIR ought to be broadened beyond *relocation* activities to *recovery* investments. Both Nahata Dziil and NHLCO have passed resolutions in favor of such repurposing of ONHIR.

#### Proposed Language for Repurposing ONHIR and Establishing the Navajo Thaw Roundtable

ONHIR shall be repurposed become the Office of Navajo and Hopi Indian Recovery. The repurposing would come with three new objectives: 1) expanding the geographic authority of ONHIR from Nahata Dziil to also include all the Former Bennett Freeze Area and the Navajo Partitioned Land (NPL), 2) to receive and disperse federal funding to address the impacts of the Bennett Freeze and Forced Relocation, and 3) to serve under the oversight authority of the Navajo Thaw Roundtable.

The Roundtable will be comprised of one Member from each of the nine Former Bennett Freeze Area Chapters. This person will be the Chapter President or his/her designee. There will also be participation from a tenth Chapter, Nahata Dziil. In addition, the Navajo Nation Office of the President and Vice President will appoint three Members to the Navajo Thaw Roundtable. Finally, the Navajo Hopi Land Commission will appoint three Members to the Navajo Thaw Roundtable.

The 16-member oversight authority will serve to direct the investments made by ONHIR to implement the Navajo Thaw Regional Recovery Plan.



## Funding

The Recovery Plan calls for a \$4 billion investment over three phases.

Phase	Time Period	Funding	Percentage of Total	Purpose
I	2023-2024	\$200 million	5%	Immediate Recovery Projects and due diligence for Phases II and III
II	2025-2027	\$2.0 billion	50%	Housing, infrastructure, public facilities, and economic development
III	2028-2032	\$1.8 billion	45%	

**The request is for \$4 billion to be authorized over 10 years. Phase I should also include the repurposing of the Office of Navajo and Hopi Indian Recovery.**

### The March 2022 Message from Washington DC

In late March, 2022, Navajo Hopi Land Commission Office (NHLCO) Executive Director Robert K. Black, Jr. and Brian Cole, Consultant for the Navajo Thaw Regional Recovery Plan, traveled to Washington DC and met with Congressional support staff both for the Authorizing and Appropriations Committees. The common message from three separate meetings was two-fold:

- #1 - **“We do not want to repeat the same mistakes of decades ago. Bring us a comprehensive plan and we will fund it.”**
- #2 - **Expand the geographic area of benefit to be inclusive not only of the Former Bennett Freeze Area and Nahata Dziil, but also the impacted areas of Hopi, the Navajo Partitioned Lands (NPL), Hopi Partitioned Lands (HPL), and the San Juan Southern Paiute Tribe (SJSPT).**

### Immediate Action: The Seven Summer Steps of 2022

The Navajo Nation and the Navajo Thaw have successfully gained the attention and respect of members of the 117<sup>th</sup> United States Congress. The midterm elections of 2022 could complicate the ability of the Navajo Nation and the Navajo Thaw to successfully secure the commitments needed from Congress. As such, **immediate steps** (“the seven summer steps of 2022”) are needed. These recommended steps are as follow:

- #1 - **Formalize the commitment by the Navajo Nation to move forward with the request to Congress**

The Navajo Hopi Land Commission (NHLC) has already unanimously approved two resolutions of support for the Navajo Thaw. Key Provisions of the resolutions are shown in the box below.

Approved Resolutions of the Navajo Hopi Land Commission
<p><b>February 23, 2021: (approved 6-0)</b> The NHLC supports an investment of \$4 billion over 10 years by the United States federal government to address the collective impacts of the Bennett Freeze.</p> <p>Furthermore, the authority of ONHIR should be expanded to provide oversight, funding, and benefit for the entire Navajo Thaw Regional Recovery Plan.</p>
<p><b>March 18, 2021: (approved 5-0)</b> NHLC supports the NDCG Transition Plan inclusive of its immediate-fund budget, long-term fund budget and request for funding.</p>

NHLC supports NDCG in approaching ONHIR to support all the plans, projects and budgets identified by NDCG, among addressing other needs for Navajos affected by the Settlement Act.

NHLC supports NDCG-2020-05-081 which “recommends the broadening of the Scope and Authority of the Office of Navajo and Hopi Indian Relocation (ONHIR) to support the administration of the Navajo Thaw Implementation Plan.”

The Office of the President and Vice President (OPVP) and the Navajo Nation Council (inclusive of the NHLC) should determine if additional action (legislation) is necessary to move forward. If such action is necessary, it should be commenced immediately.

## **#2 - Expand the Navajo Thaw to be inclusive of the NPL Region**

The NHLCO has already initiated a process whereby the Consulting Agreement of Building Communities as the lead contractor for the Navajo Thaw will be augmented to include planning and advocacy work for the NPL. Due to limited funding availability, only a “skeleton planning and advocacy effort” will be initially completed by Building Communities. Nonetheless, this skeleton effort will be sufficient to augment the immediate request to Congress. Additional funding should be committed by the Navajo Nation to complete a robust planning and advocacy effort for NPL on par with work underway for the Navajo Thaw Region.

## **#3 - Partner with the Hopi Tribe and Joint Village Strategic Planning (JVSP)**

Concurrent to the work of the Navajo Thaw has been an effort known as Joint Village Strategic Planning at Hopi. Similar planning, team building, project identification, and advocacy efforts have been underway at Hopi since early 2018. The result is three Village Recovery Plans and an itemized set of projects designed to address the impacts of the Bennett Freeze and Forced Relocation on three Hopi Villages (Upper Moenkopi Village, the Village of Moencopi (Lower), and Yuwehloo Pahki Community (Spider Mound)).

In order to effectively engage with the Hopi Tribe and JVSP, a set of Guiding Principles should be developed and adhered to. One of the primary principles is the intent that the approach to Congress should be an *Investment Strategy*, not reparations.

## **#4 - The funding requested should reflect the years of planning already completed through the Navajo Thaw and JVSP efforts**

In general, the work has already been completed to identify the specific funding requests to Congress. Prior planning should be the starting points for discussions between the two Indian Nations. The funding allocation to Navajo and Hopi is not, therefore, some type of “formula” or “equitable” funding split. Rather, it is based upon the plans, strategies, and projects identified through the Navajo Thaw and JVSP efforts. Those efforts have already concluded that \$4.0 billion should be invested in the Navajo Thaw Region and \$1.2 billion should be invested in the JVSP region. If Congress signals that the requested amount is too high, a common approach should be utilized by Navajo and Hopi to constructively bring forth a funding request that is acceptable to Congress.

## **#5 - NPL planning should commence immediately and result in an augmentation of the overall Navajo request**

As noted above, NHLCO is currently revising its agreement with its consultant, Building Communities, to conduct similar planning and project advocacy for the NPL region. Such

planning should identify strategies and projects related to housing, infrastructure, public facilities, and economic development commenced with the planning completed for the Navajo Thaw Region. The authority and funding authorized by the 117<sup>th</sup> Congress should set the stage for an augmentation of funding considered by the 118<sup>th</sup> Congress for NPL.

**#6 - Determination of “Peripheral Issues” that should be either included or excluded from current discussions**

There are a broad array of issues and projects of mutual interest and concern by the Navajo Nation and the Hopi Tribe. Where the momentum of the Navajo Thaw/JVSP effort can successfully address such issues, such issues should be tackled. In circumstances where such issues of mutual interest/concern served to bog down or halt Navajo Thaw/JVSP advancement, such issues should be separated from the purview of the Navajo Thaw/JVSP.

**#7 - Engage the San Juan Southern Paiute Tribe if they are willing to participate**

Per the recommendation from key Congressional Staff, the San Juan Southern Paiute Tribe should be engaged with this overall process. Similar to the situation with NPL, specific strategies/projects/funding requests could materialize before the 118<sup>th</sup> Congress after appropriate planning has been completed.

## **Navajo Thaw Region and NPL to Benefit from \$15.55 Million for Housing Improvements**

President Nez has signed legislation approved by the 24th Navajo Nation Council on a 20-2 vote to approve \$1.07 billion in American Rescue Plan Act (ARPA) funding for the construction of new water and electric lines, broadband internet connections, COVID-19 mitigation, E911/public safety, and housing infrastructure projects for the Navajo people.

Included in the legislation is \$15.55 million for housing for the Former Bennett Freeze and NPL region. It is the only region-specific allocation of funding made in the ARPA award.

Shortly after the passage of ARPA in March of 2021, the Navajo Thaw Support Team convened the Navajo Thaw Presidents Huddle in May of 2021 to hear from the Navajo Thaw Region on the priorities for potential ARPA investment.

The unanimous message from the Navajo Thaw Region Chapter Presidents: "we should address our critical housing problem."

The Navajo Thaw Support Team has successfully completed two measures to assist the Navajo Thaw Region Chapters to address housing. Also in 2021, the Navajo Thaw successfully assisted CHOICE Humanitarian to receive a federal grant award which has served to sustain the Housing Escrow Funds (HEF) which will be used for housing improvements throughout the Former Bennett Freeze Area.

The Navajo Thaw Support Team will continue to coordinate with the Navajo Hopi Land Commission Office (NHLCO) and the Navajo Nation Division of Community Development (NND CD) to guide the investment of the funding for new housing improvements throughout the region.



The Navajo Thaw convened the Navajo Thaw Presidents Huddle on May 15, 2021 shortly after the approval of ARPA by the United States Congress. The message from the Navajo Thaw Region Presidents: "we should focus on housing."

### **Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## **The History of the Navajo Thaw**

***“As Executive Director of the Navajo Hopi Land Commission Office, I would really like to help you but every time I try everyone just gets mad at me.”***

- ***Raymond Maxx, NHLCO Executive Director, September 13, 2013***

Raymond Maxx was addressing the Bodaway Gap Community Land Use Planning (CLUP) Committee. With 20 Bodaway Gap Chapter Officials and volunteers in the conference room in Flagstaff, Mr. Maxx was expressing his earnest desire that Navajo Nation government could finally address the impacts of the Bennett Freeze. Although the Navajo Nation had funding for this purpose, there was no overarching plan for the Bennett Freeze other than the 2008 WHPacific Study that analyzed the Bennett Freeze impacts and outlined potential projects as a recovery plan.

As Raymond Maxx was finishing his comments and addressing questions from the CLUP, a newcomer was brought into the room. Having just completed a regional plan for economic development in Northeast Arizona the day before, Bodaway Gap Chapter Manager Brian Kensley received a card from Brian Cole of Building Communities.

***“You’re next.”***

For Cole, it was the first time that he had been in such a meeting. He was vaguely familiar with what a CLUP was. He did not know anyone in the room. Other than a self-introduction, he was not sure what to offer.

***“The Bennett Freeze needs an action plan. You do action plans. Tell us what that would be like.”***

Thus began what is known today as the Navajo Thaw.

The Chairman of the Bodaway Gap CLUP at the time was Thomas Tso. Similar to Brian Kensley, Tom desperately wanted to help his people. He knew that Bodaway and all of the Bennett Freeze needed housing, infrastructure, public facilities, and economic development.

By early 2015, Thomas Tso would start his own Navajo Priority #1 company, Native Builders LLC. Brian Kensley and others supported that early effort. Raymond Maxx, Bobby Robbins, and Colbert Dayzie were a part of the team. They all knew that Navajo administrations had all made a promise to “help the Bennett Freeze,” but they had not seen an effective, concerted effort.

The Navajo election of 2018 was very significant. President Jonathan Nez committed to doing something about the Bennett Freeze and directed the new Navajo Hopi Land Commission Office (NHLCO) Executive Director Robert K. Black, Jr. to take the lead. In March 2019, NHLCO released a Request for Proposals for an economic plan benefitting the Bennett Freeze and Nahata Dziil. Thomas Tso hand-delivered his proposal with Building Communities as a subcontractor in June of 2019. By August of 2019 Native Builders LLC had been selected to advance what was going to become the Navajo Thaw. On October 14, 2019 the Navajo Thaw kickoff celebration took place at Twin Arrows.

Nahata Dziil had already completed an economic development strategic plan known as their Transition Plan to address the potential closure of the Office of Navajo and Hopi Indian Relocation (ONHIR). The nine Bennett Freeze Chapters, however, did not have such a Chapter recovery plan. By February 2020, all nine of the Bennett Freeze Chapters had a Chapter recovery plan. By June, the Navajo Thaw Regional Recovery Plan was complete. “The Case for \$4 Billion” was made.

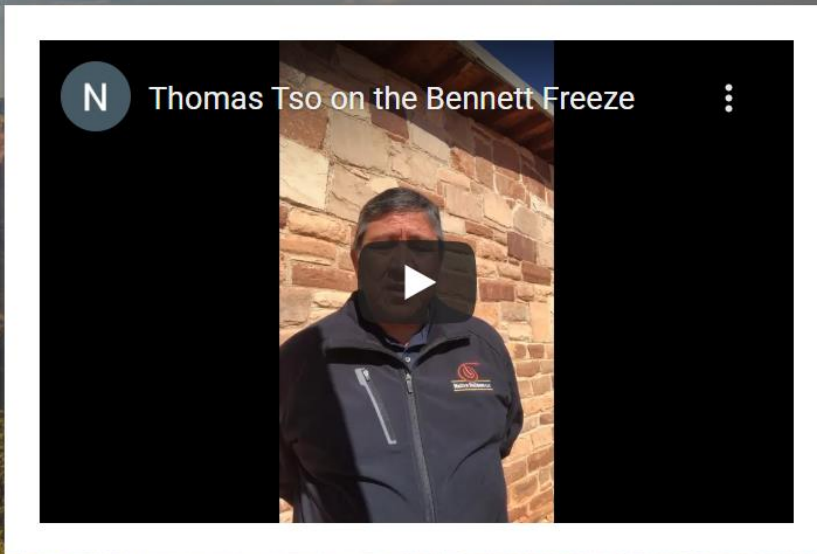
“I had been a part of a Navajo delegation going to Washington DC for years asking for money for the Bennett Freeze,” says Raymond Maxx. “Everyone in DC would ask ‘where is your plan?’ We would always return to Navajo empty. We never could make our case without a good plan.” - Raymond Maxx

Two resolutions of support from the Navajo Hopi Land Commission (NHLC) have been unanimously passed in support of the efforts of the Navajo Thaw. On February 23, 2021 the NHLC passed a resolution supporting efforts by the Bennett Freeze Chapters and the Navajo Thaw to seek federal funding and to repurpose ONHIR. On March 18 of 2021 a second unanimous resolution, this one in favor of plans by Nahata Dziil, was passed.

The case has been made for a significant investment in the Navajo Thaw Region. The nickname for the effort is the Navajo Thaw Implementation Plan. It has never been the goal of the Navajo Thaw Support Team to simply plan. Investments in housing, infrastructure, public facilities, and economic development must result.



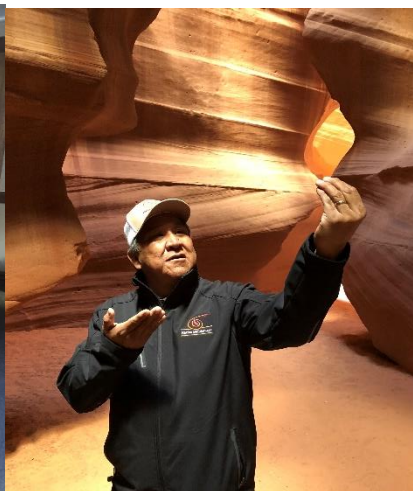
# Thomas Tso on Living in the Bennett Freeze



Click on the Play Button to watch a four minute message delivered by the late Thomas Tso in October of 2019.



Thomas Tso founded the Navajo Thaw. We dedicate our efforts to the memory of Thomas Tso, Colbert Dayzie and Darrell Tso.



## What is in the Navajo Thaw Regional Recovery Plan?

There are seven parts to the Navajo Thaw Regional Recovery Plan (Regional Plan):

1. Executive Summary
2. Funding to Meet the Promise
3. History
4. Places
5. Building an Economy
6. Immediate Recovery Projects
7. Capacity & Organization

The purpose of the Regional Plan is to make the case to Congress for an investment of \$4 billion to address the impacts of the Bennett Freeze and Forced Relocation.

The **Executive Summary** section provides an overview of the Regional Plan, makes a call for immediate action, presents a timeline and methodology for the implementation of the plan, presents a recovery projects map, and profiles some of the Navajo people that have been involved with the planning process.

The **Funding to Meet the Promise** section summarizes the historical work done in the 2008 WHPacific study, outlines the top capital improvement plan projects throughout the region, and explains how \$4 billion would be allocated over 10 years over three phases.

The **History** section explains the establishment of the Bennett Freeze and its impacts. A detailed timeline presents 19 significant points of history.

The **Places** section summarizes the Chapter budget, project priorities, officials, steering committee members, demographics, and strategic plan elements for each of the 10 Chapters: Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto, Leupp, Tolani Lake, Tonalea, Tuba City, and Nahata Dziil.

The **Building an Economy** section presents a strategic vision for large-scale economic improvements in various sectors including agriculture and natural resources, environmental restoration, health care, housing development, public safety, renewable energy, telecommunications, transportation, travel and tourism, and water infrastructure.

The **Immediate Recovery Projects** section summarizes eight large-scale economic development projects to create and jump-start an economy for the region.

Finally, the **Capacity & Organization** section explains the importance of creating administrative capacity at the Chapter and region level, outlines the potential role of non-profit corporations, and introduces the Navajo Thaw Technical Team.

The Regional Plan can be viewed at [www.navajothaw.com](http://www.navajothaw.com).

### **Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## **The Navajo Thaw: An Economic Development Strategy**

When most people think of the Navajo Thaw, they consider it a request for \$4 billion to Congress and the Biden Administration to address the impacts of the Bennett Freeze and Forced Relocation. They are right – that is the purpose.

But in a broader sense, the Navajo Thaw Regional Recovery Plan outlines a broad, wholistic economic development strategy for all of Navajo focusing upon 10 economic sectors.

### **Sector #1: Agriculture and Natural Resources**

Agriculture is where Navajo began and has always been. The Regional Plan outlines opportunities for large-scale farming, small-scale farming, a pilot project around the Little Colorado River, region-wide livestock investments, impoundments (earthen dams), and support for Navajo beef production and marketing (with a specific focus on the Padres Mesa Demonstration Ranch).

### **Sector #2: Environmental Restoration**

One of the greatest challenges for the Navajo Nation is the contamination from uranium mining. While this is an environmental catastrophe, it is also an economic opportunity. Jobs can be created through the restoration of land that has been impacted by uranium contamination. The Regional Plan identifies opportunities for Navajo to move forward in the environmental restoration sector.

### **Sector #3: Health Care**

The Navajo Thaw recognizes the vital role that Tuba City Regional Health Care Corporation as well as the Health Clinic at Nahata Dziil play for the region. Plans have been underway for over a decade for the development of a new health clinic and associated medical housing on the Coppermine Chapter near the Bodaway Gap Chapter House. The Navajo Thaw supports the development of the Echo Cliffs Health Center and looks to collaborate with the leadership at Coppermine and Bodaway to facilitate a very beneficial development in the heart of the Bennett Freeze.

### **Sector #4: Housing Development**

In 2011, the Navajo Nation completed the most comprehensive assessment of housing needs ever done in Indian Country. The assessment called for the repair of over 34,000 homes. Housing development is a top priority of the Navajo Thaw through the investment of the Housing Escrow Funds and the potential development of a housing manufacturing plant in the region.

## **Sector #5: Public Safety**

Public safety is always a challenge in Indian Country and throughout rural America. The Regional Plan calls for the design, development and operations of new police and fire buildings throughout the Navajo Thaw Region.

## **Sector #6: Renewable Energy**

Especially with the passage of the Inflation Reduction Act, there are new incentives supporting renewable energy development. Solar and wind development and other forms of renewable energy are very viable within the Navajo Thaw Region. The Regional Plan identifies projects and policies that can create jobs in this burgeoning economic sector.

## **Sector #7: Telecommunications**

Significant federal funding is now available for telecommunications improvements. Such improvements are critical to the Navajo Thaw Chapters. Creating improved broadband at Chapter Houses and throughout the Navajo Thaw Region is a top goal.

## **Sector #8: Transportation**

The Regional Plan identifies the top development projects as identified by the Navajo Division of Transportation. Specific projects and their estimated cost are presented in the Regional Plan.

## **Sector #9: Travel and Tourism**

In 2015, the Navajo Nation completed the Navajo Tourism Strategic Plan. The Navajo Thaw builds upon this broader analysis and makes recommendations for facilities development and marketing that will draw people throughout the Navajo Thaw Region and throughout the entirety of the Navajo Nation.

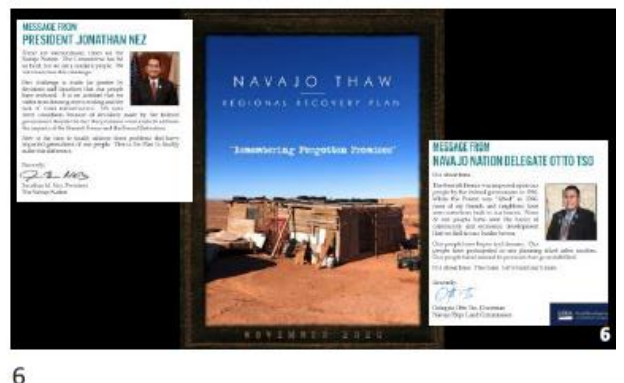
## **Sector #10: Water Infrastructure**

Other than housing, the top development priority for the Navajo Thaw is water infrastructure. Federal funding is now in place through Indian Health Services and the Navajo Nation to address many of the top water development projects. In addition, the Western Navajo Pipeline Project, which is now under construction, is profiled in the Regional Plan.

## **Immediate Recovery Projects**

In addition to support to the broad sectors of the Navajo economy, eight immediate recovery projects are profiled to create jobs within the next 36 months.







MEMORANDUM FOR THE SECRETARY OF THE INTERIOR

DATE: 01/20/21

TO: THE SECRETARY OF THE INTERIOR

FROM: [Redacted]

SUBJECT: [Redacted]

1. The NRC supports an investment of \$4 billion over 10 years for the United States Federal government to address the collective impacts of the below freeze.

2. Furthermore, the authority of DOI/ER should be expanded to provide oversight, funding, and benefit for the Navajo. These Regional Recovery Plans.

**CERTIFICATION**

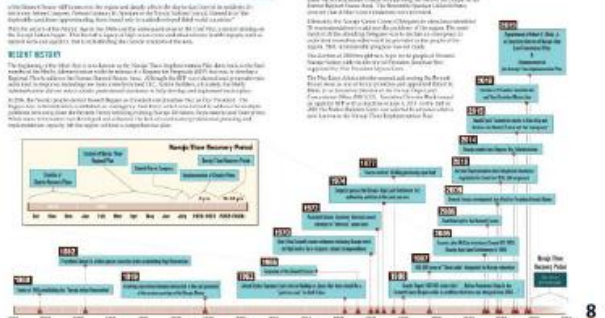
I, [Redacted], certify that the foregoing resolution was duly considered by the Navajo High Land Commission at a duly called public hearing held at Window Rock, Navajo Nation (Arizona), at which a quorum was present through teleconference and that same was passed by a vote of    in favor,    opposed, on this    day of   , 2021.

Respectfully,  
 [Signature]  
 Honorable Otto Tso, Chairman

Witness:  
 Honorable Thomas Walker, Jr.  
 Honorable Vince S. Jones

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**HISTORY OF THE FREEZE AND RELOCATION (CONTINUED)**



8

**Unfulfilled Federal Promises to Relocate**

**Political Branch of Trust**

The Office of Navajo and Hopi Indian Relocation (ONR) is responsible for carrying out the relocation of Navajo and Hopi Indians from their traditional lands to the Navajo and Hopi Indian Relocation Centers. The ONR has a long history of unfulfilled promises to relocate Navajo and Hopi Indians. The ONR has promised to relocate Navajo and Hopi Indians to the Navajo and Hopi Indian Relocation Centers, but it has failed to do so. The ONR has promised to relocate Navajo and Hopi Indians to the Navajo and Hopi Indian Relocation Centers, but it has failed to do so. The ONR has promised to relocate Navajo and Hopi Indians to the Navajo and Hopi Indian Relocation Centers, but it has failed to do so.

**Broken Infrastructure Promises**

Set into the Relocation program brought about in the 1950s, Navajo Congress in the original Teleconference. The original Teleconference was a promise to relocate Navajo and Hopi Indians to the Navajo and Hopi Indian Relocation Centers. The original Teleconference was a promise to relocate Navajo and Hopi Indians to the Navajo and Hopi Indian Relocation Centers. The original Teleconference was a promise to relocate Navajo and Hopi Indians to the Navajo and Hopi Indian Relocation Centers.

**Federal Agency Constitution**

ONR is authorized to carry out the relocation of Navajo and Hopi Indians from their traditional lands to the Navajo and Hopi Indian Relocation Centers. The ONR is authorized to carry out the relocation of Navajo and Hopi Indians from their traditional lands to the Navajo and Hopi Indian Relocation Centers. The ONR is authorized to carry out the relocation of Navajo and Hopi Indians from their traditional lands to the Navajo and Hopi Indian Relocation Centers.

**Multi-generational Impacts**

Relocation has had an adverse impact on the Navajo and Hopi Indians. Relocation has had an adverse impact on the Navajo and Hopi Indians. Relocation has had an adverse impact on the Navajo and Hopi Indians. Relocation has had an adverse impact on the Navajo and Hopi Indians. Relocation has had an adverse impact on the Navajo and Hopi Indians.

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**TWELVE YEARS OF PREPARATION**

**NAVJO THAW REGIONAL RECOVERY PLAN**

The 2008 Regional Recovery Plan prepared by [Redacted] is a plan to prepare for the relocation of Navajo and Hopi Indians. The plan includes a list of projects and a budget. The plan includes a list of projects and a budget. The plan includes a list of projects and a budget.

REGIONAL PROJECT TOTALS	CHAPTER SPECIFIC PROJECT TOTALS
Construction	Construction
Infrastructure	Infrastructure
Transportation	Transportation
Water	Water
Electricity	Electricity
Telecommunications	Telecommunications
Other	Other
<b>Total</b>	<b>Total</b>

**RELOCATION COSTS**

RELOCATION COSTS	RELOCATION COSTS	RELOCATION COSTS
Construction	Construction	Construction
Infrastructure	Infrastructure	Infrastructure
Transportation	Transportation	Transportation
Water	Water	Water
Electricity	Electricity	Electricity
Telecommunications	Telecommunications	Telecommunications
Other	Other	Other
<b>Total</b>	<b>Total</b>	<b>Total</b>

**Total of Regional and Chapter-specific project budgets = \$4,142,748,600**

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**JUSTIFYING THE REQUEST FOR \$4 BILLION**

www.NavajoThaw.com

**2008 Regional Recovery Plan**

- \$4.7 BILLION (40%)
- \$1.9 BILLION (40%)
- \$2.8 BILLION (29%)
- \$0.7 BILLION (29%)
- \$3.5 BILLION

**Chapter Capital Investment Plan**

- \$400 MILLION
- \$100 MILLION (27.5%)
- \$250 MILLION

**Immediate Recovery Projects**

- \$250 MILLION

**ADDITIONAL CAPITAL INVESTMENT PLAN**

- \$100 MILLION

**IMMEDIATE RECOVERY PROJECTS**

- \$250 MILLION

**\$4 BILLION**

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**Navajo Thaw Regional Recovery Plan: An Economic Development Strategy for all of Navajo**

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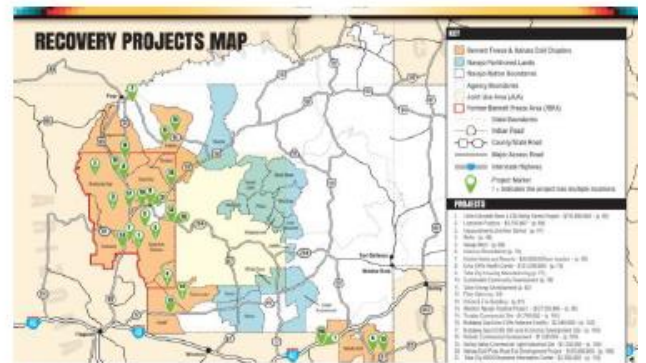


## Site Specific Projects

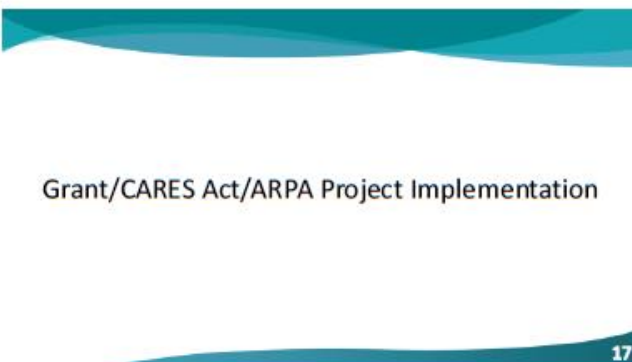
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## Grant/CARES Act/ARPA Project Implementation

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**Our Message to Navajo and Congressional Leaders**

Immediate action is needed to begin to implement the Navajo Tribal Recovery Plan:

- 1. Funding**—Appropriate \$200 million to fund the first of three phases of the Plan. These funds would be spent in 2021-2023 to complete Immediate Recovery Projects and to conduct the design/engineering/environmental-clearance work to construct Phase II projects.
- 2. Authority**—Repurpose DNHR so that it becomes the Office of Navajo and Hopi Indian Recovery; create a powerful Navajo oversight body over DNHR to implement the Navajo Tribal Recovery Plan.
- 3. Technical Amendments**—Approve amendments to Public Law 93-531 relating to lands of the Navajo Nation and for other purposes.
- 4. NPL**—Develop and implement a plan, like the scope and purpose focused upon the Former Bennett Freeze Area, to develop housing, infrastructure, public facilities, and economic development.

[www.NavajoTribal.com](http://www.NavajoTribal.com)

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## Contract Review

### 17 Steps:

- Contractor Selection
- Project Refinement and Contracting
- Project Announcement and Outreach
- Engagement with Chapters
- Chapter-based Steering Committee Development
- Conducting Plan Week
- Draft Chapter-based Plans
- Final Chapter Plans
- Announcing the Regional Summit
- Conducting the Regional Summit
- Development of Regional Plan
- Ongoing Chapter-based and Regional Implementation Support
- Annual Check-in
- Ongoing Project Reporting
- Registrations, Certifications and Invoicing
- Remissions and Staffing of 48th Roundtable
- Project Closeout

### Emerging Priorities:

- Continuing Outreach and Coordination with Chapters
- Congressional Advocacy
- Grant Writing
- Management of Existing Grant-Funded Projects
- ARN Fund Management Proposal
- Advocacy for the Reopening of One-It
- Administrative Support for Native Builder LLC

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## NAVAJO THAW IMPLEMENTATION PLAN



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### **Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## **Navajo Thaw Region Expands to Benefit NPL Chapters**

It has always been the vision of the Navajo Thaw Team that the planning and project advocacy might also benefit the 13 Navajo Partitioned Lands (NPL) Chapters.

The 13 NPL Chapters include Black Mesa, Blue Gap, Dilkon, Forest Lake, Hardrock, Jeddito, Lower Greasewood, Low Mountain, Pinon, Shonto, Teesto, Whipporwill, and White Cone.

In August of 2022, President Nez signed a contract modification for the work being conducted by Building Communities and the Navajo Thaw Team to provide planning activities for NPL. This work will be expedited over the four-month period ending in December 2022.

While the level of intensive planning will be less, it is the goal of this expanded work to collect information from all of the NPL Chapters in order to develop a report that would augment the Navajo Thaw Regional Recovery Plan so that the NPL Chapters can benefit from federal funding to address the impacts of forced relocation.

Currently, the Navajo Thaw serves 10 Chapters: Bodaway Gap, Cameron, Coalmine Canyon, Coppermine, Kaibeto, Leupp, Tolani Lake, Tonalea, Tuba City, and Nahata Dziil. In total, therefore, 23 Chapters of the Navajo Nation are receiving planning benefits.

The Navajo Thaw Regional Recovery Plan which was completed in July of 2020 did anticipate the potential expansion of the benefitting region to include NPL. The regional Plan contains a map which identifies projects throughout the Navajo Thaw Region. That map does note the location of the 13 NPL Chapters.

It continues to be the goal of the Navajo Thaw Team to secure up to \$4 billion in federal funding to address the impacts of the Bennett Freeze and Forced Relocation.



### **Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## **Navajo Thaw Joins Hopi Villages in Briefing Congressman O’Halloran Staff**

Congressman Tom O’Halloran has consistently expressed his desire and interest to be helpful to address the impacts of the Bennett Freeze and Forced Relocation both for the Navajo Nation and for the Hopi Tribe.

On Wednesday, October 19, two of his staff members, Adam Finkel (Acting Chief of Staff) and Derek Duba (Wounded Warrior Fellow) listened to the priorities and projects coming from years of local planning.

It is the goal of the Navajo Thaw Support Team to coordinate with Congress and the Biden Administration to get legislation passed that will address the housing, infrastructure, public facilities, and economic development needs coming from all of the local planning.



*Raymond Maxx, Native Community Builders, greets 33 attendees at the joint Navajo Thaw/Hopi JVSP planning session at the Community Center at Upper Moenkopi Village.*



*Bodaway Gap Chapter President Dorothy Lee explains the challenges to successfully complete any form of development within the Former Bennett Freeze Area.*



*Nahata Dziil Commission Governance President Darryl Ahasteen explains the current needs of his Chapter and the importance of effective cooperation with ONHIR to Congressional Staff Members Adam Finkel and Derek Duba.*



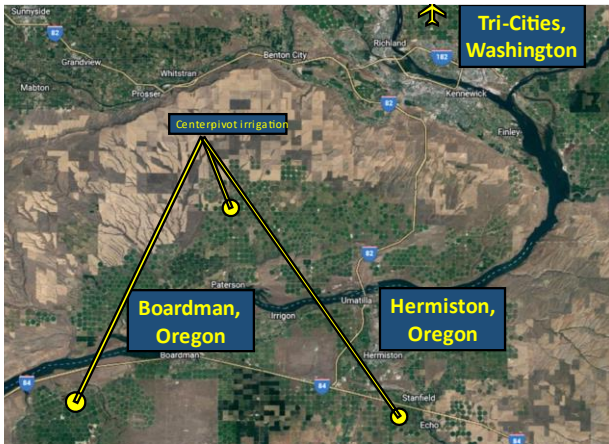


*Mel Cody, Leupp Chapter volunteer, and Marjorie Sangster, Leupp Chapter Manager, explain the needed infrastructure improvements of the area.*

## Navajo Thaw Coordinates Navajo Pacific Northwest Natural Resources Tour

When most people think about the Navajo Thaw Implementation Plan, they are focused upon housing, infrastructure, and public facilities. But there is a fourth goal associated with the Navajo Thaw: *to create a sustainable economy that supports all of the other objectives of the Navajo Thaw.*

In effect, the Navajo Thaw Regional Plan is an economic development strategy for all of the Navajo Nation.



The value-added agriculture tour focused upon center-pivot irrigation success stories in eastern Oregon and eastern Washington.

One element of implementing the plan consisted of the coordination of the Navajo Pacific Northwest Natural Resources Tour. This tour which took place on October 26-28 began with a presentation and tour offered by Fred Ziari, President, IRZ Engineering & Consulting who has successfully led the development of large-scale value-added agriculture focused upon center-pivot irrigation technology. Ziari explained how accessing and utilizing water has enabled the region to produce over \$2 billion of agricultural products annually.

Robert K. Black, Jr. and Tom Chee joined a Navajo delegation to learn first-hand of how such technology could be applied to benefit the Navajo Nation. Emerging water resources such as the Navajo Utah Water Rights Settlement Act provides an opportunity for Navajo to capitalize upon large-scale agricultural opportunities.

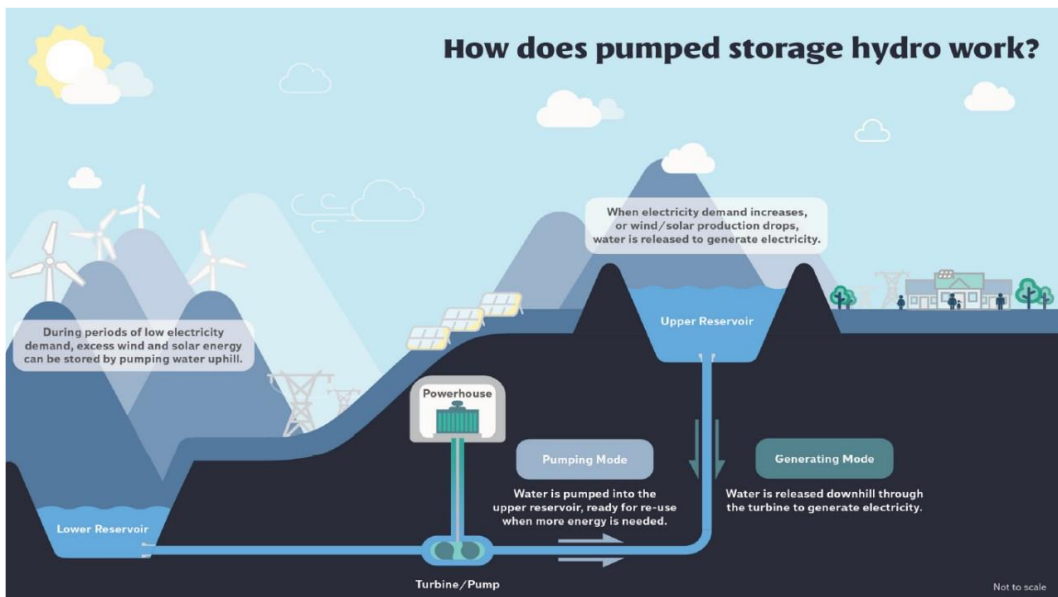


Fred Ziari, President of IRZ Engineering & Consulting, discusses opportunities for applying agricultural best practices with Tom Chee, Woody Lee, and Robert K. Black, Jr.



Erik Steimle of Rye Development explains how pumped storage hydroelectric power works to Robert K. Black, Jr. of the Navajo Hopi Land Commission Office (NHLCO).

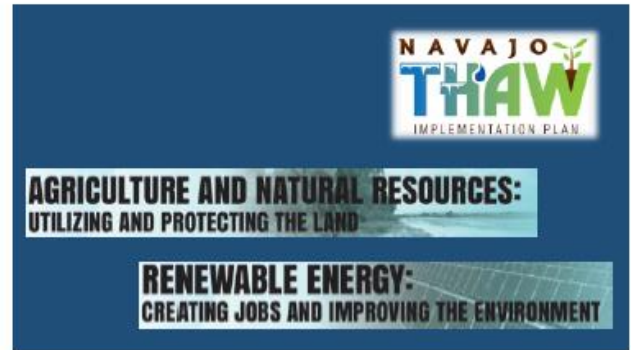
The following day was a tour of the hydroelectric power pumped storage project being planned at Goldendale, Washington. This \$2 billion project will be built to create energy storage which enables the continued development and advancement of other forms of renewable energy such as solar and wind power. Erik Steimle, Vice President of Project Development for Rye Development, provided the tour. Information on how hydroelectric power pumped storage works is found in the attached presentation.



Hydroelectric power pumped storage is an existing technology that allows other forms of renewable energy such as solar and wind to be successful.



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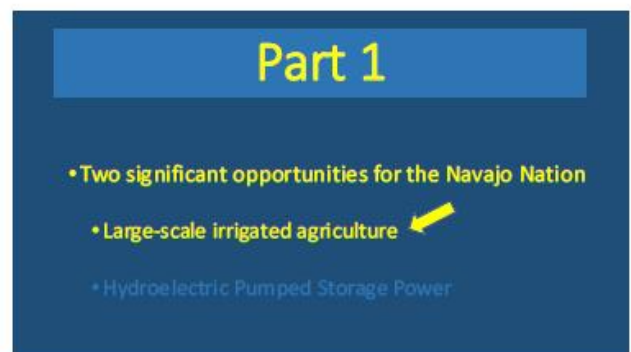
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**IRZ ENGINEERING CONSULTANTS**  
A LINDSEY COMPANY

**About IRZ Engineering and Consulting**

Our World-Class water resource management team helps our clients maximize their resource efficiency, sustainability, and profitability.

**Engineering**  
For 25 years IRZ Engineers have been optimizing irrigation delivery systems globally.

Preserving & Protecting the World's most Valuable Resource... Water!

**Environmental**  
IRZ strives to use technology to help solve today's water scarcity challenges.

Solving today's Water Scarcity & Water Quality Challenges.

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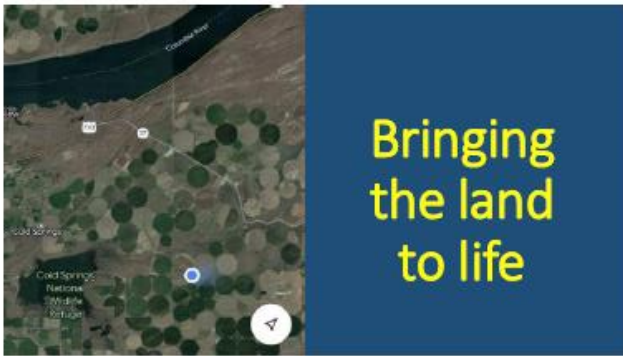




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## Part 1

- Two significant opportunities for the Navajo Nation
- Large-scale irrigated agriculture ←
- Hydroelectric Pumped Storage Power

25

## Part 2

- Two significant opportunities for the Navajo Nation
- Large-scale irrigated agriculture
- Hydroelectric Pumped Storage Power ←

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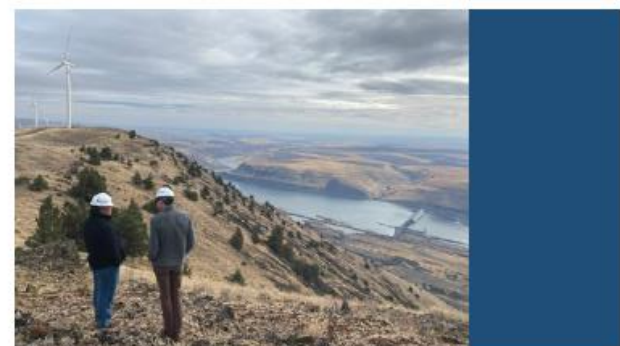
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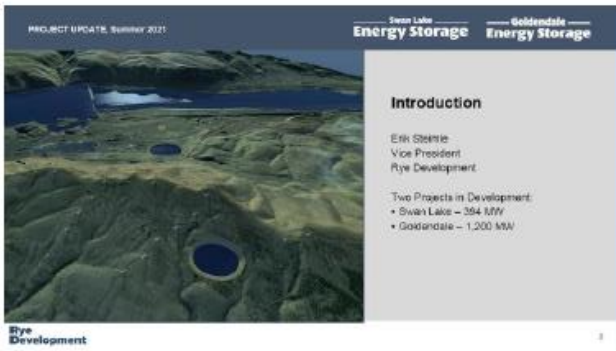
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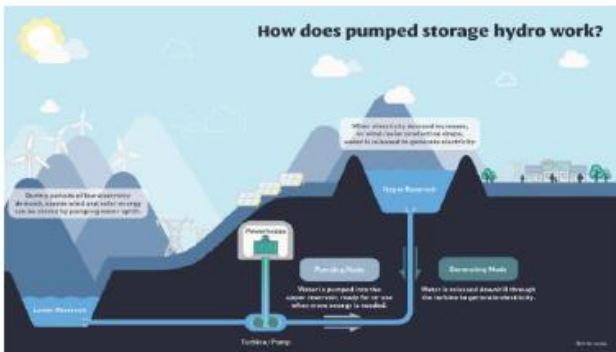
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PROJECT UPDATE, Summer 2021

Swan Lake Energy Storage Goldendale Energy Storage



### Minimizing environmental impact

- When sited appropriately, these projects reduce land-use challenges that come with wind and solar
- Helps us reduce our emissions and dependence of fossil fuels
- "Closed-loop" systems do not involve construction of a new dam on a river.
- Lower investment in transmission infrastructure compared to other clean energy options

Rye Development

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PROJECT UPDATE, Spring 2022

Swan Lake Energy Storage Goldendale Energy Storage



### Overview of the Projects

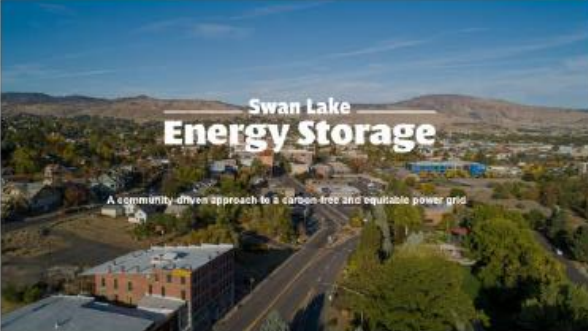
**Owner:**  
Copenhagen Infrastructure Partners

**Developer:**  
Rye Development, LLC

- Closed-loop pumped storage hydro
- Klickitat County, Washington
- Klamath County, Oregon
- Generating a combined 1,600 MW clean electricity
- Stores wind + solar power for later use

Rye Development

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## Swan Lake Energy Storage

A community-driven approach to a carbon-free and equitable power grid

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PROJECT UPDATE, Spring 2022

Swan Lake Energy Storage Goldendale Energy Storage



### About Swan Lake

- 11 miles northeast of Klamath Falls
- Critical point on the electric grid in the Western US
- MOU with Southern Oregon Construction and Building Trades Council
- Estimated 1500 construction jobs over a 4-year build

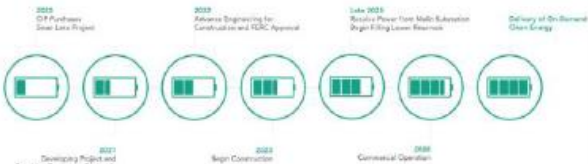
Rye Development

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PROJECT UPDATE, Spring 2022

Swan Lake Energy Storage Goldendale Energy Storage

### Project Timeline



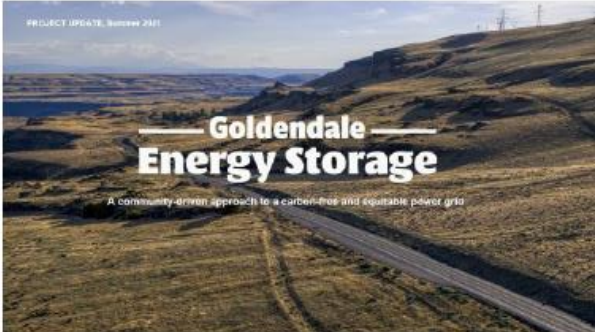
- 2017: Developing Project and Reaching Equipment Proposals
- 2021: Advance Engineering for Construction and FERC Approval
- 2022: Begin Construction
- July 2025: Receive Power Take-Make Substation Right of Way License Renewal
- 2028: Commercial Operation
- Delivery of Sustainable Clean Energy

Rye Development

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PROJECT UPDATE, Summer 2021

Swan Lake Energy Storage Goldendale Energy Storage



## Goldendale Energy Storage

A community-driven approach to a carbon-free and equitable power grid

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PROJECT UPDATE, Spring 2022

Two Lake Energy Storage      Goldendale Energy Storage

### Fueling the Local Economy

- \$2+ billion project
- More than 3,000 family-wage jobs during construction, and another 60 permanent jobs
- MOU with Washington State Construction and Building Trades Council
- Located in Klickitat County's Energy Overlay Zone

Bye Development Page 12

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PROJECT UPDATE, Spring 2022

Two Lake Energy Storage      Goldendale Energy Storage

### Timeline

Stay up to date. Sign up for our newsletter at:  
[www.goldendaleenergystorage.com](http://www.goldendaleenergystorage.com)

Bye Development 11

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PROJECT UPDATE, Spring 2022

Two Lake Energy Storage      Goldendale Energy Storage

### Washington Department of Ecology

#### Draft Environmental Impact Statement

- Issued June of 2022
- Final EIS issued late 2022

<https://ecology.wa.gov/Qualifying-Powers-Permits-and-licenses/Qualifying-Powers-Permits-and-licenses/Qualifying-Powers-Permits-and-licenses>

Bye Development 11

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### Navajo Pacific Northwest Natural Resources Tour

**Brian Cole**  
 Building Communities

[www.NavajoThaw.com](http://www.NavajoThaw.com)

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**Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

**Navajo Thaw Works to Support NPL Chapters**

The Navajo Thaw Support Team has always had the thought that its work might also benefit the Navajo Partitioned Lands (NPL) Chapters. The NPL Chapters are shown in the Projects Map in the Navajo Thaw Regional Recovery Plan.

In the summer of 2022, President Nez requested Robert K. Black, Jr., Executive Director of the Navajo Hopi Land Commission Office (NHLCO) to approach the Navajo Thaw to extend the planning services to benefit NPL.

Although the “NPL Extension” has a small budget and short timeframe (now through December 31, 2022), the extended planning is now underway benefitting the 13 NPL Chapters: Black Mesa, Blue Gap, Dilkon, Forest Lake, Hardrock, Jeddito, Lower Greasewood, Low Mountain, Pinon, Shonto, Teesto, Whippoorwill, and White Cone.



*Percy Deal explains the geography, the challenges...and the opportunities by working together*



*NPL Chapter representatives meet with Navajo Thaw Support Team at Twin Arrows on Saturday, October 22, 2022.*

The NPL Extension planning efforts got underway at Twin Arrows on Saturday, October 22, led by a presentation by Percy Deal who has extensive background knowledge on the history, needs, and goals of much of the NPL area.

The goal of the project is to increase the likelihood that the NPL Chapters can also benefit from congressional funding to address the impacts of Forced Relocation.

Navajo Nation Delegates Vince James and Jimmy Yellowhair were in attendance during the October 22 planning session to provide their input to benefit their Chapters and the region as a whole.





### **Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## **Now for the Ultimate Achievement: One Last Accomplishment**

Nearly 1,000 Navajo leaders and citizens have been involved in one way or the other with the Navajo Thaw. We have been working together since August of 2019. Together we have accomplished a lot. But we have one remaining huge goal: the \$4 billion request to Congress and the repurposing of ONHIR.

**18 down, 1 to go.**

Also, we pay tribute to the three team members we have lost along the way.

♥ Thomas Tso, our leader; ♥ Colbert Dayzie, our strategist;

and ♥ Darrell Tso, our pioneer.

- ✓ Collaborated with Nahata Dziil Commission Governance to Successfully Secure a \$200,000 Grant to Initiate Navajo Thaw [AUGUST 2019]
- ✓ NHLCO and Native Builders LLC “Kickoff” Navajo Thaw Project [OCTOBER 14, 2019]
- ✓ All 10 Chapters Complete Chapter Recovery Plans [FEBRUARY 2020]
- ✓ Washington DC Trip #1 Confirming Overall Approach to Project [FEBRUARY 9-12, 2020]

- ✔ Navajo Thaw Summit attracts 300 participants [FEBRUARY 20-21, 2020]
- ✔ Navajo Thaw Regional Recovery Plan Completed [JUNE 2020]
- ✔ Collaborated with Moonshot at NACET to Secure \$150,000 for *Business Assistance to Navajo Entrepreneurs (BANE) Project* [AUGUST 2020]
- ✔ Collaborated with Tolani Lake Enterprises to Secure a \$215,000 Envision Cameron Planning Grant [SEPTEMBER 2020]
- ✔ Successfully Coordinated with Tolani Lake Enterprises to secure \$3.4 Million for Covid-related Food and Water Projects [OCTOBER 2020]
- ♥ Passing of Dearly Beloved Navajo Thaw Advisor Darrell Tso [NOVEMBER 16, 2020]
- ♥ Passing of Dearly Beloved Navajo Thaw Advisor Colbert Dayzie [DECEMBER 30, 2020]
- ♥ Passing of the Dearly Beloved Navajo Thaw Founder Thomas Tso [JANUARY 22, 2021]
- ✔ Transition of Navajo Thaw Project from Native Builders LLC to Building Communities [JULY 2021]
- ✔ Coordinated with CHOICE Humanitarian to secure \$250,000 Grant for Chapter Capacity and Housing Escrow Fund Utilization [AUGUST 2021]

- ✔ Washington DC Trip #2 Confirming Interest by Congress in Funding our Request [MARCH 28-31, 2022]
- ✔ Successfully Advocated for \$15.55 Million of ARPA Funding for Housing Projects in FBFA and NPL [APRIL 2022]
- ✔ Navajo/Hopi Joint Meeting #1 at Upper Moenkopi Village [JUNE 22, 2022]
- ✔ Navajo/Hopi Joint Meeting #2 at Upper Moenkopi Village [JULY 19, 2022]
- ✔ Native Promise Secures \$200,000 USDA Rural Development RBDG Grant for Coppermine Echo Cliffs Business Development Master Plan [AUGUST 2022]
- ✔ Navajo/Hopi Joint Meeting #3 at Upper Moenkopi Village [OCTOBER 19, 2022]
- ✔ Submittal of Report #75 to NHLC from the Navajo Thaw [DECEMBER 1, 2022]
- ❑ Secure Federal Commitment for Funding and Repurposing of ONHIR [DECEMBER 2022]

***TIME TO THAW THE FREEZE!***

**Project Purpose**

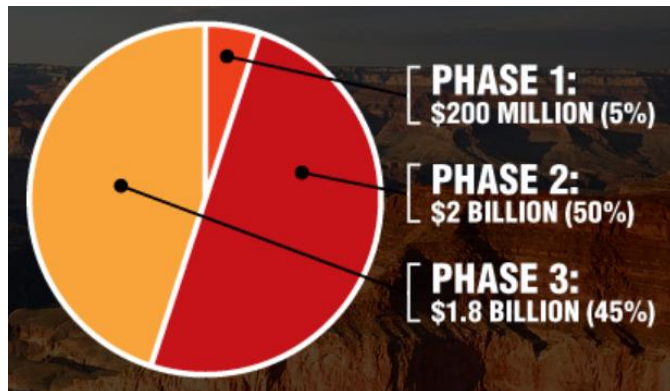
To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

**Phase One Report: September 2019 – December 2022**  
**Future Goals: 2023 and Beyond**

**A Call to Action**

The Bennett Freeze represents one of the most tragic eras in United States/Navajo Nation history. This period, which officially extended from 1966-2006 and, in effect, still continues until this day, froze development and maintenance activity on 1.5 million acres of land affecting 20,000 people. Today, the Navajo Nation has a plan – an investment strategy – to partner with the federal government to finally address these impacts which have resulted in intergenerational trauma for the largest Indian Nation in the United States.

This three-phase plan substantiates an investment of \$4 billion over three phases. Phase 1, 2023-2024, calls for a federal appropriation of 5% of this amount to construct “immediate recovery projects” and to fully analyze the Phase 2 and Phase 3 projects.



Phase 2 would run from 2025-2029 utilizing 50% of the \$4 billion request. Finally, Phase 3 would run from 2030-2032 utilizing \$1.8 billion.

The plan also calls for the repurposing of a federal office, the Office of Navajo and Hopi Indian Relocation (ONHIR) expanding its mission from relocation to recovery.

## Our Record of Accomplishments

- ✔ Collaborated with Nahata Dziil Commission Governance to Successfully Secure a \$200,000 Grant to Initiate Navajo Thaw [AUGUST 2019]
- ✔ NHLCO and Native Builders LLC “Kickoff” Navajo Thaw Project [OCTOBER 14, 2019]
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- ✓ Submittal of Report #75 to NHLC from the Navajo Thaw [DECEMBER 1, 2022]
- ☐ **Secure Federal Commitment for Funding and Repurposing of ONHIR [DECEMBER 2022]**

***TIME TO THAW THE FREEZE!***

## The Navajo Thaw Team

Native Community Builders	Native Promise
Raymond Maxx	Lorenzo Max
Bobby Robbins	Stan Robbins
Waylon Honga	Franklin Fowler

The primary contractor for the Navajo Thaw is Building Communities. Building Communities has a 10-year track record of planning activities on the Navajo Nation.

The Navajo Thaw is also comprised of a Technical Team – companies that specialize in engineering, water infrastructure, architecture, project management, and other disciplines designed to move the Navajo Thaw from planning to implementation

### Services Being Performed

As per the USDA Rural Development Rural Business Development Grant (RBDG) application, Contract and Memorandum of Agreement, Building Communities is assisting the Navajo Thaw Team to implement an 18-step approach to completing the *Direct Deliverables*. The status of the deliverables is shown below.

#### Project Status on 18-Steps

Step	Activity	Started	Underway	Completed
1	Contractor Selection	X	X	X
2	Project Refinement and Contracting	X	X	X
3	Project Announcement and Outreach	X	X	X
4	Engagement with Chapters	X	X	X
5	Chapter-based Steering Committee Development	X	X	X
6	Formation of FBFA Roundtable	X	X	
7	Staffing the Task Force and the Roundtable	X	X	
8	Conducting Plan Week	X	X	X
9	Draft Chapter-based Plans	X	X	X
10	Final Chapter Plans	X	X	X
11	Announcing the Regional Summit	X	X	X
12	Conducting the Regional Summit	X	X	X
13	Development of Regional Plan	X	X	X
14	Ongoing Chapter-based and Regional Implementation	X	X	X
15	Annual Check-in	X	X	X
16	Ongoing Project Reporting	X	X	X
17	Registrations, Certifications and Invoicing	X	X	X
18	Project Closeout	X	X	X

**Step #1. Contractor Selection**—NBT will make itself available to NHLCO to ensure that all the prerequisites for contracting are in place.

**Step #2. Project Refinement and Contracting**—NBT will meet with NHLCO staff to review the proposal, the scope of work and the deliverables to ensure that the project scope and timeline is satisfactory to NHLCO. The discussion will lead to a Professional Services Agreement between NHLCO and Native Builders. Native Builders will then transfer NHLCO payments to Nahata Dziil. Nahata Dziil will then invoice USDA Rural Development and pay Building Communities who will pay Native Builders for its portion of services performed.

**Step #3. Project Announcement and Outreach**—Assisted by NBT, the OPVP and NHLCO will announce the project, its methodology and goals to the Chapters and residents of the FBFA. NBT will assist NHLCO with the preparation of outreach materials, press releases and descriptive information.

**Step #4. Engagement with Chapters**—NBT recognizes that each of the nine FBFA Chapters are in different situations related to their likely engagement with the Economic Development Project. Some of the Chapters will eagerly embrace the assistance while other Chapters may wish to “step back” for a period of time until the “cost/benefit” becomes clearer. Nonetheless, it is the goal of NBT to effectively engage all nine Chapters in the economic development planning and regional planning process that allows all residents of the FBFA to fully benefit from the Economic Development Project.

**Step #5. Chapter-based Steering Committee Development**—Each of the nine Chapters will be expected to formulate a Steering Committee which will be responsible for participating in the economic development strategic planning process, communicating the benefits of the process with their neighbors and to communicate routinely with Chapter leadership. Steering Committee membership will likely be comprised of Chapter officials, grazing officials, CLUP members, local leaders, educators, businesspeople, activists, students and others. At a minimum, Steering Committee members will be responsible for participating in Plan Week. Steering Committee members will then be invited to “continue on” during the plan implementation process.

**Step #6. Formation of FBFA Roundtable**—NBT will coordinate with the OPVP and the NHLCO to establish the FBFA Roundtable. The Roundtable will be comprised of one representative from each of the nine FBFA Chapters plus one alternate from each of the Chapters. Ex-officio membership to the Roundtable will include members of the Inter-agency FBFA Task Force which will be comprised of representatives from the OPVP, Navajo Nation Council, Office of the Speaker, NHA, NTUA, NNDED, BIA, IHS, USDA RD and other entities. It is anticipated that the Inter-agency Task Force will meet quarterly while the FBFA Roundtable will meet on a slightly more frequent basis.

**Step #7. Staffing the Task Force and the Roundtable**—NBT believes that it is critical that “work happens between the meetings” of the Task Force and the Roundtable to ensure the success of the Economic Development Project. The NBT will develop and distribute meeting notes to all members and stakeholders to ensure complete communication related to the goals, activities and accomplishments of the Economic Development Project.

**Step #8. Conducting Plan Week**—Plan Week is the economic development strategic planning process invented by Building Communities that ensures that the Chapters will quickly move from planning to implementation. Rather than a process that typically can take 6-12 months, this two-day planning activity results in a draft economic development strategic plan within the following two-to-four weeks. The process to “assign action steps” then takes between 30-60 days after Plan Week. The desire and capacity of Chapters to implement their own plans will be assessed throughout the planning process. As noted below (Step #14), NBT intends to remain available to assist the Chapters over a 3½ -year process (as defined in the RFP).

**Step #9. Draft Chapter-based Plans**—A draft of each the Chapter-based economic development strategic plans will be distributed to the local Steering Committees and Chapter leadership for their review. If so desired, Chapters may hold a public meeting (a Chapter meeting) to solicit input on the draft plan. NBT will attend such meetings and take notes in order to finalize each plan.

**Step #10. Final Chapter Plans**—Based upon the input received from Steering Committee members, Chapter leaders and the general public, NBT will then finalize each of the Chapter-based plans. NBT team members will attend Chapter meetings to facilitate the adoption of each of the Chapter-based plans.

**Step #11. Announcing the Regional Summit**—NBT will work with NHLCO, the OPVP and each of the Chapters to schedule and coordinate a Regional Planning Summit designed to identify the top *regional* projects “bubbling up” from each of the Chapter-based plans. For a Chapter to have their top projects considered in the Regional Plan, they must have completed Plan Week and adopted their Chapter-based economic development strategic plan.

**Step #12. Conducting the Regional Summit**—The Regional Summit will be an opportunity for each of the Chapters to showcase their priorities, and to “think like a team” with their fellow FBFA Chapters in order to develop and advance a Regional Plan that stands the best chance of securing Navajo, state and (especially) federal funding. The Regional Plan will form the basis for the FBFA Relocatee Settlement Initiative (FRSI).

**Step #13. Development of Regional Plan**—Based upon the recommendations generated in the Regional Summit, NBT will formulate the FBFA Regional Plan. It will be the Regional Plan that becomes the primary focus for the NBT during the final three-plus years of the project for project implementation. (NBT will also assist each of the local Chapters with a project that has not been “elevated” to “Regional Plan status.”)

**Step #14. Ongoing Chapter-based and Regional Implementation Support**—NBT envisions routine activity of the FBFA Roundtable and Inter-agency Task Force over three years to implement the Regional Plan. In addition, NBT team members will routinely attend Chapter meetings in order to support Chapter-based priority projects for implementation. While the primary emphasis will be on Regional Plan implementation, each Chapter will reserve the right to implement a “non-regional project” with the support of NBT during the project implementation phase.

**Step #15. Annual Check-in**—NBT envisions an annual meeting with NHLCO and OPVP staff to assess current activities and to “scope out” activities, goals and milestones for the year ahead.

**Step #16. Ongoing Project Reporting**—Throughout the lifetime of the project, NBT will develop a monthly activity report that updates the chronology of activities and accomplishments to be reported to NHLCO.

**Step #17. Registrations, Certifications and Invoicing**—NBT will ensure timely and accurate administrative work including maintaining all registrations and certifications with the Navajo Nation and its agencies. In addition, NBT will prepare routine invoicing consistent with project activity defined in its monthly activity reports.

**Step #18. Project Closeout**—NBT will coordinate with NHLCO to ensure that all project closeout documentation is completed at the end of the project period (estimated at January 2023).

[www.navajothaw.com](http://www.navajothaw.com)

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To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## Chronology of the \$4 Billion Request

The goal of the Navajo Thaw Implementation Plan is to secure \$4 billion from the federal government to address the impacts of the Bennett Freeze and Forced Relocation. This paper summarizes the major efforts that have been made to secure this outcome, and the hurdles *encountered* and *cleared* along the way.

Chronology of the \$4 Billion Request	
Date	Activity
March 19, 2019	NHLCO issues RFP for project which would become known as the Navajo Thaw. One of the four <i>Indirect Initiatives</i> was described as the <i>FBFA/Relocatee Settlement Initiative (FRSI)</i> which was, in effect, the request for federal funding.
June 6, 2019	Native Builders LLC responds to RFP with a proposal. Pledges to respond to the <i>Indirect Initiative</i> FRSI response requirement with: <i>“by utilizing a common methodology that developed the NDCG Transition Plan (in preparation for the ONHIR closure), the Navajo Nation can have a powerful approach to Congress to seek a settlement award that could easily approach or exceed \$1 billion.”</i>
September 27, 2019	Native Builders LLC enters into agreement with the Navajo Nation to complete the work which became known as the Navajo Thaw.
October 14, 2019	Navajo Thaw Project Kickoff at Twin Arrows.
October 14, 2019 - January 31, 2020	Completion of all 10 <u>Chapter</u> Recovery Plans.
<b>HURDLE CLEARED:</b> <i>The hurdle of not having the “Case for \$4 Billion” is addressed.</i>	
February 9-12, 2020	Washington DC Trip #1. What we learned: 1) a \$4 billion request is aggressive and likely beyond the ability of Congress to fully fund, 2) it is a good idea to have the Navajo Thaw Regional Recovery Plan based upon the WHPacific study, and 3) framing the Regional Plan as an “economic investment strategy” rather than a “payoff for past wrongs” is a good strategy.
<b>HURDLE:</b> <i>The \$4 billion price tag is a stretch.</i>	

<b>HURDLE CLEARED: Strategy of the Navajo Thaw as an “economic investment” supported.</b>	
June 30, 2020	Completion of Navajo Thaw <u>Regional</u> Recovery Plan.
February 23, 2021	NHLC Resolution #1 approved: <i>The NHLC supports an investment of \$4 billion over 10 years by the United States federal government to address the collective impacts of the Bennett Freeze. Furthermore, the authority of ONHIR should be expanded to provide oversight, funding, and benefit for the entire Navajo Thaw Regional Recovery Plan.</i> Resolution passes unanimously 6-0.
<b>HURDLE CLEARED: Approval of the Bennett Freeze portion of the Navajo Thaw work.</b>	
March 18, 2021	NHLC Resolution #2 approved: <i>NHLC supports the Nahata Dziil Commission Governance (NDCG) Transition Plan inclusive of its immediate-fund budget, long-term fund budget and request for funding. NHLC supports NDCG in approaching ONHIR to support all the plans, projects and budgets identified by NDCG, among addressing other needs for Navajos affected by the Settlement Act. NHLC supports NDCG-2020-05-081 which “recommends the broadening of the Scope and Authority of the Office of Navajo and Hopi Indian Relocation (ONHIR) to support the administration of the Navajo Thaw Implementation Plan.”</i> Resolution passes unanimously: 5-0.
<b>HURDLE CLEARED: Approval of the Nahata Dziil portion of Navajo Thaw work.</b>	
April 1, 2021	Issuance of Navajo Thaw report #35 recommending planning being conducted to benefit Navajo Partitioned Land (NPL) area.
March 28-31, 2022	Washington DC trip #2: What we learned: both the House and Senate Appropriations staffers state that there is federal funding support should Navajo present a plan that: 1) has engaged their own citizenry, 2) reaches out to Hopi for a similar approach, 3) involves NPL, and 4) reaches out to the San Juan Southern Paiute Tribe.
<b>HURDLE: Meaningful engagement is required with the Hopi Tribe, NPL, and SJSP.</b>	
June 22, 2022 July 19, 2022 October 19, 2022	In-person joint planning meetings between Navajo and Hopi resulting in strong grassroots-level support for joint approach to Congress.
<b>HURDLE CLEARED: Grassroots level support for Navajo/Hopi collaboration.</b>	
July 31, 2022	Delegate Tso states that “we cannot do the Navajo Thaw until we address the Technical Amendments.” He explains that the reason for this is that the Technical Amendments allow for a framework for ONHIR to be involved in project development/engineering/etc.
<b>HURDLE: The Navajo Thaw agenda can be advanced before Congress only after the Technical Amendments are approved.</b>	
August 11, 2022	President Nez signs agreement with Building Communities for the Navajo Thaw “NPL Extension,” an outreach to 13 NPL Chapters to create high-level NPL plan. Four meetings with NPL Chapters take place between September and November 2022.
October 20, 2022	Tom O’Halloran Acting Chief of Staff tells Brian Cole that Congressman O’Halloran now has sufficient information and regional support to pursue legislation/funding during the Congressional Lame-duck Session.



**HURDLE CLEARED: Navajo Thaw Team has met the requirement to get pending legislation before Congress.**

November 8,  
2022

Navajo Nation President loses reelection; Congressman O'Halleran loses reelection; Senator Kelly gets reelected; Navajo Nation Council has 16 new Delegates.

**HURDLE: Working to sustain momentum amidst election results.**

December 3,  
2022

Navajo Thaw Team briefs President-elect Buu Nygren.

**HURDLE CLEARED: Interest and potential support by new Navajo Administration to support continued planning and advocacy by the Navajo Thaw Team.**

December 2022

Congressional Lame-duck Session proceeds without consideration of legislation from the Navajo Thaw.

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## **NHLCO Provides First Report to the Navajo Hopi Land Commission of the 25<sup>th</sup> NNC**

Navajo Hopi Land Commission Office (NHLCO) Executive Director Raymond Maxx provided his first report to the newly-appointed Navajo Hopi Land Commission (NHLC) on Thursday, May 4, 2023.

The report summarized the in-house activities and priorities of his Office and summarize the projects and initiatives of the Navajo Thaw. The report, provided in the form of a PowerPoint presentation, follows.

This report is the second opportunity for the Navajo Thaw to share its projects and priorities with Navajo Nation Council members. The Navajo Thaw coordinated with NHLCO to provide an Orientation in late January 2023.

This is the 78<sup>th</sup> report to the NHLC, beginning in September of 2019. The Navajo Thaw is pleased to remain in close communication with decision makers at Navajo in order to implement the Navajo Thaw Regional Recovery Plan.

**NAVAJO-HOPI LAND COMMISSION OFFICE  
(NHLCO)**

**Raymond Maxx, Executive Director**

**P.O. Box 2549 Window Rock, Arizona 86515  
928-871-6441**

## Navajo Hopi Land Commission Office Staff



- Raymond Maxx, Executive Director
- Caroline Pete, Administrative Assistant
- Wilbert Goy, Community Involvement Specialist
- Julia Hardy, Office Specialist

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## NHLCO Agenda—2 Topics



PRIORITIES OF THE OFFICE



NAVAJO THAW PROJECTS

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## Navajo-Hopi Land Commission Office Office of the President and Vice President

- Executive Director is appointed by the President  
Confirmation by Navajo Nation Council is not required
- Supervision by Chief of Staff, Office of the President and Vice President
- NHLCO has four (4) Permanent Positions
  - One (1) Community Involvement Specialist
  - One (1) Administrative Assistant
  - One (1) Office Specialist
  - One (1) Community Involvement Specialist – VACANT
- Works with the Navajo-Hopi Land Commission  
Nine (9) Delegates

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## WORK ON ISSUES THAT COME FROM FEDERAL LEGISLATION

- ▶ P.L. 93-531 As Amended
- ▶ Dine' people who were residing in HPL as of December 22, 1974
- ▶ Former Bennett Freeze Area  
1934 Reservation Area west of the 1882 Executive Order Area; NPL/HPL

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## CHAPTERS AFFECTED BY THE FEDERAL ACTIONS

▶ **Navajo Partitioned Land Chapters:**

Black Mesa, Forest Lake, Hardrock, Pinon, Whippoorwill, Low Mountain, Tachee/Blue Gap, Jeddito, White Cone, Teesto, Tolani Lake, Tonalea, Shonto and Chilchinbeto

*(LGA Certified: Pinon, Teesto, Tonalea and Shonto)*

▶ **Former Bennett Freeze Area Chapters:**

Coppermine, K'ai'biito', Bodaway-Gap, Tonalea, To'NaneesDizi, Coalmine Canyon, Cameron, Leupp, Tolani Lake *(LGA Certified: Tonalea, Leupp, Bodaway/Gap and To'NaneesDizi)*

*(LGA Certified: Bodaway/Gap, Leupp, Tonalea and To'NaneesDizi)*

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## OFFICE OF NAVAJO HOPI INDIAN RELOCATION (ONHIR)

- ▶ **Located in Flagstaff, Arizona, under the U.S. President**
  - ▶ **Mr. Christopher Bavasi, Executive Director**
- ▶ **Field Office at New Lands (Nahata Dził Governance Center)**
- ▶ **Oversight until its closed and transitioned to Navajo Nation**
- ▶ **Commissioner oversight, currently no Commissioner;**
  - ▶ **Mr. Bavasi oversees the Office and its operations**

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## CURRENT ISSUES FOR NHLCO

- ▶ **American Rescue Plan Act (ARPA) Allocation per CJN-29-22**  
\$15,550,000
- ▶ **Dine' Relocatee Fund**
- ▶ **Escrow Funds**
  - LGA Governance Certified Chapters received their allocations
  - Non LGA Chapters – transfer of funds in motion. Working with Division of Community Development Administrative Service Center
- ▶ **Navajo Rehabilitation Trust Fund – initial allocation from Federal Government approximately \$16 million. Currently around \$7 million.**

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## CONTINUED:

- ▶ **P.L. 93-531 As Amended Technical Amendments – 118<sup>th</sup> Congress**
  - Re-introduction
- ▶ **Navajo Thaw Implementation Plan for FBFA – Plan is complete and needs to be introduced to 118<sup>th</sup> Congress. Contracted with Building Communities. Contract ended December 31, 2022**
- ▶ **Navajo Housing Authority**
  - Housing for Former Bennett Freeze Area
  - Funds from the Navajo Nation \$3.6 million
  - NAHASDA Fund from NHA \$1.7 million for Planning

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## CONTINUED:

### ▶ **Bisti Solar Utility Scale Development**

Located within Huerfano Chapter

Developer Selected: NextEra

Submitting RFP to Public Service of New Mexico for Purchase Power Agreement. Now at 12<sup>th</sup> round. Made the short list.

### ▶ **Property acquired using the Land Acquisition Act – P.L. 93-531**

Turquoise Ranch, Rincon Ranch, Tse Bonito Property, Page Property, Paseo del Volcan, Paragon Ranch, Sanders area (Red Barn, Hooches, Lee's Liquor and Property just West of the LDS Church in Sanders).

Horseman's Lodge (Pending)

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## CONTINUED:

- ▶ **Deselected lands around the Chaco Canyon area need to be re-select about 4,000 acres of BLM land in New Mexico**
- ▶ **NPL Stand Alone and 2<sup>nd</sup> & 3<sup>rd</sup> Generation**
- ▶ **Relocation homes in New Lands area which were constructed without good Geotech studies**
- ▶ **Homes falling apart that were constructed on Navajo Nation side**
- ▶ **Indirectly, Re-issuance of Grazing Permits in NPL**
- ▶ **HPL needs: Under Hopi Tribe jurisdiction, Infrastructure & Housing**

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## CONTINUED:

- ▶ **District 6 Evictees**

  - Dine' People evicted from District 6 prior to the 1974 P.L. 93-531**

- ▶ **Nahata Dził Community Governance Issues**

  - Infrastructure for public safety: Fire station, Emergency Response Services, Police protection.

  - Surface agreements: Mining for Sand, Helium and Solar Development.

  - Pending Transition in light of pending ONHIR Closure

  - Padres Mesa Ranch operations

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## CONTINUED:

- ▶ **More information can be provided by NHLCO during future presentations to the Navajo Nation Council, Navajo-Hopi Land Commission and the Office of the President and Vice President**

- ▶ **Navajo-Hopi Land Commission Office is located just South side of the Navajo Nation Environmental Protection Administration (EPA)**

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The Case for \$4 Billion

Navajo has a plan:

\$4 billion to address the Bennett Freeze

The logo is identical to the one on slide 14, but it is centered within a white rectangular box. The text "NAVAJO" is at the top, "THAW" is in the middle with the water droplet and corn plant, and "IMPLEMENTATION PLAN" is at the bottom.

# Projects and Initiatives



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## Hydroelectric Power Pumped Storage

Positioning  
Navajo as the  
center of  
renewables in  
the American  
Southwest



17

## Large-Scale Value-Added Agriculture



Large-scale farming while preserving our water rights

18

## New Health Clinic → New Community!



Leveraging a \$230 million clinic and housing project to build Navajo's next great community

19

# Southwest Navajo Regional Development Plan

Partnering with  
four enterprises  
to expand Twin  
Arrows and build  
Cosnino

# SWNRD

Navajo Nation Gaming Enterprise, Navajo Nation Shopping  
Enterprise, Navajo Tribal Utility Authority, and Navajo  
Housing Authority.

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## Envision Cameron



Designing  
Navajo's  
Entrance to the  
Grand Canyon

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# The Pinta Project

Creating the front door to the Navajo Nation



22

## ARPA \$15.55 Million for Housing



Coordinating with Chapters to obligate funding by June 30, 2024 and expend funds by 2026

23

# Navajo Housing Renaissance

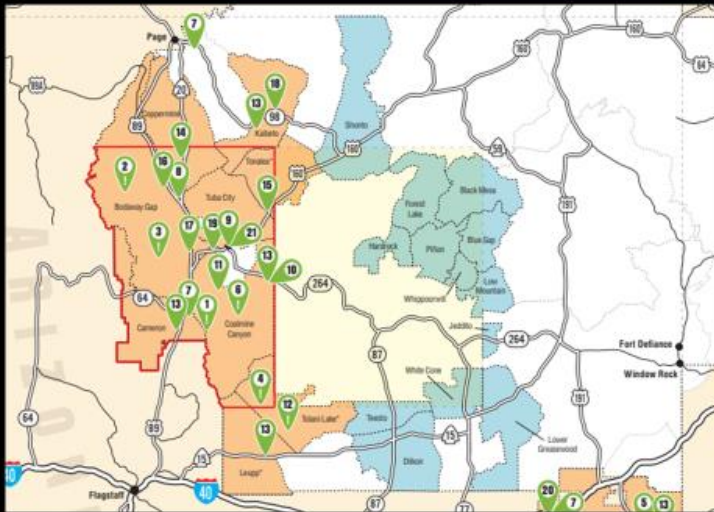
Not just building  
houses...  
building Navajo!

*(coordinating all ARPA-related  
housing projects)*



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# Serving NPL



Ensuring that  
NPL Chapters  
also benefit from  
federal  
investment

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## Harvard Government Reform Project

Recommendations  
on how Navajo  
government can be  
reformed to be  
more business-  
friendly



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## Navajo Power Homes



\$2 million grant  
to install solar  
units on Bennett  
Freeze homes

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## Congressionally Directed Spending

Requested funding  
for senior centers  
and headstart  
facilities in the  
Bennett Freeze

*Responding to priorities of Honorable  
Delegate Helena Nez-Begay*



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## Housing Escrow Funds

Housing Escrow Funds	
Bodaway Gap	\$865,633.92
Cameron	\$649,225.44
Coalmine	\$613,157.16
Coppermine	\$216,408.48
Kaibeto	\$144,272.32
Leupp	\$108,204.24
Tolani Lake	\$216,408.48
Tonalea	\$288,544.64
Tuba City	\$504,953.12
<b>Total</b>	<b>\$3,606,808.00</b>

\$3.6 million for  
housing  
improvements in  
the Bennett  
Freeze

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## Chapter Champions Committee

Monthly forum to share information with Chapter Leadership



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## Navajo Thaw Technical Team

Collaborating with NHA to fund the Technical Team



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[www.navajothaw.com](http://www.navajothaw.com)

- 77 NHLC Reports
- Mailing list of 1,000 individuals
- 16-member volunteer team
- Lifelong commitment to service

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## Benefitting from Years of Experience

HOBBS  
STRAUS  
DEAN &  
WALKER

Benefitting from  
Greg Smith's years of  
experience



*Justin Ahasteen*

33



### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

## Navajo Hopi Land Commission Office Navajo Thaw Orientation

### Transitioning from the Previous Administration and Council

During this session, Raymond Maxx, NHLCO Executive Director explained his role in the new administration. As a former Navajo Nation Council Delegate, Maxx understands the challenges of administration and project development. Under the leadership of President Buu Nygren and Vice President Richelle Montoya, Maxx intends to immediately follow the instructions of the new administration: *Get things done.*

For decades, Raymond Maxx has made it his personal mission to address the impacts of the Bennett Freeze and Forced Relocation. This 24-Chapter sub-region of the Navajo Nation, including NPL and Nahata Dził, has special needs—and special opportunities.

In addition to coordinating internally with his team, Maxx intends to fully implement the Navajo Thaw Regional Recovery Plan, inclusive of all of the projects, initiatives, and strategies identified in the 116-page document.

### Thinking about Economic Development

How do you explain economic development to a region that has limited private sector business activity? This is a question that has been answered by Waylon Honga and delivered to Native American audiences throughout the United States. Based in Flagstaff and a member of the Hualapai Indian Tribe, Honga is a Navajo “in-law,” with family on the Piñon Chapter.

To the outside world, land ownership, job creation, and building personal income is a part of routine life. But on the Navajo Nation, everything is different.

During this session, Honga presented the challenges and opportunities of economic development at Navajo

### The Navajo Thaw

During this session, Brian Cole of Building Communities presented the Navajo Thaw Regional Recovery Plan inclusive of the Case for \$4 Billion and the economic development strategy for the Navajo Nation.

The Navajo Thaw is: 1) a \$4 billion investment strategy in Navajo Chapters impacted by the Bennett Freeze and Forced Relocation, and 2) an economic development strategy for all of the Navajo Nation.

The next four years can be the most transformative era in Navajo Nation history. Through very good communication and collaboration, the Navajo Nation can work with the Chapters, community leaders, the Navajo private sector, and state and federal partners to literally create thousands of jobs and generate billions of dollars of investment on the Navajo Nation. The result can be the complete replacement of Navajo Nation revenues lost due to the closure of the Navajo Generating Station.

Described fully at [www.navajothaw.com](http://www.navajothaw.com), a direction is set for the next two decades for new Navajo performance leading to improving lives and economic conditions.

#### **Bodaway Gap Health Care and Housing Project**

Tuba City Regional Health Care Corporation (TCRHCC) and Swaback collaborated to update the group on the status of the health clinic and housing project as well as the design and development of Navajo's next great community.

Julius Young II, Chief Operating Officer, TCRHCC, explained the current status of the new health clinic and 92 units of clinic housing. This development project will create a new "economic engine" in the heart of the Bennett Freeze.

Building upon this success, Navajo's newest 501 (c)(3) non-profit organization, Native Promise, submitted a federal grant for \$200,000 to "design the rest of the community." Native Promise is working with Swaback (a planning and architectural company) to facilitate a design team to serve the Navajo community to envision this next great place which combines Navajo tradition with modern conveniences.

#### **Navajo Private Sector Tourism Development**

Over the past 13 years, Blackstreak Holdings has operated Adventurous Antelope Canyon Tours and other companies designed to bring travelers from throughout the world to the beauty of Navajo.

Bouncing back strongly from the pandemic, Blackstreak now has plans for a series of hotels and tour centers throughout the Navajo Nation. The ultimate aim of the projects is to employ Navajo people to "tell the Navajo story."

Lionel Bighumb, Chief Operating Officer for Blackstreak Holdings, and Chuck Howe, Project Manager, shared their plans for how private sector Navajo business can and will benefit the Navajo people.

Following the presentation by Blackstreak, Brian Cole summarized the Navajo Nation Tourism Strategic Plan which he helped author in 2015. Tourism development offers an opportunity for all of Navajo to bolster its economic condition and reinforce its strong traditions and beliefs.

#### **Navajo Nation Gaming Enterprise Development Priorities**

The design, development, and operations of the Navajo Nation casinos with the first integrated public safety building and new Travel Plaza on I-40, developed with 17 Navajo student interns and opened in 2020, is only the beginning of the vision being implemented by the Nation's gaming, hospitality and entertainment enterprise - NNGE. NNGE's CEO, Brian Parrish and Executive Director of Development, Mary West shared the vision of NNGE to capitalize on timely development opportunities throughout the Navajo Nation.

Twin Arrows and its sister properties has provided tens of millions in revenue to the Navajo Nation, created over \$1.5B in economic impact since 2009, and is the "economic hub" for future development. Brian and Mary explained how we can all move forward together.

## **Hydroelectric Power Pumped Storage**

On the campaign trail, President Buu Nygren made one thing very clear: it is time to get big things done.

Opportunities in the field of renewable energy are enormous at Navajo. We are only at the beginning of solar and wind development on the Nation. But how do you store renewable energy when the sun does not shine and the wind does not blow?

*Closed Loop Hydroelectric Pumped Storage-  
a community driven approach to a carbon-free and reliable power grid.*

One of the leading companies in the world in this field is Rye Development. Vice President Erik Steimle and Michael Rooney explained this technology which has provided the majority of energy storage in the United States over the last 100 years. In 2021, Rye Development completed a preliminary site analysis on Navajo and has determined that such investment is feasible in multiple locations.

## **The Pinta Project**

18,000 motorists travel each direction on Interstate 40 right through the Navajo Nation. Only they do not know that they are on the largest Native American Indian Reservation in the United States. This is all going to change with the Pinta Project.

In 2019, Nahata Dziil Commission Governance (NDCG) created a Transition Plan for the potential closure of OHNIR. The top development project in the plan is the Pinta Project.

A federal grant from USDA Rural Development funded a master plan which presents an opportunity to create an entirely new Navajo community with the economic engine being hospitality and tourism development on the southside of the interstate and transportation, economic development, and housing on the north side.

NDCG President Darryl Ahasteen leads a fully-committed five-member Board of Commissioners at Nahata Dziil dedicated to the full-scale development of the project.

The Navajo Thaw envisions engaging with the Nygren Administration to implement a *whole of government* approach to project development. That is, all relevant Navajo (and federal) offices will be at the table to create this new *front door to the Navajo Nation*.

## **Helping Delegate Regions with ARPA Expenditures**

First it was the CARES Act, then it was the American Rescue Plan Act (ARPA), and now it is the Bipartisan Infrastructure Law. *Never in world history has there been so much funding for development projects.* The challenge: how to prioritize, program, expend, and account for all of these funds in a way that holistically advances the Navajo Nation.

Under current legislation, each of the 24 “Delegate Regions” have received \$8.8 million of ARPA funding to implement projects prioritized by the Chapters and the Delegates. Each of the Delegate Regions is in a different stage in terms of project identification, eligibility, and advancement. Compounding this challenge, Navajo suffers from a lack of project managers, project engineers, and administrative specialists.

This session primarily included brainstorming on how to successfully expend ARPA funding under these enormously challenging circumstances.



## **Project Briefing to Navajo-Hopi Land Commission September 21, 2023 | Volume 80**

### **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 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 Dziil, 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 Dził?

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 Dził 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?

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	

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

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 24<sup>th</sup> 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.

## **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](http://www.navajothaw.com). A special page has been established for the Renaissance: [www.navajothaw.com/navajo-housing-renaissance](http://www.navajothaw.com/navajo-housing-renaissance).





## **Project Briefing to Navajo-Hopi Land Commission October 5, 2023 | Volume 81**

### **Navajo Thaw at a Glance**

#### **Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

This is the 81<sup>st</sup> report provided by Building Communities through the Navajo-Hopi Land Commission Office (NHLCO) to the Navajo Hopi Land Commission (NHL). In short, we have provided a written report for every NHLCO meeting since the initiation of the Navajo Thaw in September of 2019.

#### **History of contracts related to the Navajo Thaw**

In September of 2019, the Navajo Nation through the NHLCO entered into an agreement with Native Builders, LLC to take the lead role on the project now known as the Navajo Thaw. Native Builders subcontracted to Building Communities. The result was a healthy relationship between Native Builders and Building Communities to reach out to the nine Former Bennett Freeze Area (FBFA) Chapters and Nahata Dził (the primary relocation community).

In January of 2021, Thomas Tso, President of Native Builders, passed. By Arizona State Law, Native Builders was dissolved in July of 2021. At that time, the Navajo Nation entered into a sole source contract with Building Communities to complete the project through December 31, 2022.

On August 18, 2023, the Navajo Nation entered into a contract with Building Communities to implement some of the housing-related recommendations of the work through the Navajo Thaw and the American Rescue Plan Act (ARPA) legislation. CJN-29-22 Section 10 Appendix L-4 included \$15.55 million directed to the NHLCO to complete a housing manufacturing plan and to oversee the expenditure of \$14 million of manufactured housing to beneficiaries in the nine FBFA Chapters and 14 additional Navajo Partitioned Lands (NPL) Chapters. The new agreement has a project period from July 1, 2023 through December 31, 2026. The scope of work for the current agreement includes nine items:

1. Complete the Manufactured Housing Facilities Study
2. Cooperate with NHLCO, NNVA, and CHID (and possibly NNDED and NHA)
3. Coordination with NHLCO and Nahata Dził
4. Issuing RFP for Housing Manufacturing Companies
5. Selection of Housing Manufacturing Company(ies)
6. Formulation/Finalization of Funding Distribution Policy
7. Coordinating with Navajo Housing Assessment Activities
8. Meeting Two Critical Deadlines: June 30, 2024 and December 31, 2026

## 9. Reporting and Fiscal Accountability

### **Federal Advocacy for \$4 Billion**

The primary purpose of the Navajo Thaw was to complete a Regional Plan and 10 Chapter Recovery Plans to make the case for a \$4 billion investment by the federal government to address the impacts of the Bennett Freeze and Forced Relocation. All of the planning has been completed and the “case is made” for \$4 billion. Messaging received from Congressional staff has encouraged similar work to be done at Hopi and the San Juan Southern Paiute Tribe. Once planning is completed for all three tribes, the stage will be set for a return approach to Congress. Similar planning has been completed for the impacted Hopi Villages. Planning at the San Juan Southern Paiute Tribe is scheduled to begin this fall.

### **Navajo Housing Renaissance**

As described above with the current agreement between the Navajo Nation and Building Communities, the housing manufacturing plan and support for placement of homes in FBFA and NPL is known as the Navajo Housing Renaissance. The current design of the approach is to coordinate with Navajo Nation Division of Community Development Community Housing and Infrastructure Department (CHID) and Navajo Nation Veterans Administration (NNVA) to bring a comprehensive approach to housing to the Navajo Nation. In addition, lines of communication are open with the Navajo Housing Authority (NHA).

The goal is to complete the housing manufacturing plan by December 31, 2023. It is anticipated that the plan will recommend the construction and operations of between one and three manufacturing plants. The ARPA legislation directs that these plants should be developed at any of the five following locations: Chinle, Gallup, Sanders (Nahata Dził), Shiprock, and Tuba City.

Building Communities anticipates the release of a Request for Qualifications in November 2023 in order to select one or more construction/development companies that could build and operate the housing manufacturing plants. It is imperative that all of the work to develop manufacturing plants and to obligate funding to purchase the manufactured homes meet the Navajo ARPA deadline of June 30, 2024.

### **Navajo Thaw Website**

All information about the Navajo Thaw and the Navajo Housing Renaissance can be found at [www.navajothaw.com](http://www.navajothaw.com). The website contains thousands of pages and is routinely updated. All Delegates are encouraged to review the website. In addition, Building Communities sends Navajo Thaw email updates to over 1,000 recipients on a regular (usually two per month) basis. Additional outreach describing the Navajo Housing Renaissance and how Chapters can participate/benefit will be initiated this fall.

### **Other Navajo Thaw Initiatives**

#### **Support for Nahata Dził**

The primary project being advanced by the Nahata Dził Chapter is known as the Pinta Project. The Pinta Project is estimated to cost over \$200 million and include a commercial and entertainment complex on the south side of Interstate 40 and a trucking/manufacturing/housing development on the north side.

#### **Energy Storage**

NHLCO has been working with Building Communities and Rye Development related to hydroelectric power pumped storage. Rye Development has filed two preliminary permits with the Federal Energy Regulatory Commission (FERC). This means that over the next four years, Rye Development will be conducting feasibility analysis at locations at the former Navajo Generating Station (NGS) site and on the Bodaway and Coppermine Chapters. Each of the two projects is estimated to cost \$1.5 billion. Rye Development has offered local Chapters \$20 million per project which can be accessed through a Community Benefits Planning process intending to be initiated this fall or winter. Initial outreach to the LeChee, Bodaway Gap, and Coppermine Chapters has been initiated.

### **EDA Recompete Grant Proposal**

The Navajo Nation is eligible to compete in the Economic Development Administration (EDA) Recompete Pilot Program. This program will provide funding awards of \$20 million or more to each of eight recipients in 2024. In order for the Navajo Nation to be eligible, a Phase 1 grant proposal is being submitted. Grant funding would serve to implement many of the priorities of the Navajo Thaw Regional Recovery Plan including: 1) a redevelopment plan for the NGS site, 2) water infrastructure on the LeChee Chapter supporting the tourism industry, 3) the development of community facilities such as a multipurpose building, gymnasium, senior center, youth center, and job training center associated with the new Echo Cliffs community project on the southern portion of the Coppermine Chapter, 4) a workforce training center associated with planned investments in renewable energy and agriculture, and 5) a feasibility study and pilot project related to large-scale, high-value agriculture. It is anticipated that EDA will announce 20 finalists in the early spring of 2024. Those finalists will be eligible to compete for up to eight funding awards to be announced later in 2024.

### **Coppermine Echo Cliffs Project**

Building Communities submitted a \$200,000 federal grant application with a new Navajo non-profit, Native Promise, to develop a masterplan for the proposed Echo Cliffs community in the southern portion of the Coppermine Chapter. This work is about 50% complete, and will result in a full-scale community development plan. This plan builds upon a \$230 million commitment by Indian Health Services (IHS) in conjunction with Tuba City Regional Health Care Corporation (TCRHCC) to build the clinic and 92 homes. The masterplanning project is designed to leverage the healthcare investment into a complete community.

### **Large-Scale, Value-Added Agriculture**

In 2022 and 2023, NHLCO staff traveled to the Pacific Northwest to participate in the Navajo Pacific Northwest Natural Resources Tour. During that tour, Navajo leaders and volunteers learned how agricultural technology has led to a \$2 billion agricultural industry in Southcentral Washington State and Northcentral Oregon. There is strong support for a feasibility study and pilot project to establish this type of agricultural activity in Western Navajo.

### **Serving NPL Chapters**

It has always been the vision of the NHLCO staff and Building Communities to provide planning and project advocacy services to the NPL Chapters. With the new Navajo Nation/Building Communities agreement in place, scoping work on how to best serve NPL Chapters is being initiated. Building Communities would like to work with NPL-based Delegates to design and execute this planning service.

### **Harvard School of Design and Dineh Chamber of Commerce Project**

The NHLCO has had a special relationship with the Harvard School of Design over the past two years to complete three feasibility studies benefitting various portions of the Navajo Nation. Most recently, the Harvard class completed a report which makes recommendations to improve government efficiency to foster a stronger business climate at Navajo. Following up with this, Native Promise has made a successful grant application to USDA Rural Development to initiate a project with the Dineh Chamber of Commerce and other Navajo business development consultants. This work officially began on October 1, 2023.

### **Navajo Power Homes**

NHLCO and the Navajo Thaw are collaborating with Navajo Power Homes which has received a \$2 million grant to provide solar installations on homes throughout the FBFA area.

### **Blackstreak Holdings**

The tourism investment and projects of Blackstreak Holdings, a LeChee-based Navajo-owned company are profiled in the Navajo Thaw Regional Recovery Plan. Planning and advocacy efforts are underway for substantial tourism investments at LeChee, Cameron, Nahata Dził, and other locations. Blackstreak Holdings was recognized as the Navajo Tourism Business of the Year by the Navajo Nation Division of Economic Development this spring.

### **Direct Congressional Spending**

Each year, Members of Congress open up a Direct Congressional Spending process whereby Chapters and other Navajo entities can submit project proposals. Projects benefitting the Kaibeto and Forest Lake Chapters are in the current pipeline for potential funding.

### **Chapter Champions Committee**

Each month, typically the first Wednesday at 2 pm MDT, the Navajo Thaw coordinates a Chapter Champions Committee videoconference. The purpose of the videoconference is to foster a two-way conversation between Chapter leaders and the Navajo Thaw staff. An effort to now include NPL Chapters in the Chapter Champions outreach is being initiated.

### **Southwest Navajo Regional Development Plan and Turquoise Ranch**

Two long-standing commitments by NHLCO has been the development of the Turquoise Ranch (northwest of Winslow) and the Southwest Navajo Regional Development Plan (improvements at Twin Arrows and the Cosnino Exit on Interstate 40). Efforts to coordinate with Navajo Nation Gaming Enterprise is underway.

### **NHLC Briefing**

In late January 2023, the NHLCO coordinated with the Navajo Thaw staff and Building Communities to offer an orientation session held at Twin Arrows. All nine NHLC Delegates attended along with six other Delegates. A second briefing was initiated at Twin Arrows in the spring of 2023. Building Communities would welcome an invitation by the NHLC to provide an in-depth briefing and discussion of all Building Communities and Navajo Thaw initiatives supporting the Navajo Nation .

### **How to Reach the Navajo Thaw and Building Communities**

Building Communities welcomes all outreach and inquiries related to all efforts associated with the Navajo Thaw and the Navajo Housing Renaissance. Brian Cole can be reached at [bc@buildingcommunities.us](mailto:bc@buildingcommunities.us) and (928) 814-3710. If Delegates wish to schedule a meeting, please contact Bailey Anderson at [ba@buildingcommunities.us](mailto:ba@buildingcommunities.us). Building Communities would desire to include NHLCO staff in all such meetings.



**Project Briefing to  
 Navajo-Hopi Land Commission  
 October 19, 2023 | Volume 82**

**NHLCO and Building Communities Working to Implement  
 CJN-29-22 Appendix L-4**

**Project Purpose**

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

The work that Building Communities is performing for the Navajo Nation through the Navajo Hopi Land Commission Office (NHLCO) is governed by Navajo Nation Legislation CJN-29-22 Section 10 Appendix L-4. In addition, Building Communities is to coordinate with other Navajo Offices receiving housing-related ARPA funding.

The following presents a summary of the Legislation.

<b>Section 10. Approval of Housing Projects and Manufactured Housing Facilities Expenditure Plan</b>					
<b>Office</b>	<b>Funding</b>	<b>Use</b>	<b>Expenditure Category</b>	<b>Administrative Oversight</b>	<b>Legislative Oversight</b>
CHID	\$50 million	New housing projects, as long-term housing security.	Services for unhoused persons	NNDCD	RDC
NNVA	\$50 million	New housing projects, as long-term housing security.	Services for unhoused persons	NNVA	HEHS
CHID	\$30 million	Design and construction of up to three regional housing manufacturing facilities with locations in Tuba City, Sanders, Chinle, Shiprock, or Gallup areas.	Long-term housing security: Affordable housing	NNDCD	RDC
NHLCO	\$15.55 million	Housing for the Former Bennet Freeze Area and Navajo Partitioned Lands. Purchase modular homes for people within the 23 impacted Chapters; planning of a manufactured housing plant at Nahata Dziłil Chapter.	Long-term housing security: Affordable housing	NNDCD	RDC

Approval of Eligibility Criteria is as Follows:				
Office	Approval Oversight Body	Special Condition #1	Special Condition #2	Special Condition #3
CHID	RDC by Resolution	Need-based	ADA	Equal distribution by Delegate Region
NNVA	HEHS by Resolution	Need-based	ADA	-
NHLCO	NHLC by Resolution	Need-based	ADA	-

**Special Provisions from Exhibit L-4 (\$15.55 Million to NHLCO)**

- \$14 million will be expended to purchase and transport modular homes that will serve the people of the 23 impacted Chapters (the nine Bennett Freeze Chapters and the 14 NPL Chapters)
- \$1.55 million will be expended to develop a plan for a manufactured housing plant on the Nahata Dziil Chapter
  - The plant will create the capacity for the Navajo Nation to make a long-term impact to the overcrowding problem
  - Create jobs for Relocatees from the Navajo-Hopi Land Dispute
  - Expand effort to provide planning and development funding for the 14 Chapters of NPL
- NHLCO to issue an RFP for a qualified non-profit organization with experience in housing maintenance to provide training and support for benefitting families
- The eligibility criteria will be reviewed and approved by NHLC Resolution

NHLCO Modular Housing Units Project   Phase 1						
Description	No. of Bedroom	No. of Bathroom	Unit Price	Extended Price	NN Sales Tax (6%)	Total Price
14' x 60' Modular Home	2	1	\$204,780.54	\$6,143,416.12	\$368,604.96	\$6,512,021.08
13'4" x 48' Modular Home	3	1	\$353,206.55	\$7,064,131.05	\$423,847.86	\$7,487,978.92
<b>There will be a total of 50 homes</b>					<b>Total</b>	<b>\$14,000,000.00</b>

Manufactured Housing Plan
\$1,550,000.00 for the study and resulting plan to locate a housing manufacturing plant on the Nahata Dziil Chapter



**Recipients:** Second and third generation family members of an original Relocatee in the Former Bennett Freeze Area or Navajo Partitioned Land area.

**Eligibility:** Three eligibility criteria will be required: (the Selection Criteria have been developed by NHLCO in coordination with the chapters affected and applicable Navajo Nation Departments.)

- Home Site Lease
- The Chapters, through Chapter resolution, will select the beneficiaries for the project
- Applicants must certify that they are either a second or third generation family member of an original Relocatee

The eligibility criteria will be reviewed and approved by NHLC resolution.

**Chapters:**

FBFA/Navajo Thaw Region:

Coppermine, Kaibeto, Bodaway-Gap, Cameron, To Nanees Dizi, Tonalea, Coalmine Canyon, Leupp and Tolani Lake Chapter.

NPL Region and Relocatees:

Pinon, Hardrock, Forest Lake, Black Mesa, Whipporwill, Low Mountain, Tachee-Blue Gap, Jedito, Whitecone, Indian Wells, Greasewoods Springs, Teesto, Dilkon, Shonta, Tonalea, Coalmine Canyon, Tolani

Lake, Nahata Dziil and To' Nanees Dizi.



## Project Briefing to Navajo-Hopi Land Commission November 2, 2023 | Volume 83

# Two-phased Approach to Creating a Sustainable Manufactured Housing Industry at Navajo

### Project Purpose

To develop and implement ten Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

### Background

Exhibit L-3 and Exhibit L-4 of CJN-29-22 have implications for the development of manufactured housing on the Navajo Nation. Exhibit L-3 allocates \$30 million and recommends development of as many as three manufactured housing plants. Exhibit L-4 focuses upon the study of such potential manufactured housing plant development at Nahata Dziil.

The primary challenge to developing a *sustainable* manufactured housing industry on the Navajo Nation is the lack of a “normal” housing market. Economic and land ownership constraints will result in much of the new manufactured housing being “given away” to beneficiaries. Such housing will not be sold at conventional market rates as would be the case off-reservation. Consequently, there is not currently an economic market for the production of manufactured housing that would be ultimately located on the Navajo Reservation.

### Phase One: Short-term “Artificial Market”

This economic problem can be addressed in the short-term (between now and December 31, 2026) by utilizing a portion of the housing-related ARPA funding (a portion of the \$50 million designated to Veterans and a portion of the \$50 million designated to CHID in addition to the \$14 million allocated to NHLCO).

By directing a portion of this ARPA funding to purchase the output of one or more housing manufacturing plants, it is possible to create a short-term economic market for the production of such homes. Again, this “short term” ends December 31, 2026.

### Phase Two: Creating a Long-term Manufactured Housing Market on Navajo

Even greater collaboration amongst Navajo offices and enterprises must take place in order to immediately develop a long-term market for manufactured homes produced in Navajo manufactured housing plants.

Broadly speaking, housing at Navajo is either centralized or scattered. The economics of scattered housing is extraordinarily challenging given the distance to power, water, and transportation infrastructure. That is, it is virtually impossible to establish a manufactured housing market by focusing on scattered housing. A more centralized approach to housing development creates economic opportunity for manufactured housing, especially if the centralized housing planning prioritizes the purchase and location of manufactured housing built in Navajo housing plants.

The greatest opportunity for such centralized housing development is located on what has been referred to as the Southwest Navajo Regional Development Plan (SWNRDP). This region stretches from the eastern city limits of the city of Flagstaff to Twin Arrows, inclusive of the proposed development at the Cosnino Exit. Preliminary planning and collaboration has been led by the Navajo Nation Gaming Enterprise (NNGE) in collaboration with NHA and NHLCO. Developments totaling as many as 4,000 new homes proximate to the “hot Flagstaff market” (both in terms of housing development and job production) bring new economic opportunity for Navajo. Other proposed developments at Echo Cliffs and Pinta add to this economic model/potential.

### **Recommendation**

The Navajo Nation should implement a short-term and long-term housing development strategy. The short-term would maximize the utilization of housing-related ARPA funding to “jumpstart” the manufactured housing industry.

The long-term would require intense and effective collaboration amongst all Navajo offices and enterprises to position the SWNRDP, Pinta, and Echo Cliffs projects (and perhaps others) to transition from government-subsidized (ARPA) housing to market housing by early 2027.



## Project Briefing to Navajo-Hopi Land Commission December 12, 2023 | Volume 84

# Nahata Dziil Targets Land for Manufactured Housing Plant

### Project Purpose

To develop and implement 24 Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

Note: the “Project Purpose” stated above has remained unchanged since 2019. With this report, Report #84, we have updated the purpose to reflect the intent to provide planning to 14 additional Chapters in the NPL.

CJN-29-22 directs the Navajo-Hopi Land Commission Office (NHLCO) to engage its consultant to develop a manufactured housing plan focused upon Nahata Dziil. In response, Nahata Dziil Commission Governance (NDCG) has recommended a 30-acre parcel of land 1.2 miles south of interstate 40 at Exit 325 (the Navajo, Arizona Exit).

Nahata Dziil has a special relationship with the Office of Navajo and Hopi Indian Relocation (ONHIR). ONHIR provides planning and administrative support for Nahata Dziil priorities.

On Monday, November 13, all five Nahata Dziil Commission Members met in Flagstaff with the staff from ONHIR to discuss the land withdrawal process for the development parcel. With this support, Building Communities will focus its analysis for manufactured housing plant development at the location known as Navajo Springs.

Building Communities is also examining shovel-ready sites at other locations specified in CJN-29-22 Section 10 Exhibit L-3: Chinle, Gallup, Shiprock, and Tuba City. All shovel-ready projects in these locations will be referenced in a forthcoming Request for Proposals (RFP) issued by NHLCO to determine interest by the development community in: 1) building one or more housing manufacturing plants, and 2) build manufactured housing.

Simultaneously, NHLCO is coordinating with the Navajo Nation Veterans Administration and the Navajo Nation Division of Community Development (DCD) Community Housing & Infrastructure Department (CHID).

The objective is to manufacture and distribute manufactured homes in concert with the American Rescue Plan Act (ARPA) *obligation* deadline of June 30, 2024 and *expenditure* deadline of December 31, 2026.



## Project Briefing to Navajo-Hopi Land Commission December 21, 2023 | Volume 85

# Building Communities Provides In-person Report to NHLC

### Project Purpose

To develop and implement 24 Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

Building Communities was pleased to provide an in-person report of activities to the Navajo-Hopi Land Commission (NHLC) on Thursday, November 30, 2023 at Twin Arrows. The focus of the report was related to activities to develop a Manufactured Housing Facilities Study for Nahata Dziil and to assist the NHLCO to successfully expend its \$14.0 million of funding for the purchase of manufactured homes for placement on the Former Bennett Freeze Area (FBFA) and Navajo Partitioned Land (NPL) Chapters.

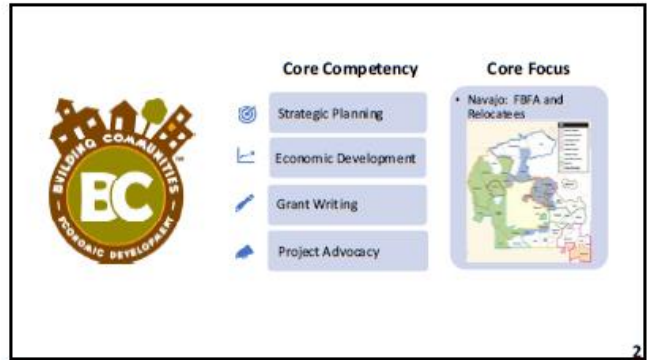
During the meeting, Building Communities distributed three documents including the presentation to the NHLC on November 30, 2023 (Attachment A), Building Communities Scope of Work (Attachment B), and the Manufactured Housing Study Outline (Attachment C). These documents are attached to this report.

# Attachment A

## Presentation to the NHLC on November 30, 2023



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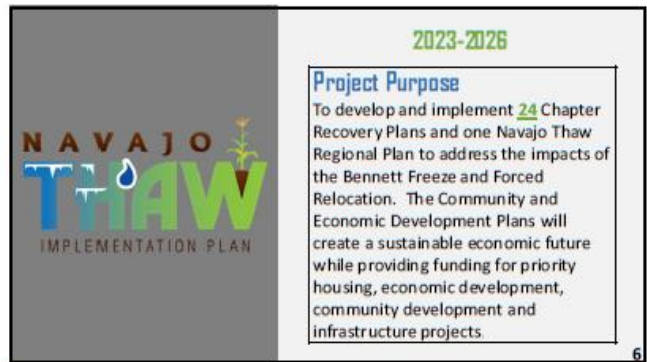
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**Step #1: Complete the Manufactured Housing Facilities Study.**

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 plan will create the capacity for the Navajo Nation to make a long-term impact to the overcrowding problem and to create jobs for Relocates from the Navajo-Hopi Land Dispute." In May of 2023, Nahata Dził Commission Governance (NDCG) passed a resolution supporting NHLCO to contract with Building Communities to advance the Regional Manufactured Housing Study. (CJN 29-22 also prescribes that manufacturing locations should be examined at Tuba City, Sanders (Nahata Dził), Chinle, Shiprock, and Gallup areas).

The Expenditure Plan requires that NHLCO "award a contract to a qualified project administrator to ensure compliance with ARPA and Navajo Nation requirements." The Study Outline is shown as Exhibit D. The scope of the study will have the objective of identifying as many as three Regional Manufactured Housing Plants. **Deliverable: Completed plan with specific conclusions and recommendations.**

7

**Step #2: Cooperate with NHLCO, NNVA, and CHID (and possibly NNDED and NHA).**

Because other Navajo offices and enterprises have funding for housing development, Building Communities will cooperate with these other entities with the goal of maximizing the benefit of improved housing for the Navajo people.

**Deliverable: Quarterly reports on outreach and meeting activity delivered to NHLCO.**

8

**Step #3: Coordination with NHLCO and Nahata Dził.**

As outlined in the ARPA/FRF Expenditure Plan, Building Communities will coordinate with NHLCO to complete the Manufactured Housing Facilities Study. Also as outlined in the ARPA/FRF Expenditure Plan, Building Communities will coordinate with NDCG in the completion of the plan.

**Deliverable: Ongoing support by NDCG in the performance of the work conducted by Building Communities.**

9

**Step #4: 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.

**Deliverable: Management of procurement process consistent with Navajo procurement policies. Establishment of selection process that is fair and transparent.**

10

**Step #5: Selection of Housing Manufacturing Company(ies).**

Based upon the qualified proposals submitted per Step #4 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 Dził), Chinle, Shiprock, and Gallup areas).

**Deliverable: Execution of up to three contracts approved by the Navajo Nation engaging qualified housing manufacturing companies.**

11

**Step #6: Formulation/Finalization of Funding Distribution Policy.**

One of the greatest challenges to distributing the \$14.0 million of funding directed to NHLCO for the purchase of manufactured housing is the determination of the specific beneficiaries. Because Navajo is "one big family" (especially when considering clan relationships), it is challenging to distribute benefits without the perception of conflicts of interest. Building Communities will develop unambiguous distribution policies that offer clarity and do everything possible to overcome any perceptions of conflicts of interest. Chapters will be notified of deadlines and the unalterable consequences of missed deadlines and incomplete submittals. Simultaneously, Chapters will be assisted by Team members to meet deadlines and file completed applications. **Deliverable: Development and distribution of funding distribution policy. Timely submittals by Chapters requesting benefits for specific potential beneficiaries.**

12

**Step #7: Coordinating with Navajo Housing Assessment Activities.**

Multiple entities have completed housing assessments in the Former Bennett Freeze Area (FBFA) 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.). All information will be categorized to best inform the selection and placement of housing throughout the FBFA and NPL. **Deliverable: Development of beneficiaries listing based upon input from participating Chapters.**

13

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**Step #8: Meeting Two Critical Deadlines: June 30, 2024 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. **Deliverable: 100% obligation and expenditure of ARPA funding based upon US Treasury and Navajo Nation regulations.**

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**Step #9: Reporting and Fiscal Accountability.**

Every penny of ARPA funding for housing improvements will be accounted for. Building Communities has 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. **Deliverable: Timely and accurate monthly and quarterly reports and invoices.**

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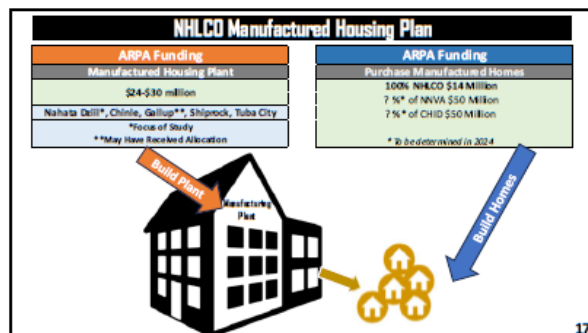
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**Serving NPL**  
From CJN-29-22  
Exhibit L-4:

“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 Dził. This is an effort know as the Navajo Thaw. **This effort will be expanded to provide planning and development funding for the 14 Chapters of the NPL.**”

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Office	Funding	Use	Expenditure Category	Administrative Oversight	Legislative Oversight
CHD	\$50 million	New housing projects, as long-term housing security.	Services for unshoused persons (Expenditure Category 2.25)	NNDQD	ROC
NNA	\$50 million	New housing projects, as long-term housing security.	Services for unshoused persons (Expenditure Category 2.26)	NNA	HEHS
CHD	\$30 million	Design and construction of up to three regional housing manufacturing facilities with locations in Tuba City, Sanders, Chinle, Shiprock, or Gallup areas.	Long-term housing security: Affordable housing (Expenditure Category 2.25)	NNDQD	ROC
NHLCO	\$15.55 million	Housing for the Former Bennett Freeze Area and Navajo Partitioned Lands. Purchase modular homes for people within the 23 impacted Chapters; planning of a manufactured housing plant at Nahata Dził Chapter.	Long-term housing security: Affordable housing (Expenditure Category 2.25)	NNDQD	ROC

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## Manufactured Housing Study Outline

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- = Complete
- = Underway
- = Not yet Started
- = No relevance

19

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## Manufactured Housing Study Outline

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- Section 1.0 Project Scoping
  - Navajo Hopi Land Commission Office (NHLCO)
- Section 2.0 Establishing Regular Meeting and Reporting Protocols
  - Meeting ARPA requirements
  - Meeting other Navajo Nation requirements
  - Meeting U.S. Treasury requirements
- Section 3.0 Compliance with Navajo Nation and U.S. Treasury Regulations
  - Ensuring eligible use of funds
  - Meeting deadlines for obligation and expenditure of funds

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## Manufactured Housing Study Outline

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- Section 4.0 Inventorying Existing Housing Manufacturing Interests and Sites at Navajo
  - Southwest Indian Foundation
    - Existing operations and capacity
    - Potential operations and capacity and need for additional manufacturing space
  - H&B Services, Inc.
    - Proposed manufacturing facility
    - Proposed production capacity over time
  - Interests of Nahata Dził Commission Governance (as per expenditure plan)
    - Ortega site parameters and potential
    - Pinta site parameters and potential
  - Housing requirements of the Southwest Navajo Regional Development Master Plan
  - Housing requirements of the Echo Cliffs Health Clinic and Housing Project
  - Examination of Turquoise Ranch as development site for manufactured housing
  - Housing requirements for other known Navajo development projects

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## Manufactured Housing Study Outline

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- Other Sites
  - Issuance of notification to 24 Delegates and 110 Chapters soliciting interest and information on potential manufacturing site and housing contractors
  - Examination of "shovel readiness" of potential sites
- Manufactured housing sites analysis
  - Identification of potential manufactured housing development sites
  - Summary of the "shovel ready" nature of each site
  - Land ownership/site control
  - Requirement for environmental assessment
  - Availability of required infrastructure
- Issuance of Request for Information/Qualifications from housing manufacturing sector
  - Delineation of Navajo (Priority 1 and Priority 2) from non-Navajo interests
  - Rating and ranking expressions of interest based upon scoring criteria
- Preliminary Report Summarizing the Interest, Qualifications, Capacity, and Proposals from Manufactured Housing respondents
  - Review of preliminary report findings by OWP, NHLCO, CHD, NNVA, NHA, and NHL

22

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## Manufactured Housing Study Outline

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- Section 5.0 Examination of Manufactured Housing Best Practices
  - Lessons and information from industry associations and publications
  - Industry trends and application of trends to Navajo
  - Materials specifications and building codes
  - Relevant Navajo rules and regulations for business operations
- Section 6.0 Economics of Housing Manufacturing
  - Projection of income from housing "sales," if any
  - Determination of income-based housing allocation
  - Estimate and assumptions of housing manufacturing building costs
  - Estimation of housing manufacturing plant operations and maintenance costs
  - Sample (suggested) housing manufacturing business plan

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## Manufactured Housing Study Outline

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- Section 7.0 Development and Distribution of Manufactured Housing "Catalog"
  - Identification of types and volumes of houses per manufacturing entity
    - One-bedroom, two-bedroom, three-bedroom volumes
    - Handicap accessibility requirements
    - Packaging/promotion of housing availability per manufacturer by date certain
- Section 8.0 Inventory of Navajo Housing Manufacturing Sector
  - Identification of companies
  - Qualifications/history of companies
- Section 9.0 Meeting Geographic Location/Distribution Requirements
  - Prioritizing manufacturing plant locations to maximize geographic equity and business efficiency

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## Manufactured Housing Study Outline

**Section 10.0 Sustaining "Life After ARPA"**

- Determination of long-term housing funding after 2026
  - Projection of MHA funding availability
  - Projection of OED funding availability
  - Projection of other Navajo funding availability
  - Prospects for new grant funding for housing
- Long-term housing requirements from emerging energy storage sector
- Long-term housing requirements from emerging value-added agriculture sector
- Prospects for a long-term "Navajo housing economy"
  - Establishment of fee land development rules
  - Establishment of capacity for home mortgages
  - Study to create a long-term "real estate sector"
    - Required Navajo legislation
    - Required federal legislation
- Identifying and approving the regional off-reservation market

**Section 11.0 Determining Immediate Availability of Funds for Housing Manufacturing**  
 \$1.4 million allocation to NHCCO

25

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## Manufactured Housing Study Outline Of 75 items...

Status	Count	Percentage
Completed	14	19%
Underway	40	53%
Not yet started	20	27%
Not relevant	1	1%

26

26



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 Flagstaff, AZ 86001

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## Attachment B

### Building Communities Scope of Work

#### WORK ACTIVITIES

The following steps summarize the Work Plan for the project.

**Step #1: Complete the Manufactured Housing Facilities Study.** 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 Dziil Chapter. The plant 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.” In May of 2023, Nahata Dziil Commission Governance (NDCG) passed a resolution supporting NHLCO to contract with Building Communities to advance the Regional Manufactured Housing Study. (CJN 29-22 also prescribes that manufacturing locations should be examined at Tuba City, Sanders (Nahata Dziil), Chinle, Shiprock, and Gallup areas).

The Expenditure Plan requires that NHLCO “award a contract to a qualified project administrator to ensure compliance with ARPA and Navajo Nation requirements.” The Study Outline is shown as Exhibit D. The scope of the study will have the objective of identifying as many as three Regional Manufactured Housing Plants. ***Deliverable: Completed plan with specific conclusions and recommendations.***

**Step #2: Cooperate with NHLCO, NNVA, and CHID (and possibly NNDED and NHA).** Because other Navajo offices and enterprises have funding for housing development, Building Communities will cooperate with these other entities with the goal of maximizing the benefit of improved housing for the Navajo people. ***Deliverable: Quarterly reports on outreach and meeting activity delivered to NHLCO.***

**Step #3: Coordination with NHLCO and Nahata Dziil.** As outlined in the ARPA/FRF Expenditure Plan, Building Communities will coordinate with NHLCO to complete the Manufactured Housing Facilities Study. Also as outlined in the ARPA/FRF Expenditure Plan, Building Communities will coordinate with NDCG in the completion of the plan. ***Deliverable: Ongoing support by NDCG in the performance of the work conducted by Building Communities.***

**Step #4: 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. ***Deliverable: Management of procurement process consistent with Navajo procurement policies. Establishment of selection process that is fair and transparent.***

**Step #5: Selection of Housing Manufacturing Company(ies).** Based upon the qualified proposals submitted per Step #4 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). ***Deliverable: Execution of up to three contracts approved by the Navajo Nation engaging qualified housing manufacturing companies.***

**Step #6: Formulation/Finalization of Funding Distribution Policy.** One of the greatest challenges to distributing the \$14.0 million of funding directed to NHLCO for the purchase of manufactured housing is the determination of the specific beneficiaries. Because Navajo is “one big family” (especially when considering clan relationships), it is challenging to distribute benefits without the perception of conflicts of interest. Building Communities will develop unambiguous distribution policies that offer clarity and do everything possible to overcome any perceptions of conflicts of interest. Chapters will be notified of deadlines and the unalterable consequences of missed deadlines and incomplete submittals. Simultaneously, Chapters will be assisted by Team members to meet deadlines and file completed applications. ***Deliverable: Development and distribution of funding distribution policy. Timely submittals by Chapters requesting benefits for specific potential beneficiaries.***

**Step #7: Coordinating with Navajo Housing Assessment Activities.** Multiple entities have completed housing assessments in the Former Bennett Freeze Area (FBFA) 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.). All information will be categorized to best inform the selection and placement of housing throughout the FBFA and NPL. ***Deliverable: Development of beneficiaries listing based upon input from participating Chapters.***

**Step #8: Meeting Two Critical Deadlines: June 30, 2024 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. ***Deliverable: 100% obligation and expenditure of ARPA funding based upon US Treasury and Navajo Nation regulations.***

**Step #9: Reporting and Fiscal Accountability.** Every penny of ARPA funding for housing improvements will be accounted for. Building Communities has 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. ***Deliverable: Timely and accurate monthly and quarterly reports and invoices.***



# Attachment C

## Manufactured Housing Study Outline

### Section 1.0 Project Scoping

Navajo Hopi Land Commission Office (NHLCO)

### Section 2.0 Establishing Regular Meeting and Reporting Protocols

Meeting ARPA requirements

Meeting other Navajo Nation requirements

Meeting U.S. Treasury requirements

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

Ensuring eligible use of funds

Meeting deadlines for obligation and expenditure of funds

### Section 4.0 Inventorying Existing Housing Manufacturing Interests and Sites at Navajo

Southwest Indian Foundation

Existing operations and capacity

Potential operations and capacity and need for additional manufacturing space

H&B Services, Inc.

Proposed manufacturing facility

Proposed production capacity over time

Interests of Nahata Dził Commission Governance (as per expenditure plan)

Ortega site parameters and potential

Pinta site parameters and potential

Housing requirements of the Southwest Navajo Regional Development Master Plan

Housing requirements of the Echo Cliffs Health Clinic and Housing Project

Examination of Turquoise Ranch as development site for manufactured housing

Housing requirements for other known Navajo development projects

Other Sites

Issuance of notification to 24 Delegates and 110 Chapters soliciting interest and information on potential manufacturing sites and housing contractors

Examination of "shovel readiness" of potential sites

Manufactured housing sites analysis

Identification of potential manufactured housing development sites

Summary of the "shovel ready" nature of each site

Land ownership/site control

Requirement for environmental assessment

Availability of required infrastructure

Issuance of Request for Information/Qualifications from housing manufacturing sector

Delineation of Navajo (Priority 1 and Priority 2) from non-Navajo interests

Rating and ranking expressions of interest based upon scoring criteria

Preliminary Report Summarizing the Interest, Qualifications, Capacity, and Proposals from Manufactured Housing respondents

Review of preliminary report findings by OPVP, NHLCO, CHID, NNVA, NHA, and NHLC

**Section 5.0 Examination of Manufactured Housing Best Practices**

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

**Section 6.0 Economics of Housing Manufacturing**

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

**Section 7.0 Development and Distribution of Manufactured Housing “Catalog”**

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

**Section 8.0 Inventory of Navajo Housing Manufacturing Sector**

Identification of companies  
Qualifications/history of companies

**Section 9.0 Meeting Geographic Location/Distribution Requirements**

Prioritizing manufacturing plant locations to maximize geographic equity and business efficiency

**Section 10.0 Sustaining “Life After ARPA”**

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

**Section 11.0 Determining Immediate Availability of Funds for Housing Manufacturing**

\$14 million allocation to NHLCO



## Project Briefing to Navajo-Hopi Land Commission January 18, 2024 | Volume 86

# Manufactured Housing Plant Development Focused at Nahata Dziil

### Project Purpose

To develop and implement 24 Chapter Recovery Plans and one Navajo Thaw Regional Plan to address the impacts of the Bennett Freeze and Forced Relocation. The Community and Economic Development Plans will create a sustainable economic future while providing funding for priority housing, economic development, community development and infrastructure projects.

Building Communities continues to coordinate with the Navajo-Hopi Land Commission Office (NHLCO) and the Navajo Nation Division of Community Development (DCD) Community Housing and Infrastructure Department (CHID) to examine potential development sites at five locations on the Navajo Nation for manufactured housing plant development.

One of the top development locations is Nahata Dziil. Nahata Dziil is the newest of Navajo Nation's 110 Chapters, and Nahata Dziil Commission Governance (NDCG) has passed a resolution focused upon a 20–30-acre site south of Interstate 40 at Interchange 325.

With the June 30, 2024 American Rescue Plan Act (ARPA) *obligation* deadline looming, Building Communities is working to expedite all of the development considerations on this site including land withdrawal, business site leasing, and all aspects of the development process.

“We understand that the Nygren Administration has made it a priority to successfully expend the ARPA funding,” said Brian Cole, President of Building Communities. “We are doing everything we can to determine if there is a satisfactory development site and qualified developer for the manufactured housing plant.”

Building Communities is also working to complete a manufactured housing plan focused upon Nahata Dziil. Building Communities made an in-person and written presentation to the Navaj-Hopi Land Commission (NHLCO) on November 30, 2023 at Twin Arrows.

One consideration is the development of a long-term business plan to ensure the success of the manufactured housing plant beyond the December 31, 2026 availability of ARPA funding. A 2011 study completed by the Navajo Housing Authority (NHA) concluded that over 30,000 new housing units need to be built on the Navajo Nation. Recent estimates placed this number at nearly 50,000 homes. There will always be a demand for housing construction on the Navajo Nation. The key is to connect future development projects and federal funding to manufactured housing operations in 2027 and beyond.