

RESOLUTION OF THE
NAVAJO NATION COUNCIL

23rd NAVAJO NATION COUNCIL - Third Year, 2017

AN ACTION

RELATING TO RESOURCES AND DEVELOPMENT, BUDGET AND FINANCE, NAABIK'ÍYÁTI', AND NAVAJO NATION COUNCIL; APPROVING SUPPLEMENTAL FUNDING FROM THE UNRESERVED, UNDESIGNATED FUND BALANCE IN THE AMOUNT OF TWO HUNDRED FIFTY-FOUR THOUSAND SIX HUNDRED FIFTY-SIX DOLLARS (\$254,656) FOR HOUSING FOR THE FORMER BENNETT FREEZE AREA WITHIN TONALEA/RED LAKE CHAPTER; WAIVING 12 N.N.C. § 820(I) AND 860(C) RELATING TO THE CAPITAL IMPROVEMENT PROCESS

BE IT ENACTED:

Section 1. Authority

- A. The Navajo Nation established the Resources and Development Committee (RDC) as a Navajo Nation Council standing committee and as such gave RDC oversight over Navajo Nation Chapters. 2 N.N.C. §§ 164 (A)(9), 500 (A), 501 (C)(1).
- B. The Navajo Nation established the Budget and Finance Committee (BFC) as a Navajo Nation Council standing committee and as such empowered BFC to review and recommend to the Navajo Nation Council the management of all funds. 2 N.N.C. §§ 164 (A)(9), 300 (A), 301 (B)(2).
- C. The Navajo Nation Council established the Naabik'íyáti' Committee as a Navajo Nation Council standing committee and as such proposed legislation that requires final action by the Navajo Nation Council shall be assigned to the Naabik'íyáti' Committee. 2 N.N.C. §§ 164 (A)(9), 700 (A).
- D. The Title 12 Appropriations Act Supplemental Appropriation requirements include:
 - 1. When the Controller identifies additional sources of revenues above and beyond the initial or current revenue projections, supplemental appropriations may be allocated by the Navajo Nation Council. 12 N.N.C. § 820(L).

2. Supplemental appropriations made from non-recurring revenues shall only be made for non-recurring operations or purposes, as set forth at § 820(F). The Controller of the Navajo Nation shall be responsible for designating recurring and non-recurring revenues. 12 N.N.C. § 820(L).

3. All requests for annual operating funds and supplemental funds shall be submitted to the Office of Management and Budget ("OMB") for budget impact analysis. 12 N.N.C. § 820(M).

E. The Title 12 Capital Improvement Process includes:

1. Pursuant to 12 N.N.C. § 810(F), "Capital Improvement" means a major project undertaken by the Navajo Nation that is generally not recurring on an annual basis and which fits within one or more of the following categories:

- i. All projects requiring debt obligation or borrowing;
- ii. Any acquisition or lease of land;
- iii. Purchase of major equipment or vehicles, with a life expectancy of five years or more, valued in excess of an amount to be established by the Controller;
- iv. Major building improvements that are not routine maintenance expenses and that substantially enhance the value or extend the useful life of a structure;
- v. Construction of new buildings or facilities including engineering, design, and other pre-construction costs with an estimated cost in excess of an amount to be determined by the Controller; and/or
- vi. Major equipment or furnishing required to furnish new buildings or other projects, the cost of which is above a certain amount to be established by the Controller.

2. Pursuant to 12 N.N.C. § 820 (I), the "[d]evelopment of the Capital Budget shall be coordinated with development of the Operating Budget. All budget requests for capital improvements shall be in compliance with an adopted Capital Improvement Plan and shall not be approved unless in compliance with the Plan."
3. Pursuant to 12 N.N.C. § 860 (C)(2) "[t]he appropriation portion of the Capital Improvement Plan is subject to approval of the Navajo Nation Council upon recommendation of the Budget and Finance Committee. Any modification or amendment affecting the approved Capital Improvement Plan is subject to review and concurrence by the Resources and Development Committee prior to consideration by the Navajo Nation Council."

Section 2. Findings

- A. This funding request for housing in the former Bennett Freeze area within the Tonalea/Red Lake Chapter. The supplemental funding request forms are attached as Exhibit A.
- B. The Office of Management and Budget has provided a memorandum dated September 13, 2016. This memorandum satisfies the requirements of 12 N.N.C. § 820(M) and is attached as Exhibit B.
- C. The Office of the Controller has provided a memorandum dated October 10, 2016 indicating the balance in the Unreserved, Undesignated Fund Balance as of September 30, 2016 is \$3,961,037. This memorandum is provided to meet the requirements of 12 N.N.C, 820 (L), however, the Controller of the Navajo Nation has not designated the funds at recurring or non-recurring. This memorandum is attached as Exhibit C.
- D. In a memo dated January 20, 2017, the Tonalea Chapter indicated it has identified \$100,000 to assist with the housing needs in the Former Bennett Freeze Area. The memo from the Chapter President is attached as Exhibit E. In a memo dated January 18, 2017, the Navajo-Hopi Land Commission has authorized \$288,544.64 from the Former Bennett Area Escrow Funds to Tonalea Chapter for housing

needs. The memo from the Navajo-Hopi Land Commission is attached as Exhibit F.

- E. The request for funds for homes in the Tonalea/Red Lake Chapter area is not included in the Title 12 Capital Improvement Plan as approved by Navajo Nation Council Resolution CAP-18-14.
- F. Any modification or amendment affecting the approved Capital Improvement Plan is subject to review and concurrence by the Resources and Development Committee prior to consideration by the Navajo Nation Council. 12 N.N.C. § 860.
- G. The document titled, "Former Bennett Freeze Sweat Equity Housing Proposal" is attached as Exhibit "D."
- H. The Navajo Nation finds it in the best interest to waive 12 N.N.C. §§ 820(I) and 860 (C) regarding the Capital Improvement for the Tonalea/Red Lake Chapter Housing Project.
- I. The Navajo Nation finds it in the best interest of the Navajo people to approve this supplemental appropriation request.

Section 3. Waiving 12 N.N.C. §§ 820(I) and 860 (C) Regarding Funding for the Tonalea/Red Lake Chapter Housing Project

The Navajo Nation Council hereby waives 12 N.N.C. §§ 820(I) and 860(C) with regard to the Tonalea/Red Lake Chapter Housing Project.

Section 4. Approving the Supplemental Appropriation from the Unreserved, Undesignated Fund Balance in the Amount of \$254,656 for Housing in the Former Bennett Freeze Area within Tonalea/Red Lake Chapter.

- A. This supplemental appropriation of \$254,656 shall be from that amount of funds that exceeds the minimum fund balance of the Unreserved, Undesignated Fund Balance as determined by the Office of the Controller and to the Tonalea/Red Lake Chapter (10 Homes in FBFA), Business Unit Number, NEW.

- B. The Navajo Nation hereby approves the supplemental appropriation from the Unreserved, Undesignated Fund Balance to the Tonalea/Red Lake Chapter (10 Homes in FBFA), Business Unit Number, NEW for \$254,656.

CERTIFICATION

I hereby certify that the foregoing resolution was duly considered by the Navajo Nation Council at a duly called meeting in Window Rock, Navajo Nation (Arizona) at which a quorum was present and that the same was passed by a vote of 16 in favor and 2 opposed, this 25th day of January 2017.



LoRenzo C. Bates, Speaker
Navajo Nation Council

1 - 30 - 2017

Date

Motion: Honorable Amber K. Crotty
Second: Honorable Nathaniel Brown

ACTION BY THE NAVAJO NATION PRESIDENT:

1. I hereby sign into law the foregoing legislation, pursuant to 2 N.N.C. §1005 (C)(10), on this 9th day of February 2017.



Russell Begaye, President
Navajo Nation

2. I hereby veto the foregoing legislation, pursuant to 2 N.N.C. §1005 (C) (11), this _____ day of _____ 2017 for the reason(s) expressed in the attached letter to the Speaker.

Russell Begaye, President
Navajo Nation

3. I hereby exercise line item veto, pursuant to the 2010 certified Initiative, over the supplemental appropriations approved herein by the Navajo Nation Council; on this _____ day of _____, 2017.

Russell Begaye, President
Navajo Nation

**THE NAVAJO NATION
SUPPLEMENTAL FUNDING PROPOSAL SUMMARY**

EXHIBITA

tabbies

PART I. Business Unit No.: NEW Program Title: Tonalea/Red Lake Chapter (10 Homes in FBFA)
 Division/Branch: Community Development Amount Requested: \$254,656 Phone No.: 928/871-7173
 Prepared By: Brenda Holgate/Cindy Covey Email Address: bholgate@nndcd.org

PART II. REASON FOR REQUEST AND STATEMENT OF NEED:

The paper demonstrates that the process of determining that Tonelea/Redlake community strategy's is housing delivery is a need, achieving sustainable development, together with good practice guidance. The need for housing and delivery strategy set out in the plan is justified and represents the most appropriate delivery strategy, when considered against the reasonable alternatives, based on proportionate evidence that there is a need for housing - identify in the former bennett freeze area with in Tonelea/Redlake Chapter.

PART III. CONTINGENCY PLAN IF REQUEST IS NOT FUNDED:

Continue to seek support from the NN President/Vice President and NNC, and other governmental entity.

PART IV. ALTERNATIVE FUNDING SOURCES BEING PURSUED:

- 1 Chapter to seek Undesignated Unreserve Fund Balance (UUFB) for Project \$254,656
- 2 Chapter to match funds in the amount of \$100,000
- 3 Navajo-Hopi Land Commission (Escrow) Funds In the amount of \$288,544.64

PART V. AFFIRMATION IS PROVIDED THAT THE PROPOSAL INFORMATION IS COMPLETE AND ACCURATE AND THE APPROPRIATE BRANCH CHIEF RECOMMENDS APPROVAL.

[Signature] 1/18/17

REVIEWED BY: Division Director's Signature / Date

[Signature] 1/18/17

RECOMMEND APPROVAL: Branch Chief's Signature / Date

PART I. Business Unit No.: NEW		Project Title:		Tonalea (10) Homes - Housing Construction/Materials							
Project Description:		To build (10) homes from foundations, structure, exterior - interior, roofing for community members within FBFA.									
PART II.		PART III. Use Fiscal Year (FY) quarters. Fill in the FY below.									
		FY 2017 1st Qtr.	FY 2017 2nd Qtr.	FY 2017 3rd Qtr.	FY 2017 4th Qtr.	FY 2018 1st Qtr.	FY 2018 2nd Qtr.	FY 2018 3rd Qtr.	FY 2018 4th Qtr.	Expected Completion Date if exceeds 8 Qtrs.	
Task List (List tasks such as Plan, Design, Construct, Equip or Furnish)		O N D J F M A M J J A S O N D J F M A M J Jul A S O N D J F M								Date: Nov. 2018	
1 Foundation											
2 Floor Construction											
3 Exterior Walls											
4 Interior Walls											
5 Roof Construction											
6 Plumbing/Electrical Rough In											
7 Sheet Rock - Finishing											
8 Cabinets											
9 Plumbing/Electrical Finishing											
10 Paint/Finish											
11 Project Close Out											
		\$	\$	\$	\$	\$	\$	\$	\$	TOTAL	
PART IV.											
Estimate Budget Expenditure by Qua		200,000	300,200	112,500.64	30,500	\$643,200.64					

Fiscal Year 2017

THE NAVAJO NATION
CAPITAL PROJECT BUDGET AND JUSTIFICATION

CP BUDGET FORM 3

Page 3 of 3

PART I. Business Unit No.: <u>NEW</u> Project Title: <u>Tonalea (10) Homes - Housing Construction/Materials</u>												
PART II.												
(A)	(B)	(C)	(D)	(E)								
Fund Source Code	Agency Code	Object Code (LOD 6)	Object Code Description (LOD 7) & Justification	Budget TOTAL								
1	6	8500	Infrastructure (non cap) 8510 Housing Construction Materials Building materials for (10) Two - Bedroom 28' x 36' (1008 SF) 10 homes x \$45.00 sq ft ea. X 1072 sq ft (2 bed/1 bath) = \$482,400 Site Preparation/Clear/Grub/Pad preparation, foundation, framing, plumbing, electrical, mechanical, interior finishing, appliances exterior covering, roofing. Note: Case by Case. Appliances (Refrigerator, Stove, Water Heater) Assembly & Technical Drawings (\$10.00 sq ft) Unforeseen Cost	\$ 482,400.64 \$ 20,000.00 \$ 107,200.00 \$ 33,600.00								
			<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Chapter to Seek Undesignated Unreserve Fund Balance</td> <td style="text-align: right; border-bottom: 1px solid black;">\$254,655</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Tonalea Chapter Match Funds</td> <td style="text-align: right; border-bottom: 1px solid black;">\$100,000</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Navajo-Hopi Land Commission (Escrow) Match Funds</td> <td style="text-align: right; border-bottom: 1px solid black;">\$288,544.64</td> </tr> <tr> <td style="border-bottom: 1px solid black;">TOTAL PROJECT CONTRIBUTIONS:</td> <td style="text-align: right; border-bottom: 1px solid black;">\$643,200.64</td> </tr> </table>	Chapter to Seek Undesignated Unreserve Fund Balance	\$254,655	Tonalea Chapter Match Funds	\$100,000	Navajo-Hopi Land Commission (Escrow) Match Funds	\$288,544.64	TOTAL PROJECT CONTRIBUTIONS:	\$643,200.64	
Chapter to Seek Undesignated Unreserve Fund Balance	\$254,655											
Tonalea Chapter Match Funds	\$100,000											
Navajo-Hopi Land Commission (Escrow) Match Funds	\$288,544.64											
TOTAL PROJECT CONTRIBUTIONS:	\$643,200.64											
PAGE TOTAL:				\$ 643,200.64								

THE NAVAJO NATION
PROGRAM BUDGET SUMMARY

FY 2017

PART I. Business Unit No.: <u>NEW</u>		Program Title: <u>Tonalea/Redlake Chapter</u>		Division/Branch: <u>Community Development</u>	
Prepared By: <u>Cindy Covey, Chair /BFHolgale</u>		Phone No.: <u>928/871-7173</u>		Email Address: <u>bholgate@nndcd.org</u>	

PART II. FUNDING SOURCE(S)	Fiscal Year Term	Amount	% of Total	PART III. BUDGET SUMMARY	Fund Type Code	NMC Approved Original Budget	Proposed Budget	Difference (Column B - A)
General Funds (UUF)	FY 2017	254,656.00	40%					
Tonalea Chapter Funds	FY 2017	100,000.00	16%					
NHLC Escrow Funds	FY 2017	288,544.64	45%	2001 Personnel Expenses				
				3000 Travel Expenses				
				3500 Meeting Expenses				
				4000 Supplies				
				5000 Lease and Rental				
				5500 Communications and Utilities				
				6000 Repairs and Maintenance				
				6500 Contractual Services				
				7000 Special Transactions				
				8000 Public Assistance	1	0	254,656	100.00%
				9000 Capital Outlay				
				9500 Matching Funds				
				9500 Indirect Cost				
				TOTAL		\$0.00	254,656	100.00%

PART IV. POSITIONS AND VEHICLES		(D)	(E)
Total # of Positions Budgeted:			0
Total # of Permanently Assigned Vehicles:			0

PART V. I HEREBY ACKNOWLEDGE THAT THE INFORMATION CONTAINED IN THIS BUDGET PACKAGE IS COMPLETE AND ACCURATE.	
<u>David B...</u> 11/18/17 SUBMITTED BY: Program Manager's Printed Name and Signature / Date	<u>man</u> 1/16/17 APPROVED BY: Division Director/Branch Chief's Printed Name and Signature / Date

THE NAVAJO NATION
PROGRAM PERFORMANCE CRITERIA

FY 2017

PART I. PROGRAM INFORMATION:		Tonalea/Redlake Chapter							
Business Unit No.:		Cindy Covey, Chair - Brenda Holgate, PPS							
NEW									
PART II. PLAN OF OPERATION REFERENCE/LEGISLATED PROGRAM PURPOSE:									
CAP-34-98: To direct the chapter administration and management control system, by promoting efficiency and accountability to the chapter membership, and to effectuate plans of action to improve the standard of living for the chapter membership.									
PART III. PROGRAM PERFORMANCE CRITERIA:		1st QTR		2nd QTR		3rd QTR		4th QTR	
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
1. Program Performance Area:									
To ensure the upkeep of standard homes and livelihood within the chapter community.									
Goal Statement									
To complete project by the end of 1st quarter in FY 2018									1
2. Program Performance Area:									
Goal Statement:									
3. Program Performance Area:									
Goal Statement:									
4. Program Performance Area:									
Goal Statement:									
5. Program Performance Area:									
Goal Statement:									
PART IV. I HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION HAS BEEN THOROUGHLY REVIEWED.									
Program Manager's Printed Name and Signature		Division Director/Branch Chief's Printed Name and Signature / Date							
Ma's B		1/15/17							

THE NAVAJO NATION
DETAILED BUDGET AND JUSTIFICATION

FY 2017

PART I. PROGRAM INFORMATION:		Business Unit No.:		NEW	
Program Name/Title:		Tonalea/Redlake Chapter			
PART II. DETAILED BUDGET:					
(A)	(B)	(C)	(D)		
Object Code (LOD 6)	Object Code Description and Justification	Total by MAJOR Object Code	Total by MAJOR Object Code		
8500	8000 Assistance Infrastructure (non cap) 8510 Housing Construction Materials Building Materials for (10) Two - Bedrooms/1 Bath 32' x 33' (1072 SF) 10 homes x \$45/sq ft x 1072 sq ft. = \$482,400 Site preparation/clear/Grub/Pad preparation, foundation, framing, plumbing, electrical, mechanical, interior finishing, appliances, exterior covering, roofing. Note: All case by case. Appliances (Refrigerator, Stove, Water Heater) Assembly & Technical Drawings (\$10 sq ft) Unforeseen Cost	254,656	254,656	254,656	
Tonalea Chapter's Contribution: Navajo-Hopi Land Commission (Escrow) Funds General Funds (UUFB)		100,000.00 288,544.64 254,656.00			
TOTAL		254,656	254,656	254,656	



THE NAVAJO NATION

RUSSELL BEGAYE PRESIDENT
JONATHAN NEZ VICE PRESIDENT

DCDA-M17001

MEMORANDUM

CARL SMITH
Executive Director

DIVISION OF
COMMUNITY
DEVELOPMENT


PO Box 1904
Window Rock, AZ
86515

PH: 928.871.7182
Fax: 928.871.7189

WEBSITES:
NNDCCD.org
NavajoChapters.org

MISSION:
*Provide
opportunities for
the Navajo
communities to be
self-governing and
self-sufficient.*

TO : ALL CONCERNED

FROM : 
Carl Smith, Executive Director
Division of Community Development

DATE : October 3, 2016

SUBJECT : FY 2017 Standing Delegation of Authority

In the event of my absence from the office, Mr. Norbert Nez is delegated authority to act in my capacity as DCD Executive Director on routine administrative matters and have signatory approval, except those matters that he feels require my attention.

Your assistance and cooperation will be appreciated.

Acknowledged by:


Norbert Nez, Computer Operations Manager
Division of Community Development




THE NAVAJO NATION

CAPITAL PROJECTS MANAGEMENT DEPARTMENT
P.O. Box 1510 WINDOW ROCK, AZ 86515

RUSSELL BEGAYE PRESIDENT
JONATHAN NEZ VICE PRESIDENT

MEMORANDUM

To: ALL Concerned

From: 
Sherylene Yazzie, Department Manager III
Capital Projects Management Department
Division of Community Development

Date: January 13, 2017

Subject: FY 2017 DELEGATION OF AUTHORITY

In my absence from the office, Ms. Marie Begay, Contract Analyst will assume the delegation of authority to act in my capacity. Ms. Begay shall handle administrative matters and will have signatory authority for routine documents, except those matters that she feels require my attention. This delegation of authority will remain in effect until further notice.

Your assistance and cooperation with Ms. Begay is expected and appreciation.

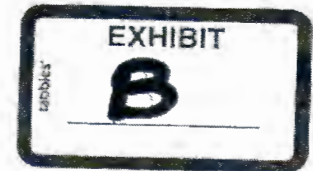
ACKNOWLEDGE BY:


Marie Begay, Contract Analyst
Capital Projects Management Department



THE NAVAJO NATION

RUSSELL BEGAYE PRESIDENT
JONATHAN NEZ VICE PRESIDENT



The Office of Management and Budget

Memorandum

To: 164 Reviewers

From: 
Dominic Beyer, Executive Director

Date: September 13, 2016

Subject: 164 Document #006687, Tonalea/Red Lake Chapter Housing Project,
\$630,500.00

The Office of Management and Budget has reviewed the above referenced document. Upon review of the proposed supplemental funding proposal, OMB notes the following:

1. The attached copy of the Navajo Nation Capital Improvement Plan 2013-2018, which was approved by resolution CAP-18-14, does not show or list Tonalea/Red Lake Chapter Housing Project as an approved project in the amount of \$630,500.00. The Appropriations Act, Section 820 (I), addresses the Capital Budget requirements in the following language: "All budget requests for capital improvements shall be in compliance with an adopted Capital Improvement Plan and shall not be approved unless in compliance with the Plan."
2. The Office of the Controller says the UUFB has an amount of \$7,010,037 available but the Navajo Nation Council recently appropriated \$3,872,842 for the Zika Virus and the FY 2017 budget. This leaves a balance of \$3,137,195. OMB recently compiled the Fiscal Year 2015 unmet needs list which was submitted by the oversight committees but Tonalea/Red Lake Chapter is not on the list. There are over a \$100,000,000 in unmet needs requests which need to be considered for funding from the UUFB or other sources. These unmet needs should be considered before other requests.
3. The 5 Year Capital Plan, resolution CAP-18-14, has projects totaling nearly \$300 million. The DCD/CIO and/or Resource & Development Committee should prioritize these projects for possible funding. Some funds are available.
4. The Supplemental Funding Proposal Summary is lacking the Branch Chief's signature.
5. Part II of the Capital Project Budget Summary is lacking an Appropriation End Date.

OMB recommends that the above mentioned findings be addressed before final approval of the budget. If you have any questions, contact R. Tenille, SBA at OMB.

XC: Carl Smith/Casey Begaye- DCD/CIO





THE NAVAJO NATION

RUSSELL BEGAYE PRESIDENT
JONATHAN NEZ VICE-PRESIDENT



MEMORANDUM:

TO : 2 NNC § 164 Reviewers
Delegates & 2 NNC '164 Reviewers
Navajo Nation Government

FROM : *Robert Willie*
Robert Willie, Accounting Manager
General Accounting
Office of the Controller

DATE : October 10, 2016

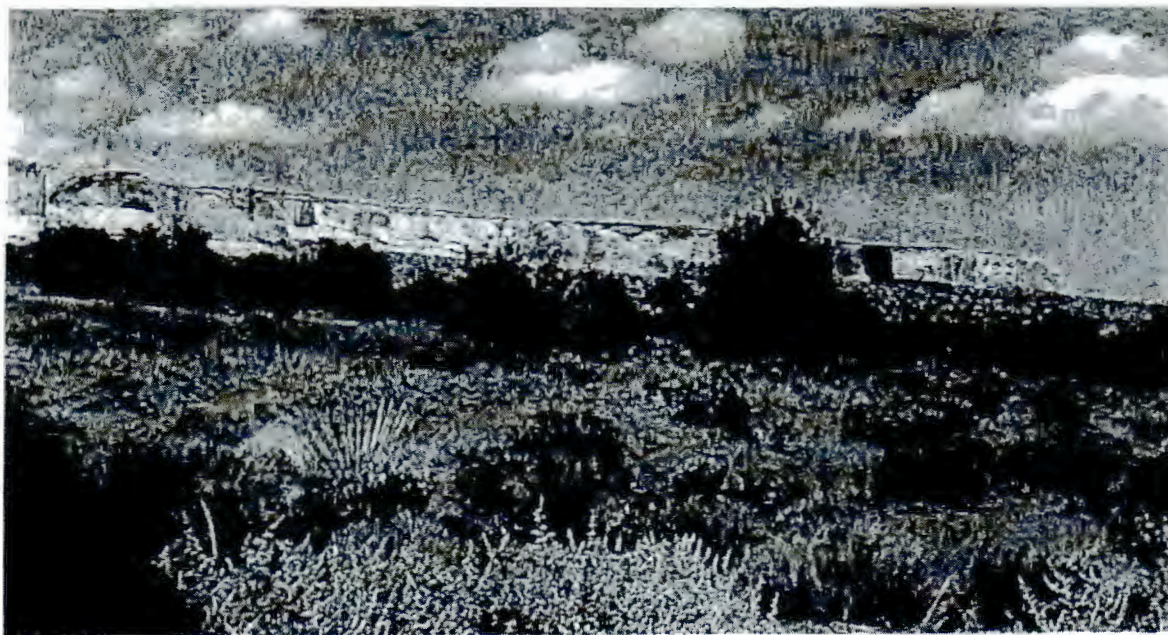
SUBJECT : 164 6687-Supplemental request for Tonalea Redlake Chapter Housing
Construction

The Office of the Controller (OOC) has reviewed the above referenced document.

1. The program is requesting an amount of \$630,500 from the UUFB.
2. The unaudited UUFB balance as of September 30, 2016 is \$ 3,961,037.

If you should have any questions you can contact me at tribal extension X6125

**TONALEA COMMUNITY DEVELOPMENT COMMITTEE (TCDC)
(TONALEA CHAPTER)**



**FORMER BENNETT FREEZE SWEAT EQUITY
HOUSING PROPOSAL**

**Submitted by:
Tonalea Community Development Committee
Tonalea Chapter**

CONTACT INFORMATION:

CINDY S. COVEY

P.O. BOX 128

TONALEA, AZ 86044

PHONE: 602-487-5097

EMAIL: TONALEACOMMUNITYDEVELOPMENT044@GMAIL.COM

Nizhoni Homes, LLC Cost Breakdown for 1 home: \$60.00 sq ft per home:
2 bed/1 bath 32'0" x 33" (1072 sq ft)
Foundation & Slab not included

Complete building material, including shipping and handling cost (\$45.00 sq ft)	\$ 48,240.00
Appliances (Refrigerator, Stove, Water Heater)	\$ 2,000.00
Assembly & Technical Drawings (\$10.00 sq ft)	\$ 10,720.00
Unforeseen Cost	<u>\$ 3,360.00</u>
Grand Total (Nizhoni Homes, LLC Cost to NN)	\$ 64,320.00

Nizhoni Homes, LLC, a 100% Navajo Nation owned business will be solely responsible and liable for doing business with Maple Green, Ltd.

Overall Cost Breakdown – 10 homes

Complete building material, including shipping and handling (\$45.00 sqft)	\$482,400.00
Appliances (Refrigerator, Stove, Water Heater)	\$ 20,000.00
Assembly & Technical Drawings (\$10.00 sq ft)	\$ 107,200.00
Unforeseen Cost	<u>\$ 33,600.00</u>
Grand Total (Nizhoni Homes, LLC Cost to NN)	\$ 643,200.00

Tonalea Chapter to contribute \$100,000.00 for foundation and slab for all 10 homes.

[Tonalea Community Development Committee (TCDC)]
[PO BOX 128 Tonalea, AZ 86044]
[602-487-5097]

IN-KIND DONATION FORM
Community Development Volunteer
Navajo Nation

Event: Tonalea Community Development

Date of Event: October 2016 to June 2016

City: White Mesa, Arizona County: Coconino

Description of Item (include quantities): Time: Cindy S. Covey/Chair - Project Coordinator & Wilmer Whitehair - Treasurer/Community Coordinator: \$25.00 x 60 hours a week x 8 months = \$51,600.00 x 2 = \$103,200.00. Vicki Kee/Secretary & Rena Ellis: 25.00 x 30 hours a week x 8 months = \$25,800.00 x 2 = 51,600.00. Total time contributed, dollar value: \$154,800.00 and resources: \$30,000.00 in gas, wear and tear of vehicles and building maintenance and use. Contributed to developing community spreadsheet, housing proposal and all documentation for community housing and development project.

Estimated Fair Market Value: Donation: (Dollar Value)Time \$154,800.00 Resources: \$30,000.00

Donor name: Tonalea Community Development Committee

Name of person to be thanked: Cindy S. Covey, Wilmer Whitehair, Vicki Kee, Rena Ellis.

Organization: Tonalea Community Development Committee

Address: P.O. Box 128

City: Tonalea State: Arizona Zip: 86044

Phone: 602-487-5097

Please find the time and resources donated to the Navajo Nation for rehabilitating Tonalea former Bennett Freeze region. Listed above are the individuals who tirelessly volunteered their time and resources in developing a comprehensive and project plan/proposal for the Navajo Nation community of Tonalea Chapter.

ADVANTAGES OF TCDC PROPOSAL

- Instill pride of ownership within a very short period of time through Sweat Equity initiative, home owners will participate in constructing their homes with very little technical assistance. Eliminate contractor cost.
- \$60.00 sq. ft. for entire pre-fabricated home construction material including rough in and trim for electrical, plumbing and sewer, appliances, technical drawings and shipping and handling. Way below industry standard of \$150.00 to \$200.00 sq. ft.
- Educating community members to be responsible in taking care of their new homes so the new homes don't become the slums of tomorrow.
- Pre-fabricating company rated 270 of the fortune 500 companies by Forbes magazine.
- Rated 2nd in the world for pre-fabricated homes.
- Provide quality, affordable and sustainable ISO certified homes.
- Addresses foundational community principles, not just building houses; physical, financial, family, community and spiritual sustainability.
- Addresses economic development-empowering and equipping community members to become business leaders and owners, creating self-sufficiency within communities.
- Uplift an entire current generation so future generations can thrive and flourish.
- Current raw data for home site leases, infrastructure already in place.
- Homes purchased through 100% Navajo Nation owned business, for local empowerment.
- Community based grass roots initiative, to create self-empowerment and self sufficiency.
- Shovel ready project

TONALEA COMMUNITY DEVELOPMENT COMMITTEE
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INTRODUCTION

Purpose of Plan

The availability and need of sanitary and safe housing are of vital importance in Tonalea former Bennett Freeze community, and the early attainment of this goal requires the cooperative participation of government and the private sector to expand housing opportunities and accommodate the housing needs of area residents of all economic segments of the community. In recognition of this goal, Tonalea's need for affordable housing is collectively supported by adopted policy documents such as:

The Tonalea Community Development Committee is committed to working with other agencies and non-profit Organizations to maximize affordable housing opportunities, and the community continues to make it a top priority to balance and promote housing opportunities to meet the needs of the community members in Tonalea former Bennett Freeze boundaries.

The Navajo Nation intends to provide for housing in an amount sufficient to accommodate the communities fair share of projected growth, and to facilitate mobility within the ownership markets.

The Navajo Nation will plan for the housing needs of all economic segments of the population residing in Tonalea former Bennett Freeze region and will coordinate nonresidential and residential goals, policies to direct growth to urbanized areas, preserve agricultural lands and maintain an area-wide jobs/housing balance.

Despite the support from local government, challenges to affordable living in the Tonalea former Bennett Freeze region remain. To provide context to these challenges, an estimated 432 families are members of the Tonalea community, many of whom are in need of affordable housing, but only 10 units of affordable housing have been built in the community since 2009. Additionally, the income required to pay a mortgage exceeds the household income of 37% of households, including elderly, veterans and disabled. The income required to purchasing a home exceeds the household income of 54% of households, including a shortage of local jobs. There are also over 330 individuals on the waiting list to receive assistance with archaeological and land surveys, and approval of a pending home site lease, which takes more than 6 months to get approved by the BIA. Approximately 300 individuals in Tonalea community are estimated to be homeless or at risk of becoming homeless.

Many people cannot live in the community because the availability of housing is very low and are currently unemployed. According to a report, lower-income families will likely continue to commute outside the Navajo Nation in search of jobs, leaving their families behind.

The most energetic job growth in the community has been, and will continue to be, at the lower end of the wage scale servicing the health, education, tourism and retail business sectors. Over the next ten years, more than 60 percent of the fastest growing job sectors will pay below \$8.50/hour, a minimum "living wage" for one adult and one young child.

Recognizing the need to address these issues, the Tonalea Community Development Committee partnered with Tonalea Chapter, Group70international, and Destiny Center International to create a joint "Task Force". Including representatives from the development, business, and agricultural communities, as well as environmental and affordable housing advocates to identify and evaluate current and future opportunities for affordable, sustainable and quality homes within the Tonalea community.

Developing concrete goals and action steps has been no easy task. There are numerous challenges to face including identifying funding sources, understanding the complicated and cost-sensitive nature of affordable housing, and targeting the appropriate housing types and income groups most in need of affordable housing.

With all this in mind, the Housing Task Force has created an action plan to outline steps that will allow Tonalea Community Development Committee to implement the most effective and efficient ways to deliver affordable housing throughout the former Bennett Freeze boundaries, and to identify mechanisms to provide ongoing funding for future affordable housing development throughout the entire former Bennett Freeze region, including all 9 chapters impacted.

Success requires time, energy, ideas and resources from all community members, task force, organizations, and government in this endeavor. Please join us in supporting our efforts and achieve these goals and support increased affordable housing funding and development of Tonalea former Bennett Freeze community and beyond.

Tonalea Community Development Committee, governance certified committee of the Tonalea Chapter of the Navajo Nation has been focused for the past seven months at developing current raw data of all the Former Bennett Freeze residents of the Tonalea Chapter and conducting weekly community meetings. TCDC is recognized and supported by our Tonalea Chapter by way of approved supporting resolution and plan of operation. Community. Home. Family. As proposed, Tonalea Community Development Committee reflects not just the needs – but, more importantly – the wishes of what community Dine', families, business owners, and leaders from this beloved area have said they want in a new Tonalea Community. Topping the list are new, affordable homes for working families, but built within an integrated, sustainable framework of carefully planned development that lets families put down roots, thrive, and neighborhoods flourish. Up to 500 new homes will be built on the vast acreage property over the next 10 years, with more than half priced at County-affordable levels.

A strong, lasting connection to the surrounding area, an environment that encourages lifelong learning, a setting where Dine' can run free and families embrace the outdoors, a true spirit of one working for all, and a sustainable place that grows responsibly and with care.

This is the vision of a community that people in the Tonalea area have said they want.

The Project Plan: Foundational Principals:

Efforts such as this are not just about new housing. While the need for affordable and sustainable housing is significant, unless other issues are addressed that relate to values, lifestyles and community, that creating new housing should be accompanied by the shaping of paradigms and lifestyles that are appropriate needs of the people and the level of housing being provided. A short list of paradigms and lifestyles follows:

1. Physical sustainability:

- a. Pride of ownership – Instilling a sense of pride in home ownership *and providing education on* maintaining the house in a good condition. So often, without pride of ownership, new houses can deteriorate very quickly and become the houses that the owners previously lived in.
- b. Knowledge as to how to maintain and repair the house. Without this knowledge, damaged and broken portions of the house are left to deteriorate.

2. Financial sustainability:

- a. The discipline and ability to pay the mortgage for the house. This discipline is critical to the fulfillment of every other responsibility of home ownership. A "gift house: without a mortgage, even if it is reduced to allow for affordability, is not a gift at all. It's like winning the lottery without the discipline to steward that money gained.
- b. Knowledge and discipline as to how to save funds to repair and replace items which have come to the end of their useful life. All items have a useful life. Unfortunately, often the owner of the house does not have the funds to replace items as they wear out. When these items are not replaced in a timely way, say in a toilet, other related item bear the stress and also break down. This leads to a cascade of brokenness that discourages the owner from doing anything and leads to the need for significant funds to do the repairs/replacements, causing hopelessness.

3. Family Sustainability:

- a. A house is only a good home when the family is strong and functioning. Culturally appropriate family guidance and counseling is helpful within new housing communities.
- b. When abuse of any kind: substance, physical, emotional, is reported, a

community council responds in traditional way and assists in remedying the situation. If the abuse persists, the family member who is responsible must leave the community.

- c. Recognizing that Navajos live in the midst of extended families, the focus must be given to sustaining good relationships within extended families.

4. Community Sustainability:

- a. Possibly formed around one or several matrilineal extended families, communities should be formed to distribute and maintain infrastructure and services in a sustainable economic manner. This does not follow the Navajo traditional pattern of dispersed residences. This would require a modified pattern of settlement. This pattern must be discussed and, if decided on, defined by culturally appropriate parameters.
- b. A significant part of this is the education of the residents, especially the younger generations, as to what the natural environment means culturally and practically. For many of the younger generations, the knowledge of ancestors has not been absorbed or understood. Cultural practices related to the land have not been taught or learned. This should be remedied. Modern knowledge should also supplement.

5. Spiritual sustainability:

- a. The physical "reality" is really a reflection of the spiritual reality. This spiritual reality is as important to build as the physical; more important. A conscious and sustained effort to build and maintain a sustainable spiritual strength in the community will be critical.
- b. To do so, there should be robust programs developed and maintained by the residents. While these should be "home grown", then may be assisted by organizations and resources beyond the Navajo Nation. It is critical, however, that these outside supporting groups do not control.

We humbly submit the following ideas as to how to proceed:

1. Charrette:

The first effort should be community meetings which we call charrettes. These are to envision the future together. At these meetings, family and community members have the opportunity to share their thoughts, values, hopes, and fears. They are able to participate in a visioning process that will help to shape their future homes, social structure, environments, financial situations, etc. This process has been found to be empowering for the people involved and essential to the design of any development steps.

2. Master Plan:

- a. A master plan including a master plan maps with supporting information that includes the information drawn from the charrette. The master plan will analyze existing conditions, natural and environmental factors, propose new settlement patterns, and new infrastructure.

- b. A business plan showing the recommended plan of action including the costs of development, scheduling and implementation plan. The business plan will also generally address the issues related to the sustainability of homes, families, community, environment and spirit. Part of the business plan will contain an assessment the options as to housing types, their cost, functionality, sustainability. The business plan will contain a recommendation (possibly made by a group of residents and government officials formed for this purpose).
- c. A development plan that will focus on the method of constructing the housing and related facilities and infrastructure. It is our strong opinion that a "self-help" method be employed where residents of housing will contribute to the building of their dwellings. This will address issues of pride of ownership and give people knowledge as to how to fix things as required. This will also provide opportunities to begin the process of educating the residents as to new responsibilities of owning a new house.

3. Community Development Plan:

- a. Other programs for financial planning, resource management, family health, spiritual growth, will be addressed. This plan should be community-based and generated locally with oversight from the master planners.

TCDC Background Information / Profile

The Tonalea Community Development Committee (TCDC) are community members who organized to address the current data collection that is much needed for the overall former Bennett Freeze rehabilitation, following the three branch agreement "One Voice, One Nation" initiatives in early fall of September 2015.

We are working toward recognizing the needs by identifying individual families who live in Tonalea that would become the beneficiaries of the resources to be exhausted in our region. Currently, TCDC is recognized by Tonalea Chapter, a certified chapter of the Navajo Nation, with a support resolution and plan of operation, and to work in tandem with the chapter in rebuilding our community. **See attached resolution**

TCDC has been holding weekly committee/community meetings each Sunday for the past seven months at Mr. Joe & Rena Ellis's White Mesa Church building, in White Mesa, AZ., following the September 24, 2015, Naabikiyati Committee meeting in Tuba City, Arizona.

The recent initiatives have been to identify families that need help with their Home Site Lease (HSL) application and being able to track individual families with contact information to channel pertinent information for the purposes of collecting data that is so crucial to the rehabilitation efforts.

Our recent topic coverage and with the support of Honorable Council Delegate Tuchoney Slim, Jr. has been to invite the various departments from the Navajo Nation to present on the department resources as it applies to the rehabilitation of a region that has been in a disadvantaged state for over 40 years. We are proud that the primary focus has been about educating our community that has

been attending our meetings and it's well over 80 people who attend every Sunday to learn about what their roles are in preparing to address their immediate needs to help capture data that we hope will be included in all considerations of requesting for funding at every level afforded our Nation. Perhaps, among all of the differences that distinguish us is that our community has been involved and their dedication that they all have displayed in coming together to be supportive of the Navajo Nation efforts in addressing the rehabilitating of the former Bennett Freeze.

We, the Tonalea Community Development Committee have the resolution to be recognized and supported by the Tonalea Chapter to establish and maintain the committee (TCDC). The committee understands and is in agreement with the provisions set forth by the Tonalea Chapter.

TCDC agrees to abide by Title 26 N.N.C. which encourages the people to enable themselves through community-based strategies and agendas that are formulated to protect and preserve cultural Diné liveliness.

TCDC supports the Navajo Nations' "One Voice, One Nation" agreement, in its priority to rehabilitate the former Bennett Freeze area that was affected by the Bennett Freeze Policy of 1966.

TCDC will collaborate with the Tonalea Chapter in every effort to prioritize the information needed to begin the rehabilitation process.

TCDC will by ways of consensus help to collect, coordinate, and facilitate information so a long-term plan may be established.

A TCDC representative will identify a holistic, sustainable Plan of Action designed to empower the people through employment, ultimately rendering a local job market.

TCDC will commit to serving their community in a clear, un-coerced, ethical manner, maintaining accountability in hopes to construct relationships and gain trust from the community it serves.

TCDC's utmost desire is to support the restoration of the lives and land impacted by the Bennett Freeze Policy.

The TCDC officers agree to the following:

- A. Provide community members with the documentation required to become eligible for the Bennett Freeze funding.
- B. Identify community members with a Home Site Lease.
- C. Identify community members with a Home Site Lease application in process.
- D. Identify community members who have grazing permits.

- E. Identify community members who are in need of financial assistance to obtain a completed Home Site Lease application, including Archeological and Land Survey.
- F. Refer applicants to proper establishments to obtain required documentation (i.e. land surveyors, archeological surveyors).
- G. Identify community members and the communities they belong to so a correct number of the population of the Bennett Freeze area may be assembled.
- H. Collaborate with the local chapter and chapter officials in the collection of the data that is vital to the community need then, integrate the data into a unified community matrix.
- I. Prepare and present to the Navajo Nation Administration all information gathered that is in support of a regional community-based Plan of Action to begin restoration of the former Bennett Freeze area.
- J. Develop and maintain robust programs: training, orientations, and classes to begin to empower community members to embrace a new Tonalea Community, as proposed above.

Preservation of the community, committee, and establishment is the first priority of the committee. The Tonalea Community Development Committee will implement elevated measures to maintain the safety and supervision of matters involving the Bennett Freeze rehabilitation process.

Former Bennett Freeze Area History & Community Information

More than 12,000 Navajo families residing in the area were subjected to the 45-year federal development freeze, impact contributed to extremely poor living conditions for many of our Navajo families who choose to continue to reside in the disputed land areas. These families today, continue to live in horrendous, unsafe, and unsanitary conditions. The majority of the homes do not have electricity, plumbing, safe drinking water and running water for the convenience of taking a shower or doing their laundry. Modern day conveniences we take for granted are not even available in these rural regions of the Navajo Nation. Those who could not live without the basic necessary services, especially our younger generation with families, were forced to make the difficult decision to leave their communities for job opportunities and better-living conditions elsewhere. The Navajo Nation, by law, has been prevented from extending water and power lines into the disputed land areas without Hopi tribal consent.

Approximately 30% of the residents haul water for drinking and livestock. Many of the water sources in the region have been tested, verifying high levels of arsenic, uranium, and other harmful contaminants. As a result, residents must travel as many as 25 miles (each direction) to regulated water facilities to obtain safe drinking water. For decades, the uranium mining and milling activities from the Mill Tailing Remedial Action (UMTRA) impacted the Tonalea Community. The former UMTRA site is located near Tuba City, AZ, approximately 15 miles south of the Tonalea Chapter.

Indian Healthcare recognized the lack of electricity, inefficient water supplies, and unsanitary waste disposal system in the Navajo home which contributed to high rates of enteric, respiratory, skin diseases and alarmingly high levels of post-neonatal infant mortality from diarrhea and other health concerns among the community. The health providers concluded the most effective means of improving health is to improve the environment with electricity and water lines where the families live.

There is a dire and drastic need for housing replacements. 95% of the homes are over 40 years old and are in sub-standard conditions, unlivable, unsafe, and unsanitary. The homes need to be replaced to bring them to current building codes, livable, safe, sanitary and decent conditions. The families prefer to continue to live on their allotted home site, their livelihood depends on livestock and agriculture, as there is rare economic development in these regions, and to preserve their traditional way of life for the future generations.

This is Andy & Julia Agoodi's resident, which has been passed down by Julia's parents. This home is over 40 years old, and they are raising 2 grandchildren in this home, which has no running water or plumbing.



This is Joe & Rena Ellis' resident, which Joe built over 40 years ago, before the impact of the freeze. Joe & Rena serve on TCDC committee, providing hope and spiritual guidance to their community members. Joe is 91 years old and requires elderly care.



Lack of resources is an understatement when you have families who pay taxes and are citizens of the United States, who have to live in these horrendous conditions, not because of their choosing but because of legal ramifications implemented by their own government who imposed this unjust legal act upon them. Social justice is mandatory to begin to rebuild these communities.

Project Approach

RECOGNITION OF CONTRIBUTORS

The Co-Chairs of the Joint Community Affordable Housing Task Force wish to thank and acknowledge the following individuals who volunteered many hours of time as members of the Task Force, and engaged in vigorous research and debate in order to arrive at the components of the Action Plan and the steps and tasks ahead:

Co-Chairs

1. Tuchoney Slim
2. Sarah Slim
3. Cindy S. Covey
4. Rena Ellis
5. Vicki Kee
6. Wilmer Whitehair
7. Darryl Jim
8. Colbert Daisy
9. Bruce Daw
10. Betty Tso
11. Leroy Lane

Council Delegate, 23rd Navajo Nation Council
Tonalea TCLUP Member
TCDC Chair
TCDC Vice Chair
TCDC Secretary/Tonalea TCLUP Member
TCDC Treasurer
Tonalea Chapter President
Tonalea Chapter Vice President
Tonalea Chapter Grazing Official/TCLUP
Tonalea Chapter Coordinator
Tonalea TCLUP Member

Members

4. Yvonne LePhiew
5. Joseph LePhiew
6. Francis Oda

*Destiny Center International Representative
Destiny Center International Pastor
Group70int Community Developer/Chair*

Executive Summary

The formation of the Task Force, comprising a member panel of housing experts, advocates, and community stakeholders, represents an important step in a region-wide initiative to respond to the critical need to expand affordable housing resources in Tonalea Community. The Task Force considered the following questions in its review of the identification of housing resources:

1. What are the factors that add to the costs of developing affordable housing?
2. How can Tonalea Community stakeholders reduce and control those development costs?
3. How can Tonalea Community create a sustainable, revenue source for affordable housing development?
4. What types of households should be the primary target of affordable housing resources?

This report comprises two sections. The first section describes the purpose of the Task Force and provides a review of its deliberations. The second section offers a detailed outline of the recommended strategies as summarized below:

Summary of Strategies

Strategy #1: Determine the Optimal Mix of Housing Types

Strategy #2: Maximize Financing Resources

Strategy #3: Promote Cost Efficiencies

Strategy #4: Implement Non-Monetary Production Opportunities

Strategy #5: Strategy #5 Provide Adequate Oversight and Collect Data to Measure Success

Striking a balance between keeping development costs as low as possible and still building quality, affordable, sustainable housing is complicated by the fact that the Tonalea Community region is among the most extensive acreage. The need to offer an array of homes to all 9 communities impacted by the former Bennett Freeze creates tremendous upward pressure on affordable housing development costs.

Given the high cost of affordable housing, the challenge becomes how to determine the most effective methods to reduce development costs and make the most efficient use of scarce resources. Responding to this challenge requires the creation of sound public policy within an environment of increasing the need and contracting fiscal resources.

The Task Force's discussions focused on analyzing the process of developing both new construction and rehabilitating existing housing for homeownership housing types.

The Task Force conducted its work through a series of deliberations about the development process in the Tonalea Community area and presentations of findings and data from County and City staff. The Task Force first met in October 2016 and then met regularly on a weekly basis during a six-month period in a series of large group meetings and small group working sessions. Prior to brainstorming and developing a set of strategies for consideration, the Task Force reviewed the present state of affordable housing in the region, including the past and current challenges. The Task Force was briefed on the current and forecasted financing landscape at the Navajo Nation government levels.

Conclusion

A major effort like this could not have been accomplished without the support of the many people who offered their time and expertise to the Task Force. Preparing this Action Plan is only the first step; now follows the critical period of implementing the Task Force's recommendations. Moving forward toward that goal, five key points must be kept in mind:

There is no single solution.

Our financial toolbox needs many different mechanisms to serve diverse housing needs. With an evolving regulatory landscape at the Federal, State and Navajo Nation Government levels, local funding sources for affordable housing need to be refreshed, with a particular focus on regional collaboration to optimize results.

It is not just about capital.

Non-monetary resources are critical to establishing an environment favorable to affordable housing development. Land use, community relationships, and innovative approaches to affordable housing site identification are just a few of many elements that will help foster housing that works for the Tonalea community.

Tonalea has a unique development environment.

Because of its access to the greater Navajo Nation land and because Tonalea is a leading tourist destination in its own right, the region must balance preservation of agricultural resources, workforce development, and tourism with challenges such as infrastructure and road development, and housing affordability.

Tonalea and all jurisdictions within would benefit from identifying a minimum target goal of the number of units of affordable housing to create per year.

Low wage jobs support the tourism and hospitality industries and are expected to be the predominant job growth category going into the future. This would further increase the need for affordable housing in Tonalea Community.

The Task Force was charged with developing recommendations and strategies that will position Tonalea Community to more effectively and efficiently deliver affordable housing. Task Force members analyzed construction types, methods of development financing, existing and potential new sources of revenue streams, innovations in cost efficiencies, non-monetary approaches to housing production, and the best ways to ensure proper oversight for carrying out adopted recommendations.

Housing Needs Requirements

The Task Force discussed the challenge of quantifying housing needs and tempering expectations against a backdrop of increasing the need and decreasing resources. The Task Force reviewed the affordable housing needs of workforce commuters, veterans, seniors and special needs households, with an eye towards the types of occupations that qualify for affordable housing. The Task Force also examined the local market trends in the home ownership, data concerning large employers, the existing homeless, the housing element requirements for the cities and County, and estimated regional housing needs for the years 2016 - 2022.

The Task Force also received an overview of the barriers to affordable housing, which include the complexity of tenant applications for affordable housing and long waiting lists. As an example, over 300 households, including 100 residents, are currently on the waiting list for archeological and land survey assistance and approximately 200 families are currently qualified on the waiting lists of developments.

SUMMARY

The Task Force first confirmed its objectives and then briefed all members on the existing affordable housing context in the Tonalea region. The Task Force then broke out into smaller subcommittees to identify and explore strategies to propose to the full Task Force. The subcommittee topics formed the basis for the Task Force to articulate its recommendations into five coherent strategies. During its November 2015 meeting, the Task Force broke out into working groups again with the goal of reviewing recommendations within the framework of one of the five strategies. Each subgroup cataloged recommended action steps within each proposed strategy. In December 2015, the Task Force ranked each of the action steps based on importance to the overall strategy and on the feasibility of obtaining required approvals for the action step. The Task Force's formal, ranked recommendations, organized into five key strategies, are outlined and explained in the next section of this Action Plan.

SECTION 2

KEY STRATEGIES TO PROMOTE AFFORDABLE SWEAT EQUITY HOUSING

STRATEGY 1: PROMOTE COST EFFICIENCIES

STRATEGY 2: DETERMINE THE OPTIMAL HOUSING TYPES

STRATEGY 3: MAXIMIZE FINANCING RESOURCES

SECTION 2: FIVE KEY STRATEGIES TO PROMOTE AFFORDABLE HOUSING

The Action Plan for Affordable Housing Development in Tonalea Community a series of strategies, action steps, tasks and measurable outcomes that were developed by the Housing Task Force and that can be tracked and evaluated throughout the implementation phase. More detail will be added on an ongoing basis to ensure that steady and incremental progress is made toward accomplishing the strategies set forth in this report.

This Action Plan also indicates whether an individual task under an action step requires local administrative processing, State legislative authorization, local voter approval, or some combination thereof. Some of the tasks identified require approvals that present political challenges. However, adoption of these tasks is vital to achieving the Task Force's recommendations.

STRATEGY 1: PROMOTE COST EFFICIENCIES

Why this Strategy is Important

The Task Force believed this may be the most effective strategy for increasing the production of affordable housing. In an era of shrinking budgets, local agencies must encourage development practices that drive down construction and operating costs to maximize the number of affordable housing units produced. Identifying cost saving practices is another form of local investment. In its discussions on promoting cost efficiencies, the Housing Task Force reached consensus on the following guiding principle:

Action Step #1: Study Alternate Ways to Lower Costs

To achieve project feasibility, development, and operating budgets must be scrutinized. There is a growing effort within the affordable housing industry to examine the cost side of the housing development budget. Utilizing proven strategies will save Navajo Nation both time and money, with positive outcomes realized upon adoption and implementation of recommendations. For example, there is a body of research about off-site, pre-fabricated or pre-designed, modular construction. Innovative construction types may serve to reduce hard costs and shrink the construction time period, providing downward pressure on total development costs. Modular construction types also offer economies of scale and durability throughout the building's lifecycle. With pre-fabricated modular construction, the Sweat Equity initiative is highly successful as they do not require skilled labor or contractors to fabricate. The families' members, with very little assistance, will take pride in constructing their own homes.

Action Step #2: Tie Fees to Actual Costs for Affordable Units

An important action step to maximize cost efficiencies is to tie fees to actual costs for affordable units.

The Task Force recommends that each of the local jurisdictions review and amend fee structures to ensure

Costs should be managed to promote affordable housing development.

Identify best practices to more effectively evaluate, monitor and contain development costs and better promote the supply of affordable housing

Action Step #3: Facilitate pre-designed floor plans

The third action step recommended by the Task Force is to facilitate the construction of the homeowner to choose from pre-designed floor plans and avoid the cost of structural design per unit.

Action Step #4: Establish a Countywide Green Ordinance

Adopting a countywide green ordinance will greatly contribute to budget and schedule efficiencies. A countywide green ordinance provides for a consistent and standardized design process, which serves not only to reduce costs but also to fast track and streamline the development process. By drafting green guidelines that outline acceptable sustainable design standards, architects and contractors can prepare drawings that will help reduce operating costs and produce a healthy and safe home for future community residents.

Action Step #5: Promote Unit Size Appropriateness

In order to promote further cost efficiencies, the Task Force recommends encouraging appropriate unit sizes, taking into consideration family size. This will reduce costs by controlling construction and operating costs while also curbing overcrowding. In addition, this strategy will serve to increase density and therefore increase housing supply.

Action Step #6: Implement Sweat Equity initiative

The Task Force recommends implementing the Sweat Equity initiative, which creates in a short period of time pride of ownership. Two or three family members help construct the homes with very limited technical assistance, which eliminates the cost of hiring contractors and hiring a staff of skilled labor.

Action Step #7: Adopt Utility Allowances for Green Buildings

The Task Force recommended the adoption of lower utility allowances for green housing units. Affordable rent is calculated by subtracting an allowance for tenant-paid utilities. Currently, the utility allowance is the same whether a unit is green or inefficient. By adopting a lower allowance for green housing which more accurately reflects the tenant-paid utility costs. This increases the project's revenue, which in turn allows the project to support higher conventional debt. This results in a decrease in public subsidy required for the project.

STRATEGY 2: DETERMINE THE OPTIMAL MIX OF HOUSING TYPES

Why this Strategy is Important

Selection of housing production types offers a clear communication of goals and priorities.

Each of the other strategies is shaped by the choices made between homeownership developments, new construction and rehabilitation, and between large families, seniors, veterans and special needs populations.

New Construction versus Rehabilitation

The topic of prioritizing new construction versus rehabilitations generated strong viewpoints during the study period. Prior to deliberating the merits of new construction and rehabilitation deals, the Task Force reviewed materials on affordable housing budgets and the development history in Navajo Nation communities. The Task Force considered factors such as cost efficiency, unit production and preservation, community impact of new construction, and the best means to achieve energy efficiency goals. Ultimately the Task Force recommended a policy of evaluating whether new construction or rehabilitation made sense at the time funding is available. Under this policy, potential projects would be evaluated based on the full array of Task Force priorities for sustainable building, immediate family members home site leases clustered together, to reduce the impact of infrastructure development. The Task Force also reviewed the merits of targeting potential tenant populations. The working group supported expanding opportunities for seniors, large families, and special needs households. Because the documented need for affordable housing across these tenant populations is so great, the Task Force decided to not pursue a preference for any one group, but rather to address the need on a case-by-case basis as funding becomes available for development. In its discussions on new construction versus rehabilitation and on targeting household types, the Task Force reached consensus on the following guiding principle:

Action Step #1: Encourage Affordable Housing Site Selection in clusters

Given the infrastructure challenges confronting the former Bennett Freeze region, housing quickly rose to the top of the Task Force's priority list. The Task Force collectively concluded that affordable housing solutions such as clustering the homes of the immediate and extended family units together reduces the cost of infrastructure.

Create flexibility to undertake opportunities as they arise.

On a case-by-case basis, proposed developments will be evaluated for their efforts to meet Task Force objectives of cost efficiency, sustainability, green building techniques, proximity to family members, and housing prioritized tenant populations.

Action Step #2: Direct Resources so that Homeownership Opportunities of All Types Are Encouraged

The Housing Task Force recognizes the critical role that affordable homeownership programs have played in the Tonalea region. The Housing Task Force recommends budgets and policies be adopted that authorize local housing and community development departments to implement affordable homeownership programs, but in a more limited manner than rental housing. This preference should be reflected in the use of local public funds and in planning policy amendments. Homeownership production may be achieved through homeownership assistance, housing rehabilitation or new construction. The Task Force also believes higher density homeownership development, such as small lot, should be encouraged.

Action Step #3: Direct Resources so that the predominate type of Assisted Units are Homeownership Housing.

The Housing Task Force recommends budgets and policies be adopted that authorize local housing and community development departments to take advantage of both homeownership opportunities as they arise. This preference should be reflected in the use of local public funds and in planning policy amendments. Homeownership housing production may be achieved through either building rehabilitation or new construction.

Action Step #4: Target a Mix of Households, Veterans, Special Needs and Seniors

Advocates of Veterans, seniors, and other special needs housing were represented on the Task Force. These tenant populations were all designated as top priorities, and the Task Force recommends no preference be stated for any particular group, but rather housing proposals be evaluated on a case-by-case basis when resources become available for development for their efforts in achieving the Task Force's goals in other areas such as environmental sustainability, family sustainability community sustainability, and cost efficiency.

STRATEGY 3: SECURE FUNDING AND AGREEMENT

Why this strategy is important

In the aftermath of redevelopment agency dissolution and with continued dwindling of public financial resources, local agencies must choose smarter funding practices that maximize housing production while preserving housing quality.

- Phase I: Secure agreement with former Bennett Freeze
Rehabilitation Steering Committee & Navajo Nation leaders
- Phase II: Request & acquire funding for Archeological & Land Survey,
and affordable and sustainable housing
- Phase III: Provide infrastructure information to local NTUA
- Phase IV: Provide housing proposal as per community needs &
requests
- Phase V: Conduct Training for community issues and concerns
- Phase VI: Implement housing development, collaborating and working
with various Navajo Nation and off-reservation businesses
and organizations.

Phase I: Secure Agreement

Greeting from Western Navajo from the former Bennett Freeze! We write today to introduce ourselves to you and identify our top priorities for this New Year. We look forward to working with you and your staff to make improvements in our communities by coming together as a community-based committee to address the housing issues in our region. We are based out of Tonalea Arizona and advocating for individual families that live in the area impacted by the former

Bennett Freeze that extends out to the White Mesa, Preston Mesa, Middle Mesa and Wildcat Peak boundaries.

As a community-based organization, we fully understand the roles that our community members each play in rebuilding our community in coming together to collect much crucial information, and to address community disputes, and we certainly look forward to working with you to articulate policy changes necessary to extricate tribal home improvement programs or to address the lack of funding for building the much-needed homes in the former Bennett Freeze region and the bureaucratic morass they are currently stuck in. Business as usual just does not work. As a newly elected Navajo Nation President and Vice President, your theme that was addressed during your inaugural address was "Awakening of a new dawn." Let's come together to rebuilding homes in Western Navajo.

Our 2016 priorities all seek to achieve the same parity of life and liberty on the reservation that is expected off the reservation. It is time to reform broken paternalistic systems designed and adopted in Washington, which make life, innovation and efficiency difficult on an Indian reservation, and threaten the very health and safety of indigenous families.

As per your mandate at the Tuba City Greyhills Academy High School meeting, you requested for our community members to take responsibility for themselves and their community. We took this request to heart and implemented our committee and have been diligently working with our community members, in hopes of our leaders keeping their side of the agreement to bring much-needed change and development to our beloved Navajo land and people. Our ~~community members have lost all hope in their leaders and we have spent the~~ last several months rebuilding trust with them. We humbly ask that you consider our proposal and recognize that the request your Vice President Nez made is not forgotten and dismissed, so our community members can begin to be hopeful again in their leadership and empowered and recognized for their efforts in the rehabilitation efforts.

Phase II: Request for Funding

This Sweat Equity Housing Project will assist 453 Tonalea community families, who will build their own homes with guidance and technical assistance from technical staff and they will remain on their home sites to tend to their daily livestock and traditional homelands. The project will decrease the housing shortage and substandard and deplorable homes.

- 1. Project location, Number of Units and Amount of Funding Requested:**
 - a. Project Location: Tonalea Former Bennett Freeze Boundaries
 - b. Number of Units: 453 Units Total

There is a total of 102 home site leases already finalized; 10 pilot project and 10 more requested for 2016.

Phase 1: 10 and/or 20 total Finalized Home site leases. (Upon funding availability)

10 Home (Phase 1) – Material to construct homes only
Foundation and slab not included.

\$600,000.00

10 Home (Phase 1) – Material to construct homes only \$600,000.00
Foundation and slab not included.

Funding from Navajo Nation office (UUFB) \$500,000.00
Funding from Tonalea Chapter \$100,000.00

Nizhoni Homes, LLC Cost Breakdown: \$60,000.00 per home:
2 bed/1 bath (1072 sq ft)

Complete building material, including shipping and handling from Hong Kong to Los Angeles: (\$40.00 sqft)	\$42,880.00
Shipping Cost – Los Angeles to Winslow (3 ea. 40' HC Containers (2 houses)	\$ 1,620.00
Shipping Cost (Winslow to home site)	\$ 405.00
Appliances (Refrigerator, Stove, Water Heater)	\$ 1,500.00
Assembly & Technical Drawings (\$10.00 sqft)	\$ 10,720.00
Unforeseen Cost	<u>\$ 2,875.00</u>
Grand Total (Nizhoni Homes, LLC Cost to NN)	\$ 60,000.00

Nizhoni Homes, LLC is a 100% Navajo Nation owned business providing affordable low cost pre-fabricated homes through Maple Green, Ltd. & to develop a strategy for local community empowerment.

Next 10 proposed homes to be complete by end of 2016 \$600,000.00
Upon Funding availability

82 Finalized Home Site Leases – 2016 Funding Request \$6,120,000.00

Task Force recommends building 25 or more homes every six months, starting with the most critical homes first.

This is the number of home site leases pending at the Land Administration Office in Tuba City. Some have already been forwarded to BIA for approval and some are pending Archeological and Land Survey. This will be the second phase of the project for 2017.

172 Pending Home Site Leases – 2017 Funding Request \$10,320,000.00

This is the number of home site leases that are new, mostly with the younger generation desiring to move back to their homeland. This will be the third and fourth phase, as the leases are getting approved, projecting into 2019 & 2020 and beyond.

116 New Home Site Leases–2019/20 Funding Request \$6,960,000.00

c. Total Amount Requested over a 10 year period – \$24,600,000.00

GOALS AND OBJECTIVES

Business Goals and Objectives

The business goals and objectives for this project will focus on implementing housing development that:

- Improves community citizen safety and well-being.
- Facilitates coordination and information sharing both internal and external to the participating organizations.
- Enhances the ability and effectiveness of community involvement.
- Facilitates coordinated behavioral prevention and reduction.
- Provides high levels of data security.
- Provides an open, flexible, reliable database for the future.
- Facilitates the capture of data at its source.
- Is easy to understand and implement.
- Eliminate redundant data entry throughout the organization.
- Implement community involvement: creating physical, family, community, land and spiritual sustainability.

With the Sweat Equity Project initiative, this model will provide new affordable, sustainable, quality homes to community members who are in dire need of a new or rehabilitated homes. The Tonalea Community

Development Committee is making every effort to make this model a success and set an example that Sweat Equity is possible with little funds for housing.

Feasible outcomes are:

- a. Implement a new Sweat Equity Housing Project to have families build their own homes;
- b. Build value and instill pride of ownership;
- c. Families will return and stay in their homelands;
- d. Reduce sub-standard and deplorable homes;
- e. Reduce housing shortages;
- f. Implement self – sufficiency to families by staying and returning to their homeland to tend to their livestock on a daily basis, and create business leaders within the community.

Project Goals and Objectives

- Ensure that users have input into the development process.
- Accomplish project business goals and objectives within defined budget and time parameters.
- Minimize impact to standard business operations within the affected area.
- Craft a favorable and secure agreement between the Committee and the selected personnel.

The Sweat Equity concept will be implemented for the community members and their family to build their own homes with close supervision and technical assistance from the committee members and chapter staff. Community members who are skilled in building housing foundations, electrical and plumbing and heavy equipment operators will be educated and equipped with a Navajo Nation business licenses to begin to create economic development within the region. Our program is designed to empower and equip our community members to create a strong close knit community who are focused on nurturing their new relationships they have invested in.

GOAL: To construct 20 homes by the end of December 2016
To construct 70 homes by the end of December 2017
To construct 140 homes by the end of December 2018
To construct 190 homes by the end of December 2019
To construct 240 homes by the end of December 2020

Contingent upon availability of funds, more than 50 homes annually may be proposed. The rest of the homes will fall within the next 5 to 10 year plan.

Objective:

The objective is to improve health and create pride of ownership within a short period of time, by providing affordable, sustainable and quality homes. Through training, education and robust development programs, individuals will have the opportunity to renew their minds and transform their lives and community. Provide safe and sanitary housing conditions and improve the quality of life for each community member.

Phase I: 97 homes with Existing Home Site Leases

Plan of Action 1:

Develop partnership with Navajo Nation and other Organizations to implement the housing project:

TCDC and project team will develop a partnership with the Division of Community Development, Navajo-Hopi Land Commission Office, Navajo Housing Authority and other organizations to utilize pre-fabricated and/or pre-designed home layouts and designs provided by Maple & Green, a company that supplies high quality, low-cost homes. The purpose of the company is to facilitate the development of healthy communities, globally.

Plan of Action 2:

Develop a Team of key player by August 2016

Tonalea Community Development Committee and Tonalea Chapter will develop a project team of community members equipped with contractor's licenses for heavy equipment operation, building the cement foundations, installing the electrical and plumbing components for the homes. Committee staff and Tonalea Chapter will develop a project management plan with timelines, plan of action, roles and responsibilities, and scope of work for each home to be erected, focused on staying within the budget for the entire project. Local Navajo Nation entities will work according to community

spreadsheet identifying community members who need infrastructure, as project progresses to the homes which do not have these modern conveniences.

Plan of Action 3:

Develop a Coordination Schedule by December 2016

A coordinated meeting will be conducted weekly with dates, times and location of meetings by the team to ensure there is full coordination, cooperation, and communication among all team players. These meetings will address and resolve any complaints or issues arising that would hinder the progress of the construction of the homes. Meetings and sign-in sheets will be maintained and kept by the committee members.

Plan of Action 4:

Project Kick-Off Meeting by August 2016

Project Kick-Off meeting will be held with all key players and the 10 Pilot Project families to inform them of the budget and the project management timelines, plan of operation, roles and responsibilities of each family member. Each family member will have 2 to 3 individuals involved in the construction of the homes, creating pride of ownership within a short period of time within their immediate family and to implement the sweat equity initiative. TCDC and Tonalea Chapter will work in tandem in creating a waiver of liability at the work site. This kick off meeting will also be for training and educating the community members of responsibilities and job site safety.

Plan of Action 5:

Duplicate phase on construction to all other phases of entire project

Replicate phase I to construct the homes for phase II, III, IV and beyond until each family who submitted their home applications has a new, safe and sanitary home, as per, "No family will be left behind" mandate set forth by the Navajo Nation President Russell Begaye.

Plan of Action 6:

Implement each phase of the project in (5) phases

Phase 1: Archaeological, Environmental Survey, and Cultural Compliance conducted and approved. BIA approved home site leases complete and returned to home owners.

Phase 2: NTUA install electric and water lines to the clustered groups of approved home site leases.

Phase 3: Soil engineering, for constructing solid and sustainable housing foundations.

Phase 4: Build 97 homes with power and water lines readily available for the complete construction of the homes.

Plan of Action 7:

Develop a Monitoring Mechanism by March 2017

The Tonalea Committee will develop and coordinate a monitoring system to evaluate and monitor the duration of each project for quality assurance for reporting and quality assurance purposes. The team will utilize an inspection form to conduct their inspections for safety and quality assurance.

Plan of Action 8:

Ensure the safety of all team players and community members involved in the construction of the homes.

SCOPE

Scope Definition

The Project will introduce new housing development; including the following:

- Collect all pertinent raw data from community members via applications
- Identify new, pending & existing home site leases
- Identify infrastructure needs: Electricity, Water & Plumbing
- Assist in acquiring funding for Archeological and Land Survey
- Provide orientation classes for disputed issues within community
- Provide housing policies as per community requests
- Identify family size in conjunction with housing size.

Including the following organizations:

- Navajo Nation Administration
- Council Delegate
- Tonalea Chapter House
- Rehabilitation Steering Committee
- Nava-Hopi Land Commission
- NTUA
- NHA
- BIA

Desired Enhancements

- Community Safety
- Community well-being
- Community involvement
- Adequate and safe housing
- Much needed infrastructure
- Economic Development

Items Beyond Scope

The project does not include the following:

- Hiring Contractors or Employees
- Development of Infrastructure
- Demolition and disposal of existing home

Projected Budget

The projected budget will fluctuate according to new information acquired by the committee and will be provided as the project progresses. All funding will be specifically ear marked for TCDC housing project upon release to the Tonalea Chapter.

Current Raw Data

Please review the attached spreadsheet with the names of community member information, which will continually be updated as new applications are received.

Phase 1 project proposed by Navajo Nation

Navajo Nation proposed starting with 10 homes within the Tonalea former Bennett Freeze community. Navajo Nation proposed starting with funding from Navajo Nation UUFB totaling \$500,000.00 and for the Tonalea Chapter to provide \$100,000.00, to build 10 homes.

TCDC has selected these ten homes, which are in dire need of replacement.
(See attached photos)

The first 10 community members have all agreed to begin attending community meetings on a regular basis to begin education of taking care of their homes and receiving complete information on the Sweat Equity initiative. They understand they will be building their own homes to offset the cost of hiring contractors.

The entire low cost pre-fabricated home construction material will be purchased through Nizhoni Homes, LLC, a 100% Navajo Nation owned business at \$60.00 a square foot, which does not include the foundation and slab. TCDC will work with local tribal entities, other non-profit groups, and community members to begin construction of these homes. Cindy S. Covey is the qualifying agent for Nizhoni Homes, LLC, under Navajo Nation Title 5 policies. Nizhoni Homes, LLC., will be provided option to bid through the Tonalea Chapter bidding process. Nizhoni Homes, LLC is fully liable in doing business with Maple Green, which is the company providing low cost pre-fabricated homes.

Task force recommends the Navajo Nation assist each family affected by the former Bennett Freeze with \$60,000 per home. Families desiring a larger home will have the option of designing their own home and paying a mortgage on the remainder of the balance.

The first 10 names listed are for the (Phase 1) project. The next 10 is a proposal to do 20 homes in 2016 upon availability of funds.

#	Names	Home Site Lease #	# of Bdrms	CIB	Elect	Water	Vote	Income	A B
10 Phase 1 Project									
1	Agoodi, Andy & Julie	12,627	2/1	X	X	X	X	Very Low	X
2	Bedonie, Elsie	22,896	2/1	X	X	X	X	Very Low	X
3	Begay, Dick & Anna	22,603	2/1	X	X	X	X	Very Low	
4	Lane, Leroy (Veteran)	18,080	2/1	X			X	Very Low	
5	Chee, Archie	18,219	2/1	X	X	X	X	Very Low	X
6	Ellis, Joe & Rena	18,675	2/1	X	X	X	X	Very Low	X
7	Mihonome	22,639	2/1	X	X	X	X	Very Low	
8	Johnson, Ray Sr.	18,362	2/1	X	X	X	X	Very Low	X
9	Maize, Victoria	12,628	2/1	X	X	X	X	Very Low	X
10	Manygoats, Marie Sue	12,576	2/1	X	X	X	X	Very Low	X
Next 10 (Proposed)									
1	Betoney, Mamie R.	22,450	2/1	X			X	Very Low	X
2	Boone, Mary (Henderson)	33,170	4/2	X			X	Very Low	
3	Cooley, Muriel	22,047	2/1	X	X	X	X	Very Low	
4	Curley, Calvin	12,414	4/2	X	X	X	X	Very Low	
5	Keetso, Charlene	12,632	2/1	X	X	X	X	Very Low	X
6	Manygoats, Charlie	22,198	2/1	X			X	Low	
7	Fowler, Kee Chee	22,975	2/1	X	X	X	X	Low	X
8	Scott, Virginia & Richard	29,842	3/2	X		X	X	Low	X
9	Strong, Lorna	12,714	3/2	X	X	X	X	Very Low	
10	Whitehair, Nishonah	29,494	2/1	X	X	X	X	Very Low	

Milestones

The following represent key project milestones, with estimated completion dates:

Milestone	Estimated Completion Date
Phase I: Existing Home Site Leases	
Health, Education & Human Services Committee Meeting.....	6/16/16
Follow up meeting and tour with HEHSC.....	5/31/16
White Mesa, Arizona	
Summer Council Session – Approval of Legislation.....	7/16/16
Window Rock, Arizona	

Approval of Legislation – Funding available.....	8/30/16
Begin Construction of Homes.....	9/30/16
10 Pilot Projects	
Completion of 10 Homes.....	5/15/17
Begin Construction of next 10 Homes.....	6/10/17
Completion of 20 Homes.....	12/15/17

ASSUMPTIONS

Project Assumptions

The following assumptions were made in preparing the Project Plan:

- Navajo Nation employees are willing to change business operations to take advantage of the functionality offered by Tonalea Community Development Committee.
- **Management will ensure that project team members are available as needed to complete project tasks and objectives.**
- The Steering Committee will participate in the timely execution of the Project Plan (i.e., timely approval cycles and meeting when required).
- Failure to identify changes to draft deliverables within the time specified in the project timeline will result in project delays.
- Project team members will adhere to the Communications Plan.
- Mid and upper management will foster support and “buy-in” of project goals and objectives.
- The Tonalea Chapter will ensure the existence of a technological infrastructure that can support the new development.
- All project participants will abide by the guidelines identified within this plan.
- The Project Plan may change as new information and issues are revealed.

CONSTRAINTS

Project Constraints

The following represent known project constraints:

- Project funding sources are limited, with no contingency.
- Due to the nature of the region, resource availability is inconsistent.

Related Projects

Leupp, Tolani Lake, Cameron, Tuba City, Gap/Bodaway, Coppermine, Tonalea, Kaibeto, Coalmine Canyon

Critical Project Barriers

Unlike risks, critical project barriers are insurmountable issues that can be destructive to a project's initiative. In this project, the following are possible critical barriers:

- Removal of project funding
- Natural disasters or acts of war

Should any of these events occur, the Project Plan would become invalid.

PROJECT MANAGEMENT APPROACH

Project Timeline

December 2016

Project Roles and Responsibilities

Role	Responsibilities	Participant(s)
Project Sponsor	<ul style="list-style-type: none">▪ Ultimate decision-maker and tie-breaker▪ Provide project oversight and guidance▪ Review/approve some project elements	Task Force

Role	Responsibilities	Participant(s)
Steering Committee	<ul style="list-style-type: none"> Commits department resources Approves major funding and resource allocation strategies, and significant changes to funding/resource allocation Resolves conflicts and issues Provides direction to the Project Manager Review project deliverables 	Council Delegate Tuchoney Slim Jr. Ed Kaibetoney
Project Manager	<ul style="list-style-type: none"> Manages project in accordance with the project plan Serves as liaison to the Steering Committee Receive guidance from Steering Committee Supervises consultants Supervise vendor(s) Provide overall project direction Direct/lead team members toward project objectives Handle problem resolution Manages the project budget 	Tonalea Community Development Committee
Project Participants	<ul style="list-style-type: none"> Understand the user needs and business processes of their area Act as consumer advocate in representing their area Communicate project goals, status and progress throughout the project to personnel in their area Review and approve project deliverables Creates or helps create work products Coordinates participation of work groups and individuals Provide knowledge and recommendations Helps identify and remove project barriers Assure quality of products that will meet the project goals and objectives Identify risks and issues and help in resolutions 	Tonalea Community Development Committee Tonalea Chapter Nava-Hopi Land Commission NTUA NHA BIA
Subject Matter Experts	<ul style="list-style-type: none"> Lend expertise and guidance as needed 	Group70international – Francis Oda, Chair

Issue Management

Step 1: As soon as a change which impacts project scope, schedule, staffing or spending is identified, the Task Force will document the issue.

- Step 2:** The Task Force will review the change and determine the associated impact to the project and will forward the issue, along with a recommendation, to the Steering Committee for review and decision.
- Step 3:** Upon receipt, the Steering Committee should reach a consensus opinion on whether to approve, reject or modify the request based upon the information contained within the project website, the Task Force's recommendation and their own judgment. Should the Steering Committee be unable to reach consensus on the approval or denial of a change, the issue will be forwarded to the Project Sponsors, with a written summation of the issue, for ultimate resolution.
- Step 4:** If required under the decision matrix or due to a lack of consensus, the Project Sponsor shall review the issue(s) and render a final decision on the approval or denial of a change.
- Step 5:** Following an approval or denial (by the Steering Committee or Project Sponsor), the Task Force will notify the original requestor of the action taken. There is no appeal process.

Communications Plan

Audience This communication plan is for the following audiences:

- Project Sponsors
- Steering Committee
- Task Force
- Community Members
- Committee Members

Communications Methodology The communications methodology utilizes three directions for effective communication:

Top-Down It is absolutely crucial that all participants in this project sense the executive support and guidance for this effort. The executive leadership of the organization needs to speak with a unified, enthusiastic voice about the project and what it holds for everyone involved. This will be 'hands-on' change management, if it is to be successful. Not only will the executives need to speak directly to all levels of the organization, they will also need to listen directly to all levels of the organization, as well.

The transition from the project management practices of today to the practices envisioned for tomorrow will be driven by a sure and convinced leadership focused on a vision and guided by clearly defined, strategic, measurable goals.

Bottom-Up To ensure the buy-in and confidence of the personnel involved in bringing the proposed changes to reality, it will be important to communicate the way in which the solutions were created. If the perception in the organization is that only the Steering Committee created the proposed changes, resistance is likely to occur. However, if it is understood that all participants were consulted, acceptance seems more promising.

Middle-Out Full support at all levels, where the changes will have to be implemented, is important to sustainable improvement. At this level (as with all levels), there must be an effort to find and communicate the specific benefits of the changes. People need a personal stake in the success of the project management practices.

Communications Outreach The following is a list of communication events that are established for this project:

Monthly Status Reports The Project Manager shall provide monthly written status reports to the Steering Committee. The reports shall include the following information tracked against the Project Plan:

- Summary of tasks completed in previous month
- Summary of tasks scheduled for completion in the next month
- Summary of issue status and resolutions

Monthly Task Force Meeting ~~These status meetings are held at least~~ once per month and are coordinated by the Project Manager. Every member of the Steering Committee participates in the meeting. The Project Manager sends the status report to each member of the team prior to the meeting time so everyone can review it in advance.

Bi-Weekly Project Team Status Meeting These status meetings are held every other week. Every member of the Project Team will be invited to participate in the meeting. Project Manager sends the status report to each member of the team prior to the meeting so everyone can review it in advance.

ATTACHMENTS/APPENDICES

Appendices/Attachments may be included in a hardcopy form

- 1. Supporting resolution from Tonalea Chapter: TCDC recognition, \$100,000.00 matching fund approval*
- 2. 10 (Phase 1) Client List Housing Photos*
- 3. Spreadsheet created by TCDC, Existing Home Site Leases*
- 4. Housing Proposal from Nizhoni Homes, LLC to Navajo Nation*
- 5. Housing plans – Proposal of home designs, interior and exterior*
- 6. Nizhoni Homes, LLC Business License (Copy) – Navajo Nation business in conjunction with Title 5 policies.*
- 7. Francis Oda's Blo – Maple & Green, Honolulu Hawaii*
- 8. Client list Project As-Builts: Water & Sewer*



TO' NIHALII'

President: Darryl Jim

District One - Western Navajo Agency

Council Delegate: Tauchoney Slim Jr.

Vice President: Colbert Dayzie

Tonalea Chapter

Grazing Official: Bruce Daw

Secretary/Treasurer: Nora Fowler

PO Box 207

Tonalea, Arizona 86044-0207

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RESOLUTION OF THE TONALEA CHAPTER WESTERN NAVAJO AGENCY RESOLUTION NO: TN16-01-02

SUPPORTING AND RECOGNIZING THE TONALEA COMMUNITY DEVELOPMENT COMMITTEE (TCDC) COMMUNITY BASED COMMITTEE ESTABLISHED AND GUIDED BY THE "ONE NATION, ONE VOICE" AGREEMENT TO ADVOCATE AND REPRESENT THE FAMILIES OF THE FORMER BENNETT FREEZE AREA.

WHEREAS:

1. Pursuant to 2 N.N.C. and 26 N.N.C. Tonalea Chapter is a certified chapter of the Navajo Nation vested with the authority to approve and rescind resolutions that is endorsed by its members; and
2. Pursuant to 2 N.N.C. and 26 N.N.C. Tonalea Chapter is authorized and delegated with governmental authority to address all matters of local interest and concerns; and
3. The Tonalea Community Development Committee (TCDC) is a local advocate group that represents families residing in the Former Bennett Freeze, Preston Mesa, Middle Mesa, White Mesa, and Wildcat Peak located within in Tonalea Chapter Community; and
4. The TCDC was created by local grassroots people on October 11th, 2015, and the TCDC initiated the first meeting at Mr. Joe and Rena Ellis' residence in Tonalea, Arizona; and
5. The TCDC was created to support the Tonalea Chapter in the compilation of current real-time data needed to meet the crucial deadline of February 2016, which compliments the NAVAJO NATION THREE BRANCH GOVERNMENT, ONE NATION ONE VOICE, JULY 20, 2015, WINDOW ROCK, NAVAJO NATION; and (REFER TO ATTACHMENT)
6. We, residents of the Former Bennett Freeze have been adversely impacted by the policy of 1966 and need rectification, to re-establish our integrity and unification as a community devastated by P.L. 93-531. Following the 45 years of oppression which brought our community to a halt, the TCDC move in efforts to ascertain the autonomy and esteem to empower a distressed community; and
7. We, the TCDC are exercising our rights to procure provisions for our community, based on the philosophy of making informed, un-coerced decisions with the best interest of the community in mind.

NOW THEREFORE BE IT RESOLVED:

1. The Tonalea Chapter hereby supports and recognizes and supports the Tonalea Community Development Committee (TCDC) a community based committee established and guided by the "ONE NATION, ONE VOICE AGREEMENT" to advocated and represent the families of the former Bennett Freeze area.
2. FURTHERMORE, the data collected will be rendered to Tonalea Chapter with supported documentation so that funding may be granted to the residents who are not financially capable of obtaining the required fees is essential to a complete Home Site Lease Application.
- 3.

CERTIFICATION

We hereby certify that foregoing resolution was presented to Tonalea Chapter membership at a duly called chapter meeting at Tonalea, (Navajo Nation) Arizona and at which a quorum was present and that same was passed by vote of 35 in favor, 16 opposed, and 11 abstained, on this 30th day of January 2016.

Motioned By: **Dale Begay**

Seconded By: **Lavonnie Begay**



Darryl Jim, President




Colbert Dayzie, Vice-President



Nora Fowler, Secretary/ Treasurer



Bruce Daw, Grazing Committee



Tauchoney Slim, Jr., Council Delegate



NAVAJO NATION THREE BRANCH AGREEMENT
ONE NATION, ONE VOICE
JULY 20, 2015
WINDOW ROCK, NAVAJO NATION

The Vision of the Navajo Nation President and Vice President, the Navajo Nation Council Speaker with the 23rd Navajo Nation Council, and the Navajo Nation Acting Chief Justice is to Continuously Improve the Quality of Life and Provide Economic Opportunities for our Navajo People.

The priorities established in this Navajo Nation Three Branch Agreement will enhance the quality of life for our Navajo People and provide the foundation for a vibrant economy of our Nation. Through this Three Branch Agreement, the leadership of the Navajo Nation will embark on an effort to improve the Navajo Nation Laws, policies and processes to better meet the needs of the Navajo people.

At an unprecedented meeting of the branch leadership of the Navajo Nation Executive, Legislative, and Judicial Branches, it was determined that the establishment of common priorities will serve as a guide for the Nation's Government during the 2015 – 2019 term. By this Three Branch Agreement, we acknowledge that our respective branches will work on the established priorities to make our vision a reality using our Diné values and Nitsáhákees, Nahat'á, Iiná and Siihásin.

So recognized on this 20th Day of July, 2015.

Executive Branch

Honorable Russell Begaye
President
Navajo Nation

Legislative Branch

Honorable LoRenzo C. Bates
Speaker
23rd Navajo Nation Council

Judicial Branch

Honorable Eleanor Shirley
Chief Justice – Acting
Navajo Supreme Court

**TONALEA COMMUNITY DEVELOPMENT COMMITTEE
FORMER BENNETT FREEZE "ONE NATION, ONE VOICE"
COMMUNITY ASSISTANCE
PLAN OF OPERATION**

PREAMBLE: We, the Tonalea Community Development Committee have submitted a resolution to be recognized and supported by the Tonalea Chapter to establish and maintain the Tonalea Community Development Committee (TCDC). Tonalea Community Development Committee understands and is in agreement with the provisions set forth by the Tonalea Chapter.

I. HOURS OF OPERATION:

Saturday- 8:00 A.M. - 4:00 P.M.

Sunday- 11:00 A.M. - 5:00 P.M.

Saturday and Sunday hours are designated to our committee and community meetings.

Monday - Friday

Based on time availability, home visits will be conducted. Any changes will be made based on the community needs.

Please be informed, as we are volunteers; we may be pressed or limited on time.

II. COMMITTEE OUTLINE

Committee officers voted for and established on January 3rd, 2016, citing "Resolution of the Tonalea Community Development Committee of the Western Navajo Agency".

Chair: Cindy S. Covey

Vice Chair: Rena Ellis

Secretary: Vicki Kee

Treasurer: Wilmer Whitehair

Role of the Chairperson

TCDC Chairperson will ensure that the Committee functions properly, that there is full participation during meetings, which all relevant matters are discussed and that effective decisions are made and carried out.

- Plan and run meetings in accordance to the governing document.
- Ensure matters are dealt with in an orderly, efficient manner.
- Bring impartiality and objectivity to meetings and decision-making.
- Facilitate change and address conflict within the board.
- Review governance performance and skills.
- Plan for recruitment and renewal of the Committee.

Role of Vice-Chairperson

TCDC Vice-Chair acts for the Chair when she is not available and undertakes assignments at the request of the Chair.

Role of the Secretary

TCDC Secretary is to take minutes, deal with correspondence and keep records.

- Prepare agendas in consultation with the Chair.
- Circulate agendas and any supporting papers in good time.
- Receive agenda items from other committee members.
- Check that quorum is present.
- Record minute meetings and circulate the draft minutes to all committee members.
- Ensure that the chair signs the minutes once they have been approved.
- Check that committee members and staff have carried out action(s) agreed.
- Circulate agendas and minutes of the annual general meeting and any special or extraordinary general meetings.
- Ensure up-to-date records are kept of committee membership.

Role of the Treasurer

TCDC Treasurer is to maintain an overview of the financial status and to ensure that proper financial records and procedures are maintained.

- Oversee and present budgets, accounts and financial statements.
- Liaise with designated staff about financial matters.
- Ensure that appropriate accounting procedures and controls are in place.
- Ensure compliance with relevant legislation.
- Ensure accounts meet the conditions of contractual agreements with external agencies such as funders and statutory bodies.
- Present financial reports to the committee.

III. CODE OF COMPLIANCE:

Tonalea Community Development Committee agrees to abide by Title 26 N.N.C. which encourages the people to enable themselves through community-based strategies and agendas that are formulated to protect and preserve cultural Diné liveliness.

Tonalea Community Development Committee supports the Navajo Nations' "One Voice, One Nation" agreement, in its priority to rehabilitate the former Bennett Freeze area that was affected by the Bennett Freeze Policy of 1966.

Tonalea Community Development Committee will collaborate with the Tonalea Chapter in every effort to prioritize the information needed to begin the rehabilitation process.

Tonalea Community Development Committee will by ways of consensus help to collect, coordinate, and facilitate information so a long-term plan may be established.

A Tonalea Community Development Committee representative will identify a holistic, sustainable Plan of Action designed to empower the people through employment, ultimately rendering a local job market.

Tonalea Community Development Committee will commit to serving their community in a clear, un-coerced, ethical manner, maintaining accountability in hopes to construct relationships and gain trust from the community it serves.

Tonalea Community Development Committees' utmost desire is to support the restoration of the lives and land impacted by the Bennett Freeze Policy.

III. COMMITTEE INTENT & PURPOSE

The Tonalea Community Development Committee officers agree to the following:

- A. Provide community members with the documentation required to become eligible for the Bennett Freeze funding.
- B. Identify community members with a Home Site Lease.
- C. Identify community members with a Home Site Lease application in process.
- D. Identify community members who have grazing permits.
- E. Identify community members who are in need of financial assistance to obtain a completed Home Site Lease application.
- F. Refer applicants to proper establishments to obtain required documentation (i.e. land surveyors, archeological surveyors).
- G. Identify community members and the communities they belong to so a correct number of the population of the Bennett Freeze area may be assembled.
- H. Collaborate with local chapter and chapter officials in collection of the data that is vital to the community need then, integrate the data into a unified community matrix.
- I. Prepare and present to the Navajo Nation Administration all information gathered that is in support of a regional community based Plan of Action to begin restoration of the former Bennett Freeze area.

IV. PLAN OF OPERATION:

Tonalea Community Development Committee acknowledges that Chapter Ordinance 2 N.T.C. Section 4002, the committee shall operate in accordance with the approved Plan of Operation. Any change made to the operation of the committee that is not in accordance with the Plan of Operation will be a direct violation of the mandate of the Tonalea Chapter.

V. SECURITY:

Preservation of the community, committee, and establishment is the first priority of the committee. The Tonalea Community Development Committee will implement elevated measures to maintain the safety and supervision of matters involving the Bennett Freeze rehabilitation process.

VI. **GENERAL:**

All effort will be made to create and maintain healthy, positive relationships with individuals in the community and abroad. Tonalea Community Development Committee officers vow to address any issues as they arise.

VII. **EMERGENCY CONTACT:**

Cindy S. Covey- 602-487-5097

DATE: January 8, 2016

Cindy S. Covey
Cindy S. Covey, Chair

Rena Ellis
Rena Ellis, Vice Chair

Vicki Kee
Vicki Kee, Secretary

Wilmer Whitehair
Wilmer Whitehair, Treasurer



President: Darryl Jim
Vice President: Colbert Dayzie
Secretary/Treasurer: Nora Fowler

District One - Western Navajo Agency
Tonalea Chapter
P.O. Box 207
Tonalea, Arizona 86044-0207

Council Delegate: Tauchoney Slim Jr.
Grazing Official: Bruce Daw

Phone: (928) 283.3342

Email: tonaleachapter@yahoo.com

Fax: (928) 283.3435

**RESOLUTION OF THE TONALEA CHAPTER
OF THE WESTERN NAVAJO AGENCY
RESOLUTION NO: TN16-06-02**

APPROVING RESOLUTION FOR THE TONALEA COMMUNITY DEVELOPMENT COMMITTEE (TCDC), A COMMUNITY BASED COMMITTEE (Res. No: TN16-01-02); REQUESTING SUPPLEMENTAL FUNDING FROM THE UNRESERVED, UNDESIGNATED FUND BALANCE IN THE AMOUNT OF \$500,000.00 TO FUND THE PROPOSAL FOR SWEAT EQUITY HOUSING INITIATIVE FOR 10 PILOT HOMES IN TONALEA, ARIZONA FOR FORMER BENNETT FREEZE RESIDENCE; WAIVING N.N.C. §820.

WHEREAS:

1. Pursuant to 2 N.N.C. and 26 N.N.C. Tonalea Chapter is a certified chapter of the Navajo Nation vested with the authority to approve and rescind resolutions that is endorsed by its members; *and*
2. Pursuant to 2 N.N.C. and 26 N.N.C. Tonalea Chapter is authorized and delegated with governmental authority to address all matters of local interest and concerns; *and*
3. The Tonalea Chapter is recognized by the Navajo Nation to advocate in the best interest of the Former Bennett Freeze communities that have been affected by the 40+ years Bennett Freeze area dispute with the Hopi Tribe; *and*
4. The Tonalea Community Development Committee (TCDC) is a local advocate group that represents families residing in the Former Bennett Freeze; Preston Mesa, Middle Mesa, White Mesa, and Wildcat Peak located within the Tonalea Chapter community with a Support Resolution No: TN16-01-02 in place that recognized the community base committee; *and*
5. The TCDC was created by local grassroots people on October 11th, 2015, the TCDC established and guided by the Navajo Nation Three Branch Agreement "One Nation, One Voice" Agreement from July 20, 2016; *and*
6. TCDC is requesting \$500,000.00 from the Unreserved, Undesignated Fund Balance (UUFb) to fund the Proposal for Sweat Equity Housing Initiative to construct 10 Pilot Homes in Tonalea, Arizona for the Former Bennett Freeze Residence. *(Names and the residential Home Site Lease legal descriptions are outlined in the proposal.); and*
7. TCDC is working with Tonalea Chapter to secure \$100,000.00 for matching funds for housing Sweat Equity initiative, and furthermore, TCDC is proposing to secure matching

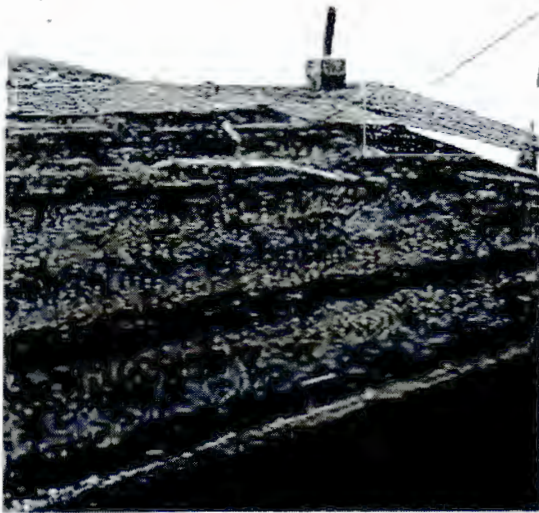
Andy Agoodie



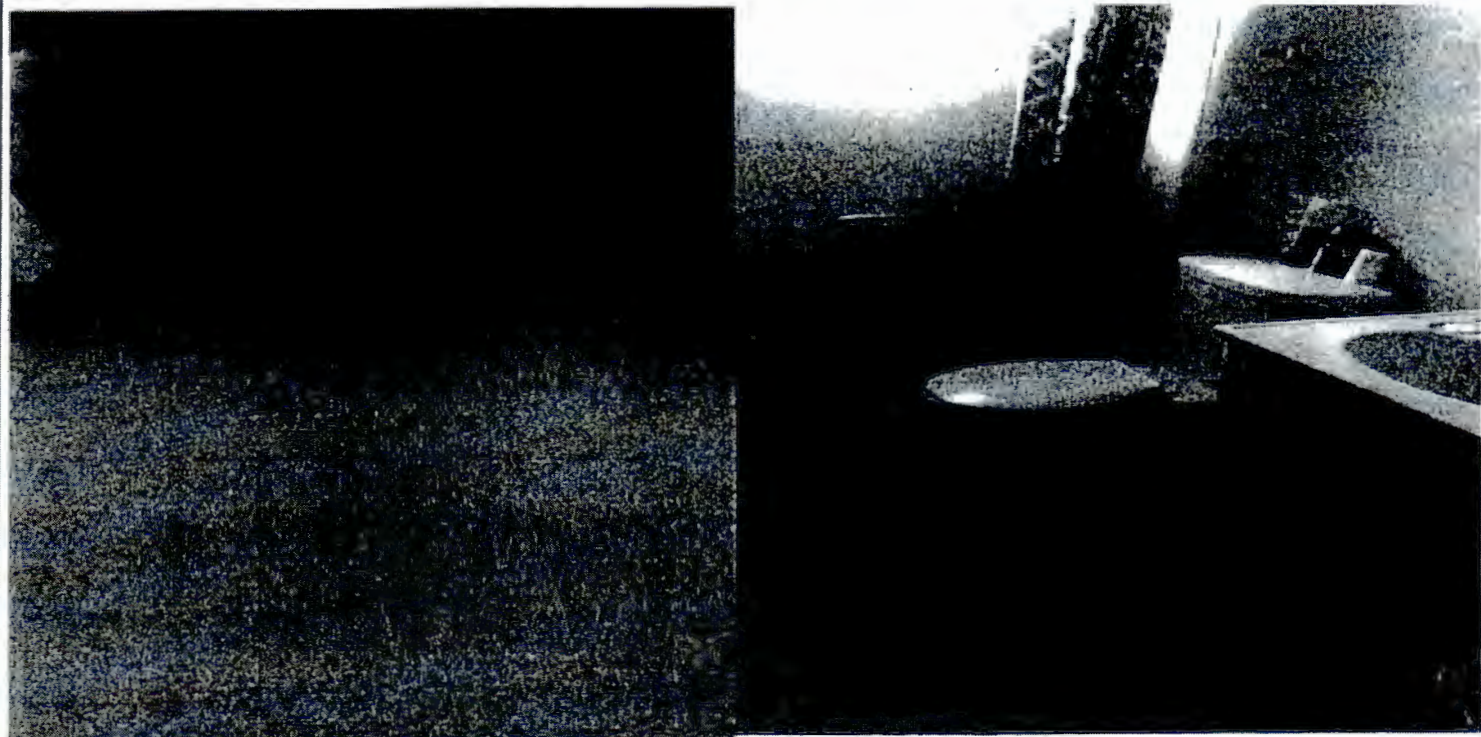
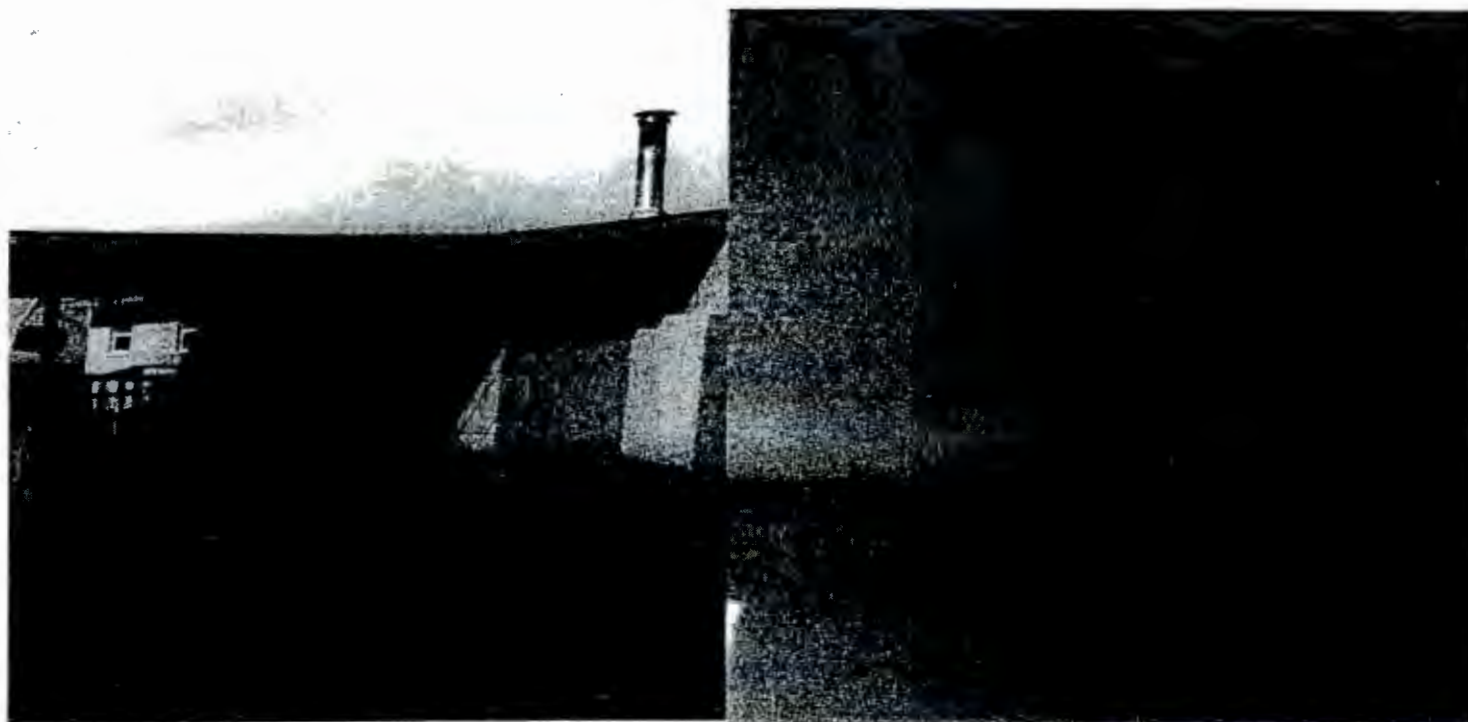
Elsie Bedoie



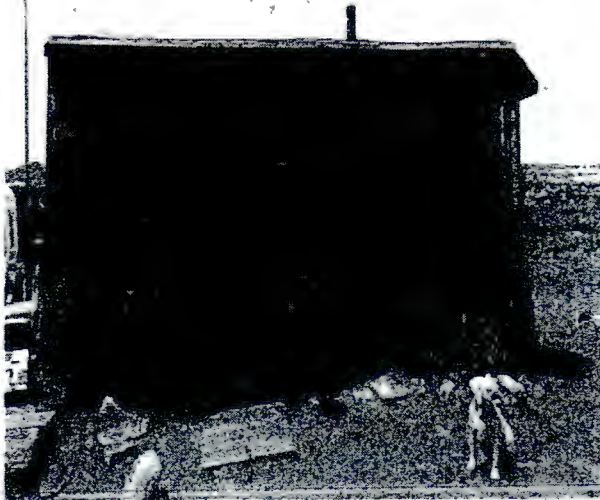
Dick Begay



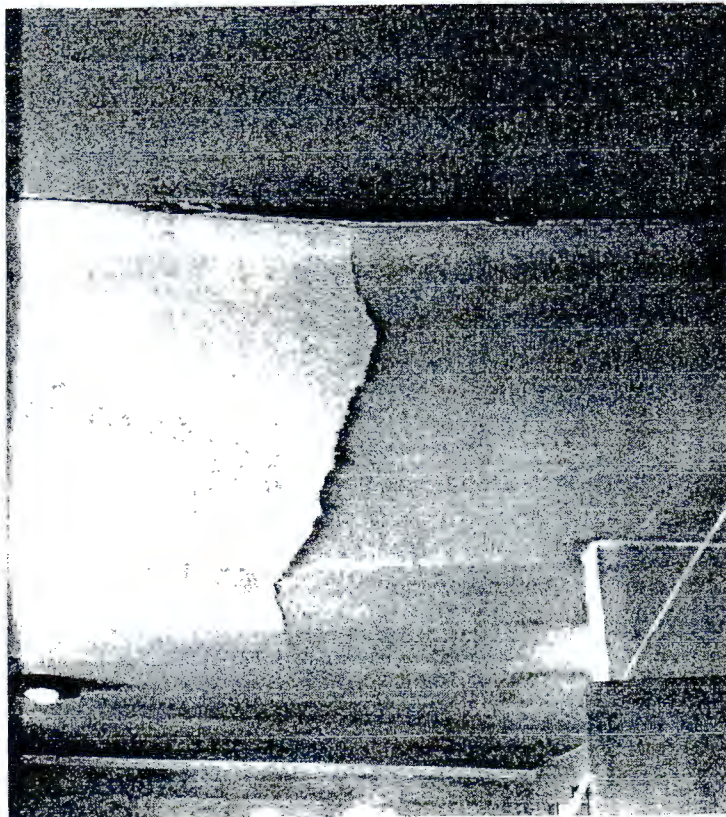
Leroy Lane



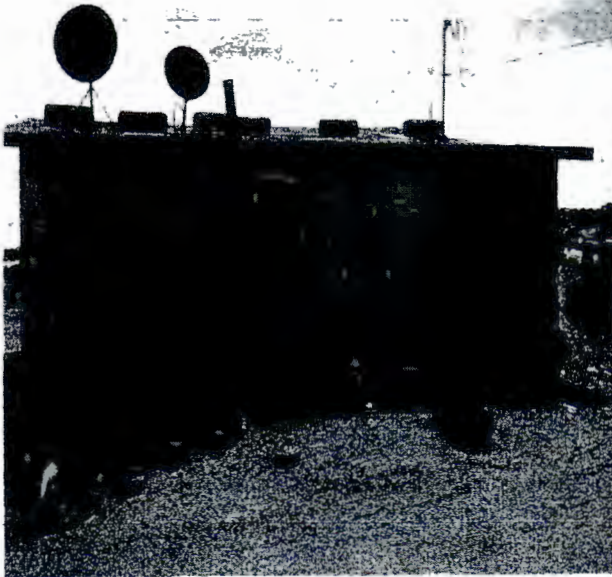
Archie Chee



Joe Elis Sr



Ray Johnson



Victoria Maize Residence



Floyd Manygoats



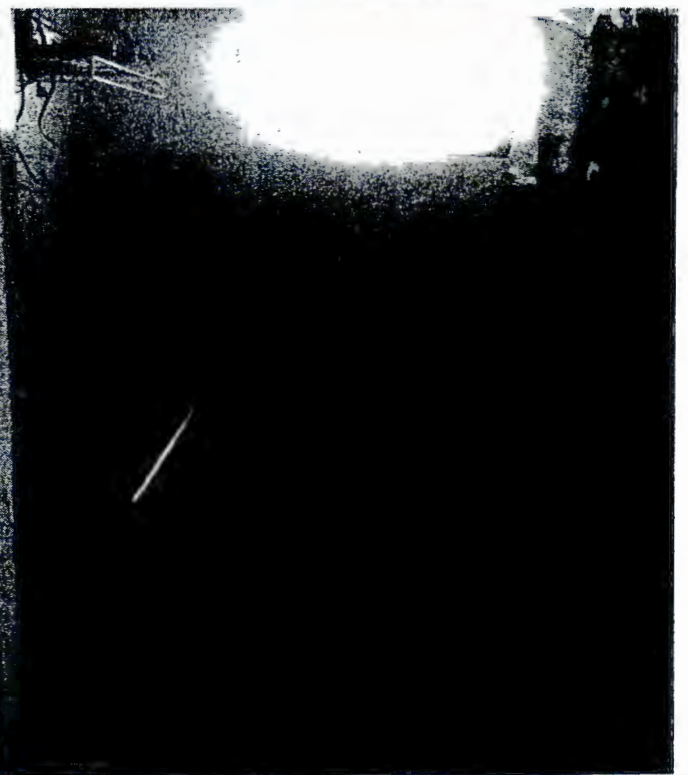
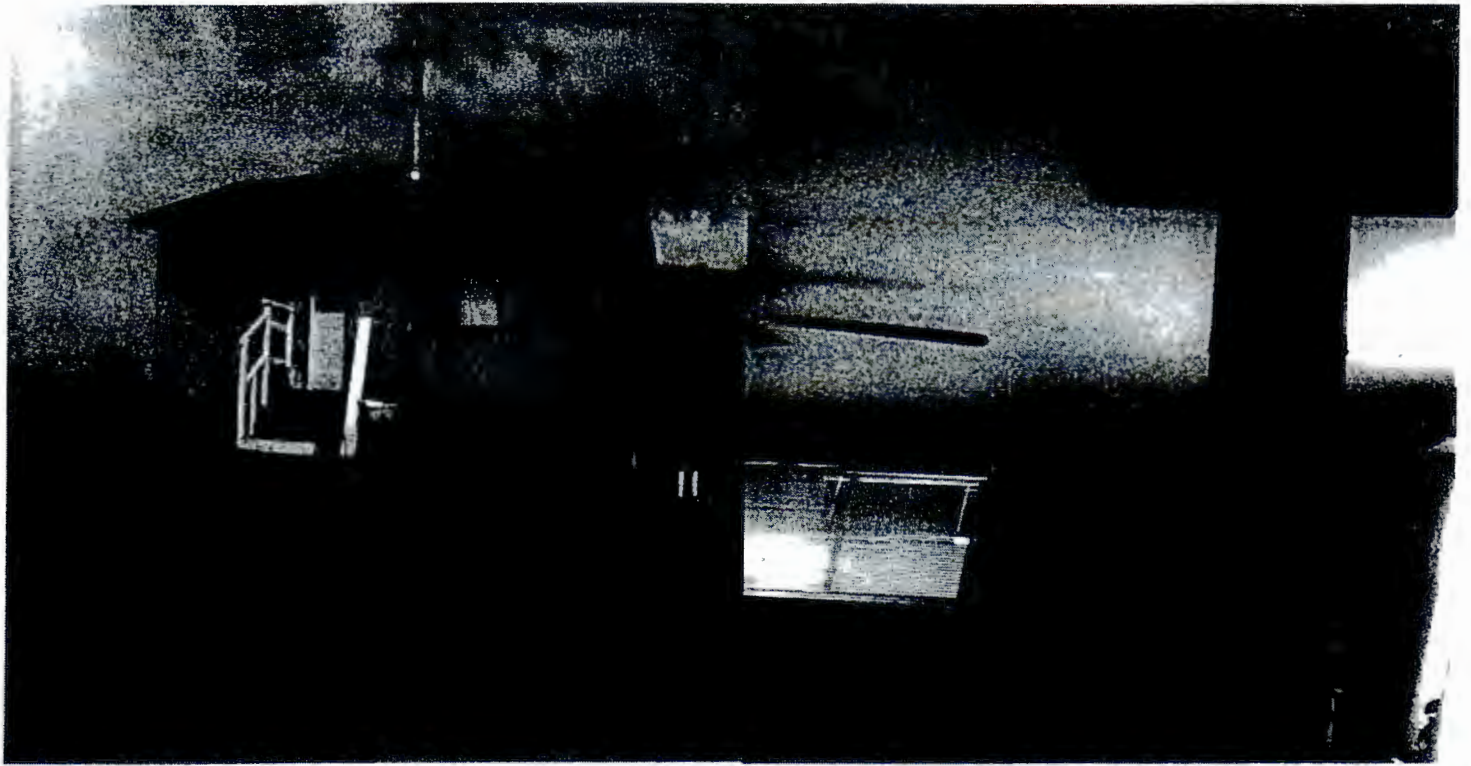
Calvin Curly



Nizhone whitehair



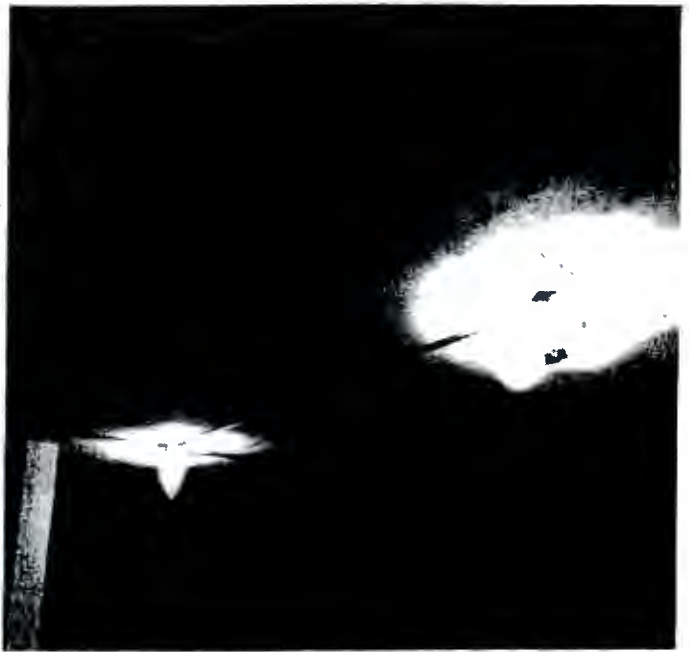
Charline keetso



Virgil Scott Sr



Kee Chee Fowler



Mame G Betony



Mary G Boons



Tonalea Community Development Committee

PO Box 128 Tonalea, AZ 86044

Email: tonaleacommunitydevelopment044@gmail.com

FORMER BENNETT FREEZE AREA - Assessment of Unmet Needs

	Applicant Name	Home Site Lease	House App	Arch Survey	Land Survey	V	# of Bdrms	Electric	Water	Plumbing	CIB
1	Addakai, Alsedro L.	X Pending	X	X	X		2				X
2	Addakai, Arsedro A.	X Pending	X	X	X		2				X
3	Addakai, Melissa S.	X Pending	X	X	X		2				X
4	Addakai, Morissa W.	X Pending	X	X	X		2				X
5	Addakai, Selidro B.	X Pending	X	X	X		2				X
6	Badonie, Pauline	X Pending	X	X	H	X	3				X
7	Bedonie, Ashlyn M	X Pending	X	H	H		2				X
8	Bedoni, Paul Jr	X Pending	X	X	H		2				X
9	Bedonie, Phillip B	X Pending	X	X	H	X	2				X
10	Bedonie, Rovanda	X Pending	X	X	H		2				X
11	Bedonie, Ryne Lee	X Pending	X	X	X		2				X
12	Begay, Carletta A	X Pending	X	H	H		3				X
13	Begay, Carlinda L	X Pending	X	H	H		4				X
14	Begay, Carson	X Pending	X	H	H		2				X
15	Begay, Chelsea	X Pending	X	H	H		2				X
16	Begay, Christina	X Pending	X	X	H		2				X
17	Begay, Christopher	X Pending	X	X	H		2				X
18	Begay, Chrystal	X Pending	X	X	H		2				X
19	Begay, Harrison Mann Jr..	X Pending	X	H	H		2				X
20	Begay, Jeremy Mann	X Pending	X	H	H		2				X
21	Begay, Justin Mann	X Pending	X	H	H		2				X
22	Bennett, Joel	X Pending	X	H	H	X	2				X
23	Bennett, Shelby	X Pending	X	H	H	X	2				X
24	Bennett, Sheldon	X Pending	X	H	H	X	2				X

[illegible]

[illegible]

Tonalea Community Development Committee

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FORMER BENNETT FREEZE AREA - Assessment of Unmet Needs

	Applicant Name	Home Site Lease	House App	Arch Survey	Land Survey	V	# of Bdrms	Electric	Water	Plumbing	CIB
1	Adakai, Bo D	X New	X				2				X
2	Adakai, Derek	X New	X				2				X
3	Agoodie, Bryan B.										
4	Agoodie, Shoshanna	X New	X				4				X
5	Allen, Tanya Marie	X New	X				4				X
6	Badoni, Tara A	X New	X				2				X
7	Bedonie, Jack & Carol	X New	X				2				X
8	Bedonie, Murphy	X New	X				3				X
9	Bedonie, Raetanya	X New	X				2				X
10	Bedonie, Rickleigh	X New	X				2				X
11	Begay, Darren N	X	X				2				X
12	Begay, Keaten	X New	X				2				
13	Begay, Kee D.	X New	X				2				X
14	Begay, Lillian						4				X
15	Begay, Ronnie	X New	X				2				
16	Benally, Victoria	X	X				2				X
17	Bennally, Steve	X New					2				X
18	Betoney, Gilbert	X	X				2				X
19	Betoney, Jinell	X New	X	X		X	3				X
20	Betoney, Philbert	X New	X				4				X
21	Boone, Marinda (Begay)	X Update	X				3				X
22	Boone, Vern	X New	X				2				
23	Bronston, Adrieanna	X New	X				2				
24	Brown, Arlene Chee	X New	X				X				X

[illegible]

Tonalea Community Development Committee

June 10, 2016

Tonalea Community Development Committee
c/o Nizhoni Homes, LLC

ATTN : Navajo Nation
Subject : Proposed floor plans

A. Typical Unit - 2 Bed / 1 Bath (32'0" X 33'5") : - 1,072 sqft (can change according to needs)

Livable space: 1,000 sqft

Porch: 66 sqft

FOB Cost: \$60.00 per sqft

Total FOB Cost: **\$64,320** (Excluding foundations and slab)

Drawing cost included: \$10.00 per sqft/model (for technical details and assembly manual)

B. Typical Unit - 2 Bed / 1.5 Bath (33'5" X 36'4") : 1,149 sqft (can change according to needs)

Living area : 1,056 sqft

Porch : 93 sqft

FOB Cost : \$60.00 per sqft

Total FOB Cost : **\$68,940** (Excluding foundations and slab)

Drawing cost included : \$10.00 per sqft/ model (for technical details and assembly manual)

C. Typical Unit - 3 Bed / 2 Bath (33'5" X 48'3") : 1,440 sqft (can change according to needs)

Livable space: 1,237 sqft

Porch: 101 sqft

Cost: \$60.00 per sqft

Total Cost: **\$86,400** (Excluding foundations and slab)

Drawing cost included: \$10.00 per sqft/ model (for technical details and assembly manual)

D. Typical Unit - 4 Bed / 2 Bath (33'5" X 48'3") : 1,532 sqft (can change according to needs)

Livable space: 1,320 sqft

Porch: 70 sqft

Cost: \$60.00 per sqft

Total Cost: **\$91,380** (Excluding foundations and slab)

Drawing cost included: \$10.00 per sqft/ model (for technical details and assembly manual)

PO Box 128 Tonalea, AZ 85045
Email : tonaleacommunitydevelopment044@gmail.com

Tonalea Community Development Committee

June 10, 2016



Front facade



Living room



PO Box 128 Tonalea, AZ 85045
Email : tonaleacommunitydevelopment044@gmail.com

Model Proposal

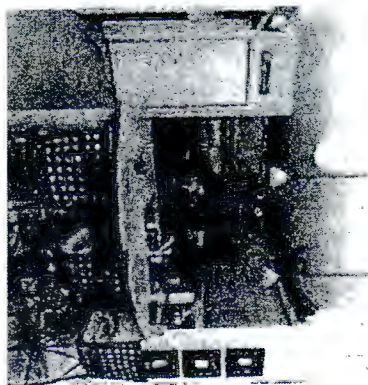
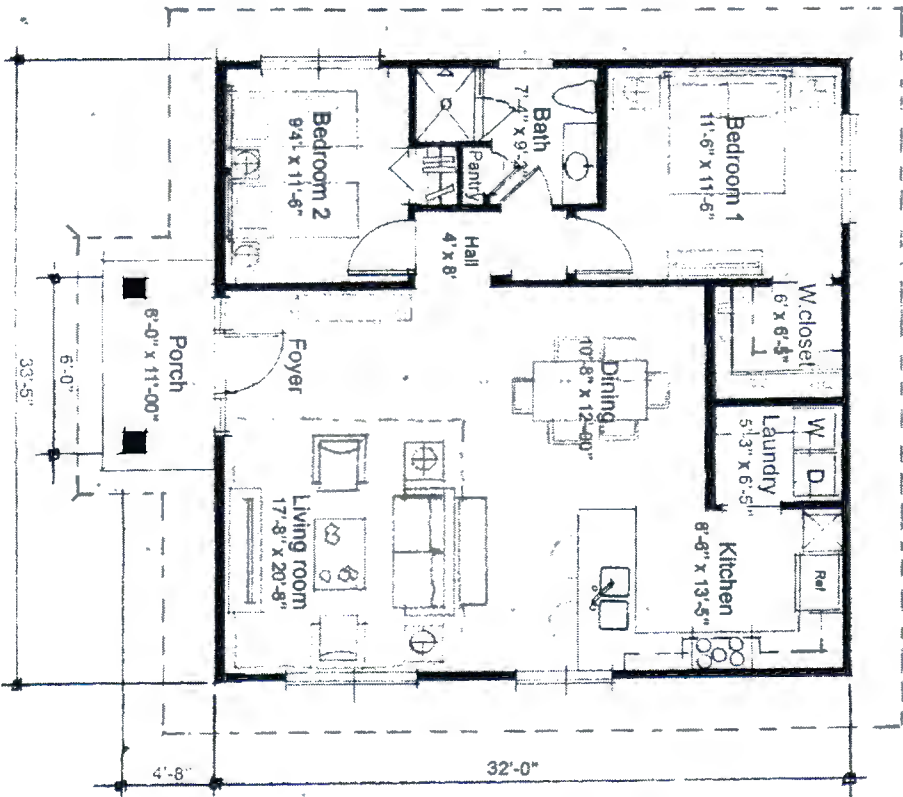
2 Bed / 1 Bath

32'-0" x 33'-5"

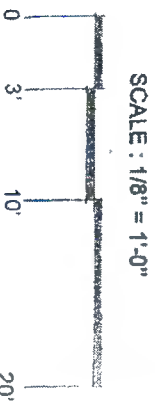
Total area : 1 072 sqf (without porch)

Livable space : 1 000 sqf

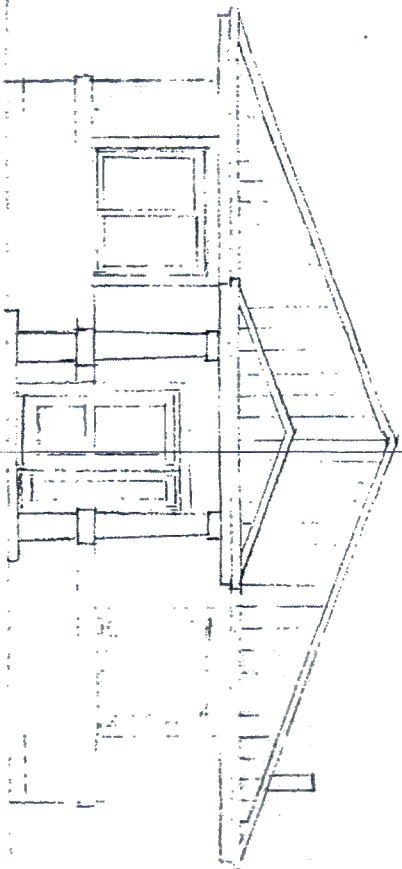
Porch area : 66 sqf



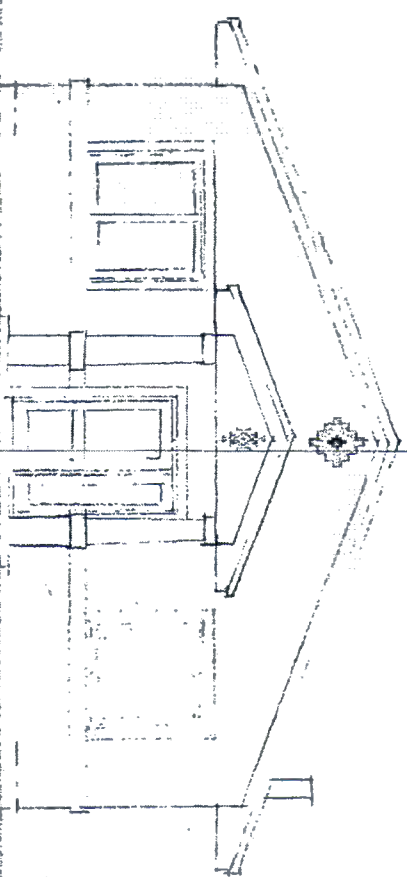
Kitchen idea



TONALEA COMMUNITY DEVELOPMENT COMMITTEE



Alternate 2
Option Proposal



Alternate 1
Basic Proposal



Update Model Proposal
2 Bed / 1 Bath
Front Elevation

Tonalea Community Development Committee

June 10, 2016

Bedrooms 1 & 2



Facades



Living room



Bedroom 2

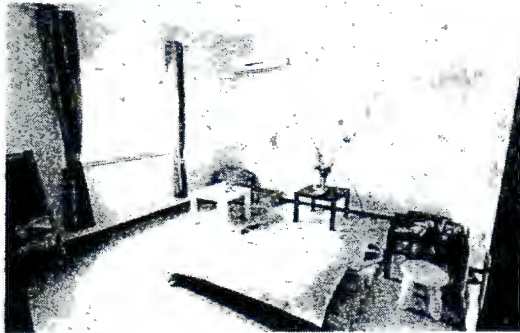


Bedroom 1

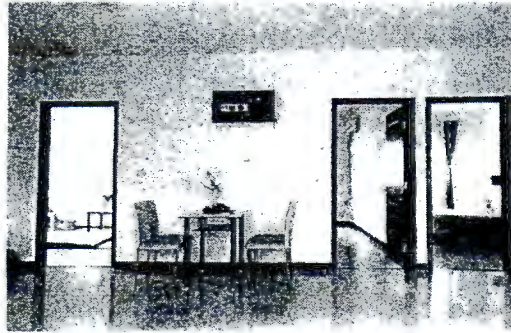
PO Box 128 Tonalea, AZ 85045
Email : tonaleacommunitydevelopment044@gmail.com

Tonalea Community Development Committee

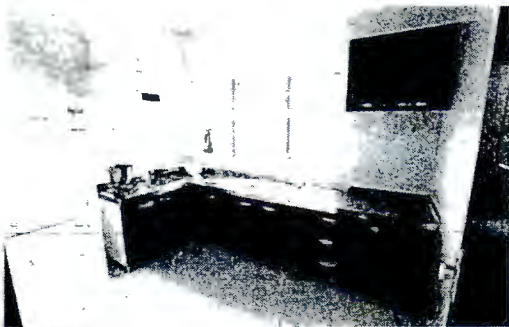
June 10, 2016



Bedroom 3



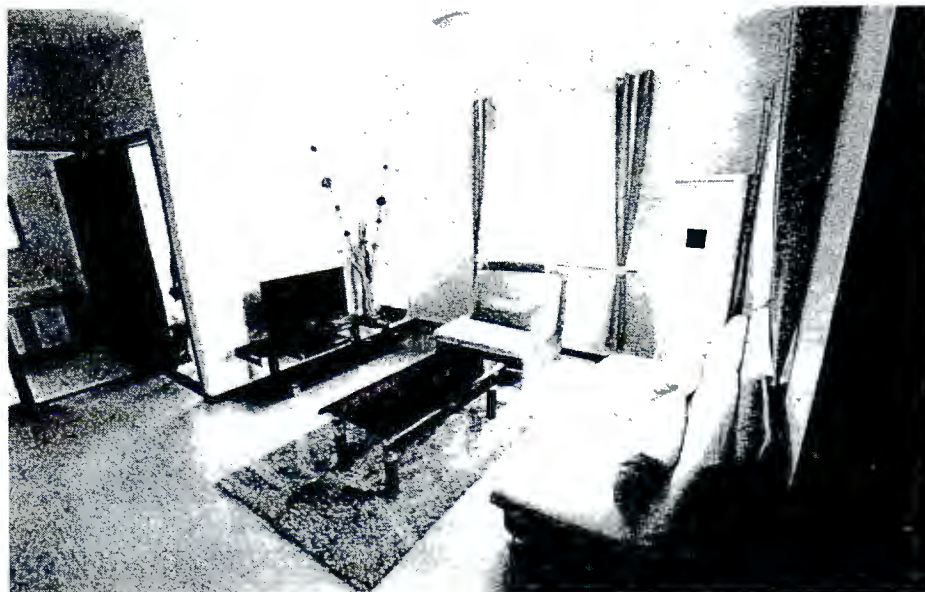
Bedrooms Entry



Kitchen



Bathroom



Living Media

PO Box 128 Tonalea, AZ 85045
Email : tonaleacommunitydevelopment044@gmail.com

Tonalea Community Development Committee

June 10, 2016

Typical Item quotation

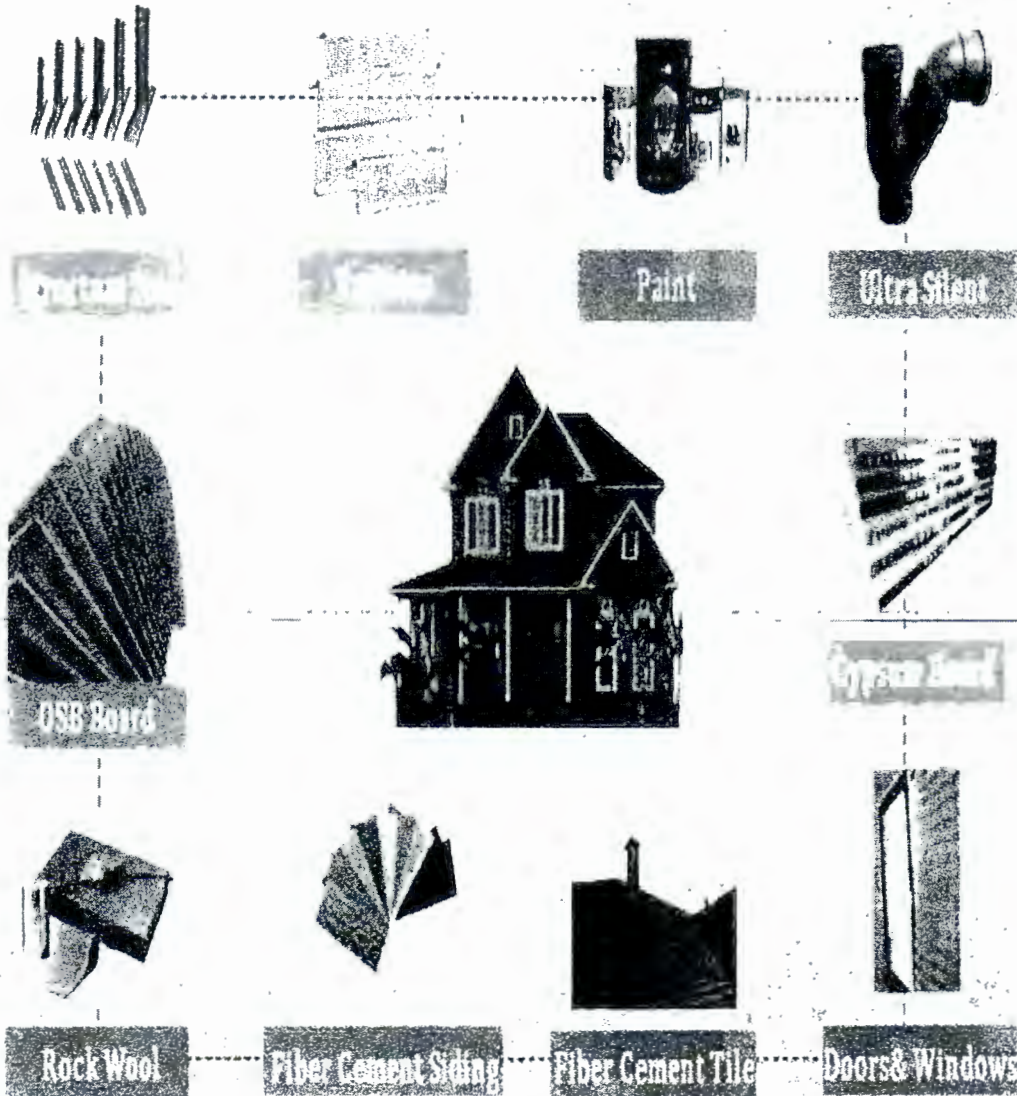
ITEM	PART	STANDARD MATERIALS
1	MAIN CONSTRUCTION	BNBM STEEL STRUCTURE +OSB BOARD
2	EXTERIOR WALL	75mmGLASS WOOL +DAMP PROOF PAPER+40mm XPS BOARD +VENTALATION WOODED STUD+FIBER CEMENT BOARD+12mm GYPSUM BOARD
3	ROOF	15MM OSB BOARD +3mmSBS WATERPROOF +ASPHALT TILE +PUTTY+PAINT
4	WINDOWS AND DOORS	STEEL SAFTY DOOR +PVC WINDOW
5	INNER WALL	COMMON WALL: C75 STEEL STUD+75mmGLASS WOOL+12mm GYPSUM BOARD WC AND KITCHEN: C75STEEL STUD +75mmGLASS WOOL +8MM CALCIUM SILICATE BOARD
6	CEILING	COMMON ROOM: STEEL STUD +GYSUM BOARD WC, KITCHEN:PVC BOARD
7	WATER AND ELECTRICTY	SUPPLY PIPE : PPR+DRAIGN PIPE :PVC ELECTRITY WIRE AND PIPE
8	DECORATION	FLOOR TILE +PAINT+COMPOSITE FLOOR +INNER DOOR+SANITARY APPLIANCE +COLSET +LIGHT +STAIR AND RAILING

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Tonalea Community Development Committee

June 10, 2016

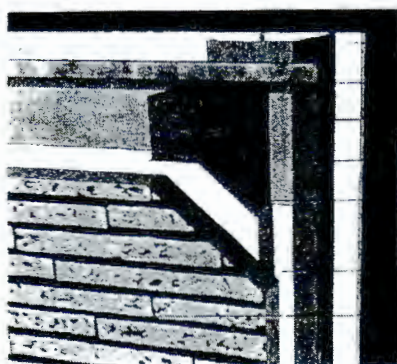
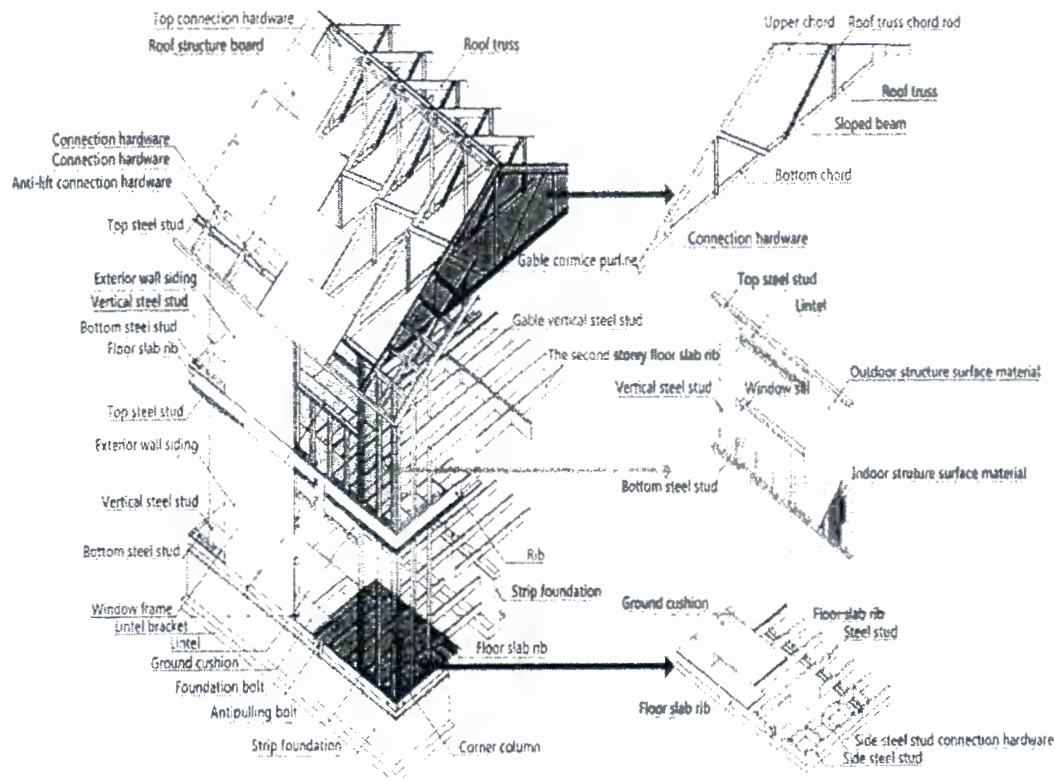


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Tonalea Community Development Committee

June 10, 2016



Gypsum board
 Light gauge steel stud
 Structural board
 Thermal preservation material
 Ventilation wooden stud
 (Ventilation space)
 Unilateral dampproof paper
 Exterior wall board

Exterior wall construction sketch map

PO Box 128 Tonalea, AZ 85045

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NAVAJO NATION LIMITED LIABILITY COMPANY ACT

CERTIFICATE OF ORGANIZATION

To all to Whom these Presents Shall Come, Greeting:

I, the Manager of the Business Regulatory Department, DO HEREBY CERTIFY
that

NIZHONI HOMES, LLC

File Number: 102092

a Limited Liability Company organized under the laws of the Navajo Nation, was on the

Second day of June, 2016, authorized to

transact business within the Navajo Nation as a DOMESTIC Limited Liability Company.

I FURTHER CERTIFY that this Limited Liability Company has filed all affidavits
and required documents and paid all filing fees required and, therefore, is registered as a
Domestic Limited Liability Company with the Navajo Nation.



IN WITNESS WHEREOF, I have hereunto set
my hand and affixed the official seal of the
Navajo Nation Limited Liability Company Act
at Window Rock, Arizona, this Second

day of June, 2016 A.D.

Clarence Chee *efch*
Manager, Business Regulatory Department

Francis S. Oda, D.Arch., FAIA, AICP, LEED AP

Biography

Francis S. Oda is Chairman of Group 70 International, an architectural, planning, engineering and design firm in Hawaii serving the Pacific Basin. He is currently engaged in projects in Tahiti, Sentul City and East Belitung, both in Indonesia and in Hawaii. These projects encompass city planning, tourism, housing, recreation, commercial centers, natural resource management, historic preservation and sustainability.

Dr. Oda is also a Principal in Maple & Green, a company that supplies high quality, low-cost homes. The purpose of the company is to facilitate the development of healthy communities, globally.

He received a Bachelor of Architecture from Cornell University and a Doctor of Architecture from the University of Hawaii. He is an Adjunct Associate Professor of Architecture at the University of Hawaii, a Manoa Forum Fellow and a Distinguished Alumnus of the University.

He is a Fellow of the American Institute of Architects and a member of the American Institute of Certified Planners. He received the 2014 ASB Hawaii Business Leader of the Year Award from Pacific Business News. He was installed in the Hawaii Business Hall of Fame in 2001 and has received the Humanitarian Award of the Hawaii Chapter of the AIA.

Dr. Oda is Senior Pastor of New Life Church, Honolulu, a non-denominational Christian church. He serves as global Chair of the Transform Our World network, which is involved with transformational efforts in Africa, Asia, North and South America and Europe. He also serves on boards of Transformation Hawaii and the Hawaii Pastors' Roundtable.

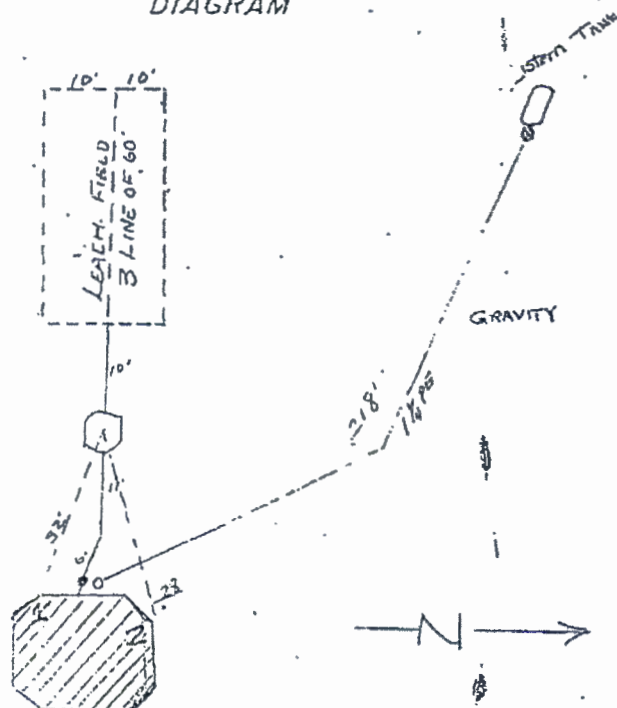
Francis is married to Caroline Ward Oda, Ph.D. They have two children, Nalani who is a dentist in Portland, and Reid who is pursuing a Ph.D. in Computer Science at Princeton University.

INDIVIDUAL HOMEOWNER AS-BUILT

NAME: Julia Ann Goodie CHAPTER: A D LAKE

PROJECT: NA-80-236 House # 5-5

DIAGRAM



DISTANCE FROM HOUSE CORNER, FT

ITEM	1	2	SW	SE
Curb stop				
Ind. PRV				
Meter				
Domestic stop				
2-way clearout				
Septic tank	32'	28'		

Domestic stop	○
Curb stop	⊗
Ind. PRV	⊕
Meter	⊙
Water service line	—
Septic tank	□
Two way clearout	○
Solid sewer pipe	—
Perforated pipe	—
Dwelling	▨

WATER SERVICE

Service line length 218 ft.

Note: All fittings 3/4" DIA.

Service line 3/4" P.L. Pipe

Stop & Waste Valve installed with house plumbing.

RE: KS: _____

WASTE WATER SERVICE JAN '81

Solid pipe length 17 ft.

Drain field lines 3 each

LENGTH 60 x 3 + 40 = 220 FT.

WIDTH 28 FT.

AREA 440 SQ. FT.

Percolation time _____ MW/IN.

Note: 1,000 gallon fiberglass septic tank

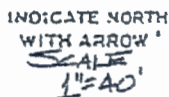
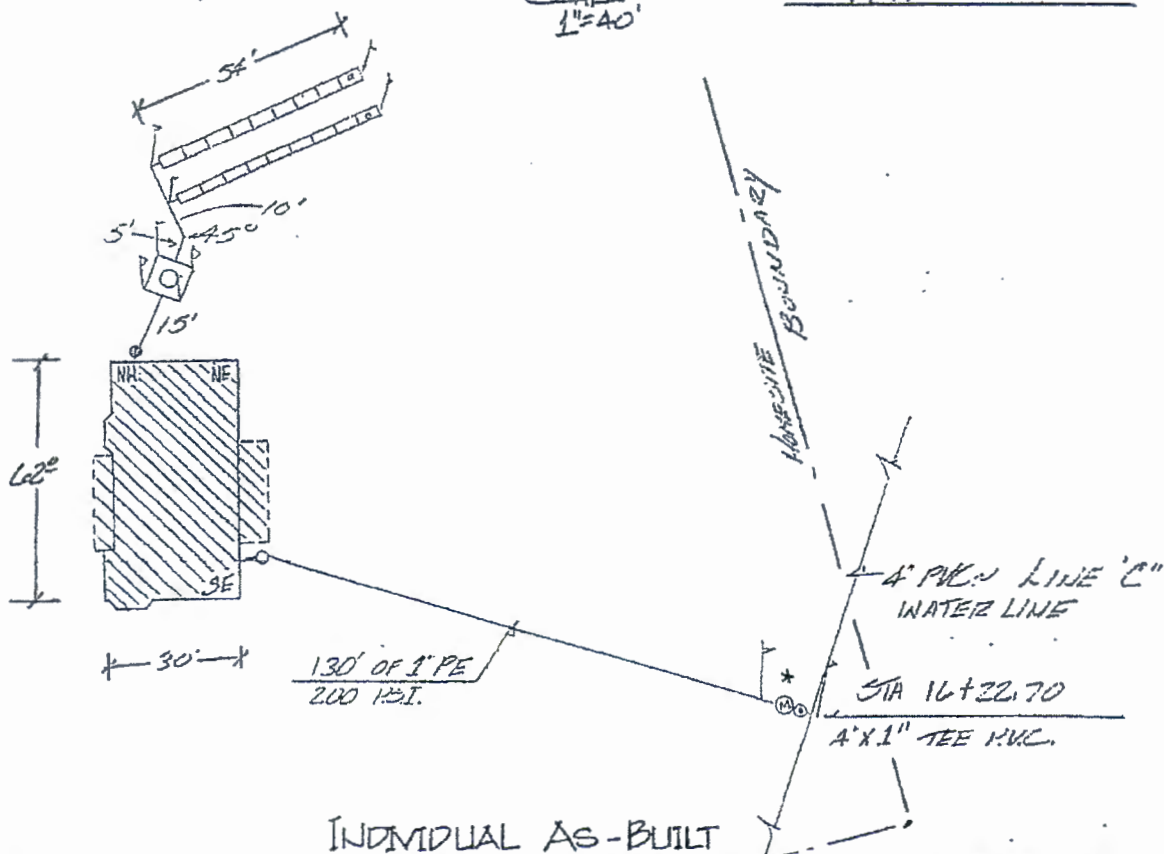
All pipe 4" dia. PVC

DRAWN by: _____

DATE: _____

Approved by: _____

NAME: _____

CF_N 1741

INDIVIDUAL AS-BUILT

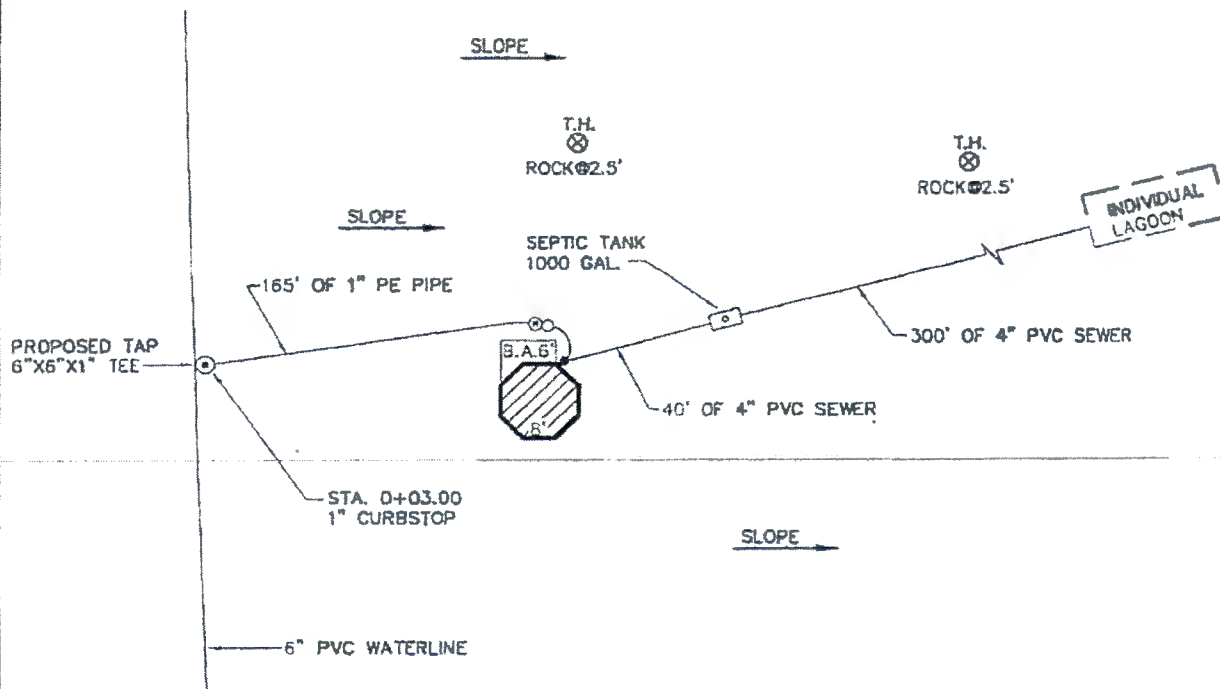
ITEM DESCRIPTION	SYMBOL	MATERIALS		HOUSE CORNER TIES (FT.)			
		SIZE	MAT'L	NW	NE	SW	SE
CURB STOP	○	1"	/		114 1/2	139 1/2	
WATER METER	⊙		/				
WATER METER W/INO. PRV	⊙ +	3/4" x 3/4"	/		161 1/2	135 1/2	
DOMESTIC STOP	○	1"	/		51 1/2	12 1/2	
YARD HYDRANT	⊙		/				
MARKER POST	P		/				
SEPTIC TANK	⊙	100' Ø	PE	25 1/2	27 1/2		
CLEAN OUT	•	3" PVC		5 1/2	25 1/2		
WATERLINE	— v —	1" IPE		DRAINFIELD INFORMATION			
SEWERLINE	— I —	4" PVC		LINES	2		
PERFORATED PIPE	— --- —			AREA	374	SQ. FT.	
DWELLING, OTHER BLDGS.	•			WIDTH	3	FT.	
Infiltrator pipe	— x —	2" Ø	PE	LENGTH	34	FT.	
				PERC. RATE	NIN/IN.		

DRAWN BY: GA
 DATE: 4-6-92
 APPROVED BY: PC
 DATE: 4/21/92
 REMARKS: SEE SHEET
33 OF 54 - SHOULD
JOIN CONSIDERING
COMPOSITE FOR
MORE INFORMATION

N.A.I.H.S.
 STARBOARD DRAWING
 NUMBER M-3
 11/86



HOUSE NO. 13
NAME: VICTORIA YAZZIE
PROJECT NO. NA-97-M79
LOCATION WHITEMESA
CHAPTER TONALEA CHAPTER
SEE SHEET NO. _____ OF THE _____
PLAN SET



INDIVIDUAL AS-BUILT

ITEM DESCRIPTION	SYMBOL	MATERIALS		HOUSE CORNER TIES (FT.)						
		SIZE	MAT'L	NW	NE	SW	SE	1	2	
CURBSTOP	⊙	1"								
WATER METER W/IND. PRV	(H) ■									
WATER METER	(H)	3/4"x5/8"								
DOMESTIC STOP	○	1"								
SEPTIC TANK	□ ■	1000 GAL	CONC.							
CLEAN OUT	■	3"	PVC							
HOUSE SERVICE LINE	— — —	1"	P.E.							
MAIN WATER LINE	— W —	2"	PVC							
SEWERLINE	— S —	4"	PVC							
DWELLING, OTHER BLDGS	▨									
INFILTRATOR	□ □ □ □	3' X 6'	P.E.							
PERFORATED PIPES	— — — —	4"	PVC							

DRAINFIELD INFORMATION

UNES _____

AREA _____ SQ. FT.

WIDTH _____ FT.

LENGTH _____ FT.

SOIL TYPE: _____

DRAWN BY: _____

DATE: 3/19/98

APPROVED BY: _____

DATE: _____

INSTALLED: _____

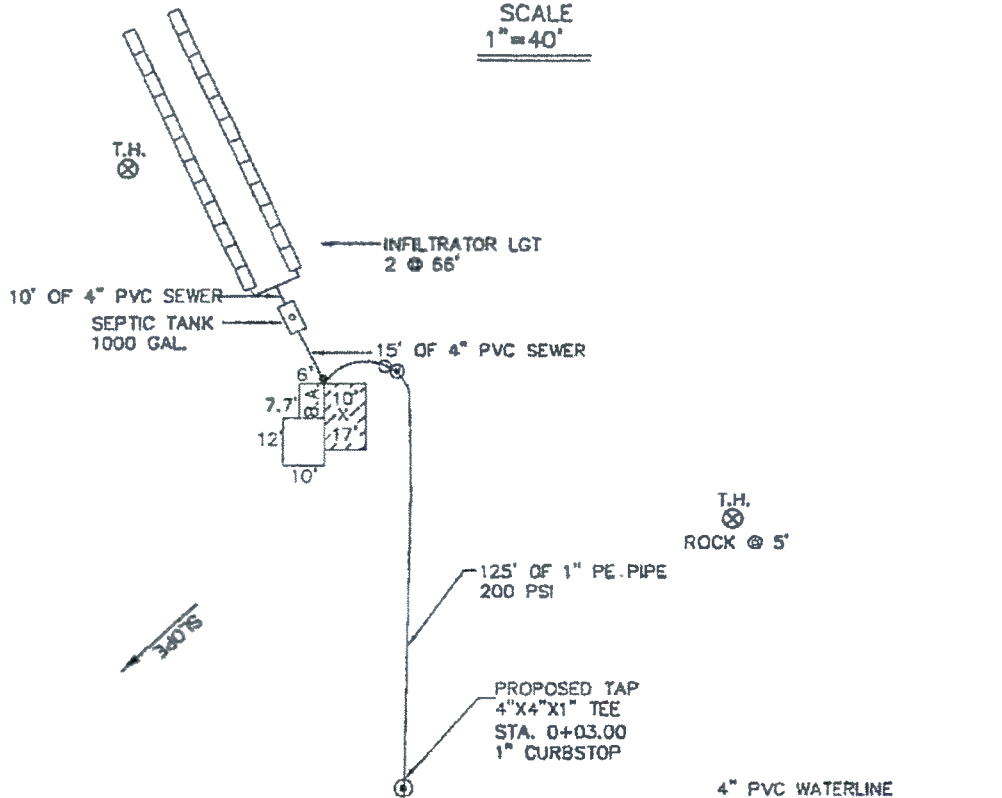
REMARKS: NEEDS OUTSIDE
BATHROOM ADDITION,
WATER HEATER CLOSET,
PLUMBING
RIGHT HAND WALL
500' ARC SURVEY
INDIVIDUAL LAGOON

STANDARD DRAWING
NUMBER M-3 2/93

HOUSE NO. 42
 NAME: RAY JOHNSON
 PROJECT NO. NA-97-M79
 LOCATION WHITEMESA
 CHAPTER TONALEA CHAPTER
 SEE SHEET NO. _____ OF THE _____
 _____ PLAN SET

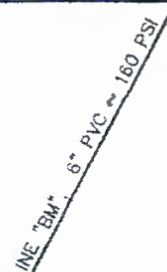


SCALE
1"=40'



INDIVIDUAL AS-BUILT

ITEM DESCRIPTION	SYMBOL	MATERIALS		HOUSE CORNER TIES (FT.)						DRAWN BY: _____
		SIZE	MAT'L	NW	NE	SW	SE	1	2	
CURBSTOP	⊙	1"								DATE: <u>3/19/98</u>
WATER METER W/IND. PRV	(H)×									APPROVED BY: _____
WATER METER	(H)	3/4"x5/8"								DATE: _____
DOMESTIC STOP	○	1"								INSTALLED: _____
SEPTIC TANK	⊠	1000 GAL	CONC.							REMARKS: <u>NEEDS:</u>
CLEAN OUT	•	3"	PVC							<u>OUTSIDE BATHROOM ADD.</u>
HOUSE SERVICE LINE	—	1"	P.E.							<u>PLUMBING, AND WATER</u>
MAIN WATER LINE	—W—	2"	PVC							<u>HEATER CLOSET</u>
SEWERLINE	—S—	4"	PVC							<u>RIGHT HAND WALL</u>
DWELLING, OTHER BLDGS	▨									ALTERNATE
INFILTRATOR	▤	3' X 6'	P.E.							<u>NEEDS A CEMENT FLOOR</u>
PERFORATED PIPES	----	4"	PVC							STANDARD DRAWING
DRAINFIELD INFORMATION										NUMBER M-3 2/93
LINES				2						
AREA				386						SQ. FT.
WIDTH				3						FT.
LENGTH				66						FT.
SOIL TYPE:										



STA. 438+25
6"X6"X1" TEE

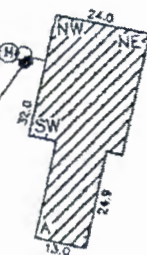
- STA. 0+12.00, 1" CURBSTOP

100' OF 1" PE~200 PSI

20' OF 4" PVC SEWER

SEPTIC TANK, 1000 GAL. CONC

13' OF 4" PVC SEWER



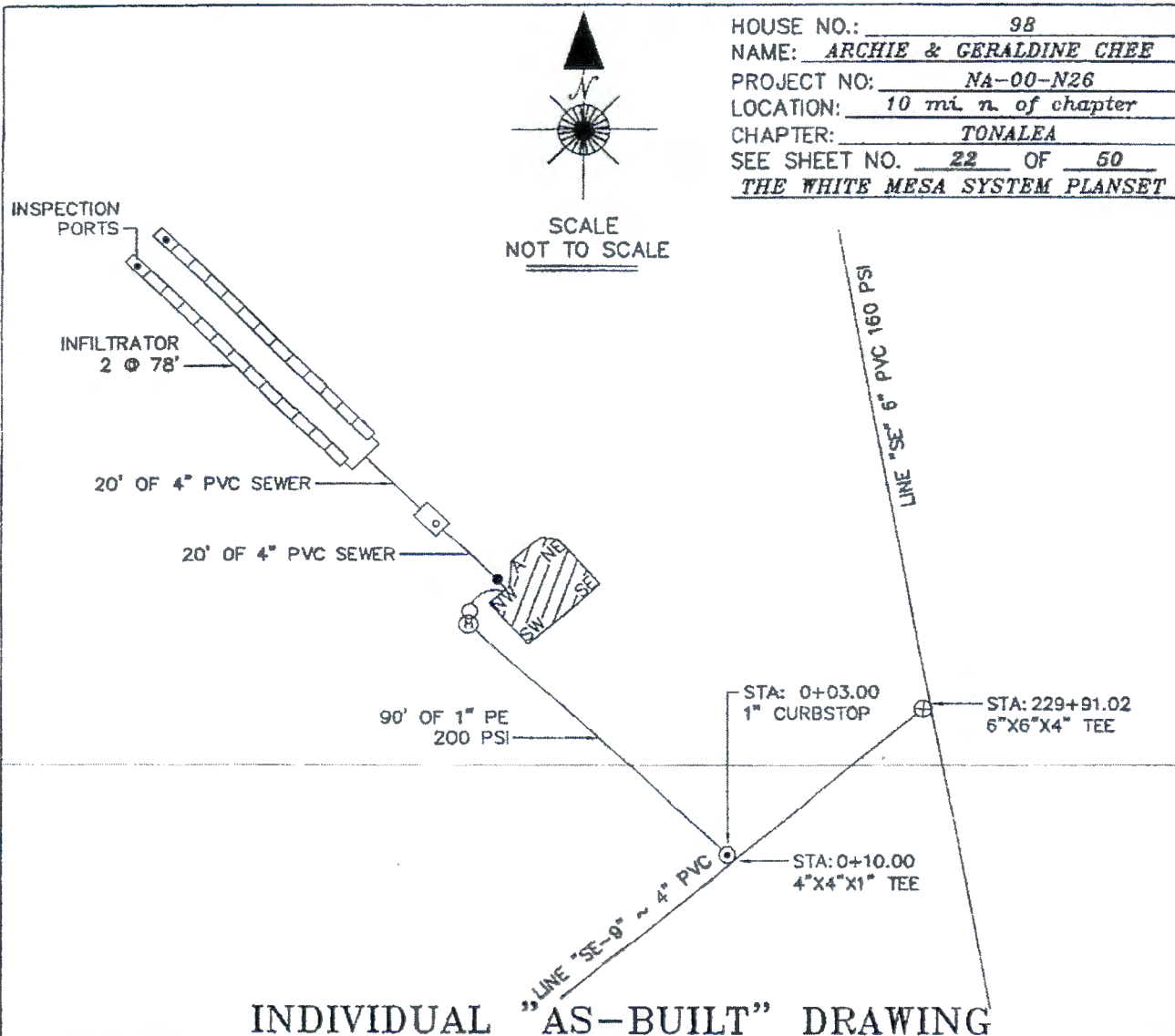
INSPECTION PORTS







INDIVIDUAL "AS-BUILT" DRAWING

ITEM DESCRIPTION	SYMBOL	MATERIALS		HOUSE CORNER TIES (FT.)					
		SIZE	MAT'L	NW	NE	SW	SE	A	B
CURBSTOP	⊙	1"				111.0		126.1	
WATER METER	(H)	3/4"x5/8"		15.3		21.9			
WATER METER W/IND. PRV	(H) x	3/4"x5/8"							
DOMESTIC STOP	○	1"		13.1		20.9			
CISTERN TANK	□	1000 GAL	P.E.						
SEPTIC TANK	⊙	1000 GAL	CONC.	41.9		15.0		28.0	
CLEAN OUT #1	•	4"	PVC	13.7		19.3			
CLEAN OUT #2	•	4"	PVC	14.6		18.9			
HOUSE SERVICE LINE	—	1"	P.E.	DRAINFIELD INFORMATION LINES <u>2</u> AREA <u>468</u> SQ. FT. WIDTH <u>3</u> FT. LENGTH <u>78</u> FT. SOIL TYPE <u>SANDY LOAM</u>					
MAIN WATER LINE	—W—	6"	PVC						
SEWERLINE	—S—	4"	PVC						
DWELLING, OTHER BLDGS	▨								
INFILTRATOR	□□□□	3'x6'x1'	P.E.						

DRAWN BY: PAY
 DATE: 03/10
 APPROVED BY: D.G.S.
 DATE: _____
 AS-BUILT: 04/07/03
 REMARKS: _____

NAME _____
 OFFICE OF ENVIRONMENTAL HEALTH & ENGINEERING
 STANDARD ACAD DRAWING
 NUMBER M-3
 10/02
 ATTACHMENT # _____



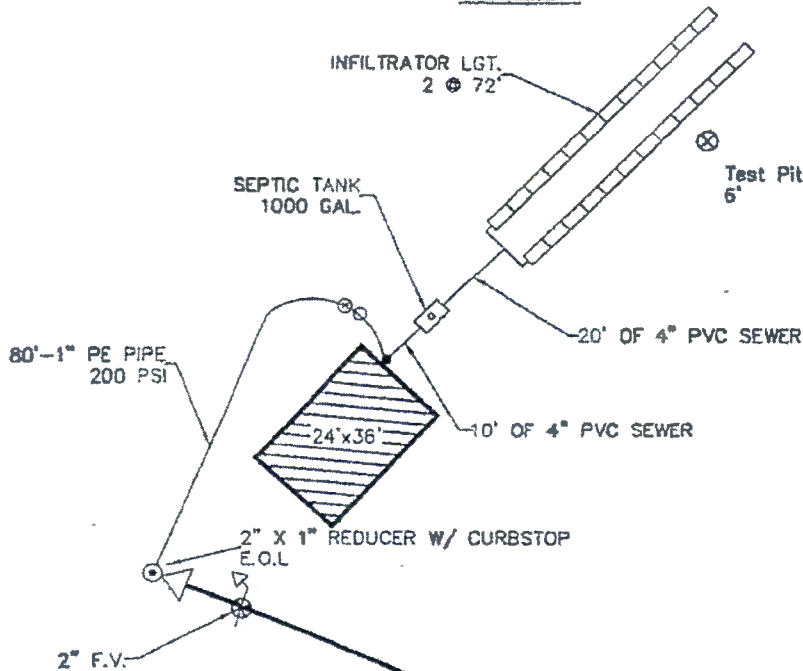
ITEM DESCRIPTION	SYMBOL	MATERIALS		HOUSE CORNER TIES (FT.)						DRAWN BY: <u>PAY</u>	
		SIZE	MAT'L	NW	NE	SW	SE	A	B		DATE: <u>03/10</u>
CURBSTOP	⊙	1"				76.8	80.6			APPROVED BY: <u>DGS</u>	
WATER METER	⊙	3/4"x5/8"								DATE: <u>10/6/03</u>	
WATER METER W/IND. PRV	⊙*	3/4"x5/8"		7.9		16.3				AS-BUILT: <u>6/12/03</u>	
DOMESTIC STOP	○	1"		5.6		17.6					
CISTERN TANK	⊙	1000 GAL	P.E.								
SEPTIC TANK	⊙	1000 GAL	CONC.	25.5				21.7		REMARKS: _____	
CLEAN OUT #1	•	4"	PVC	6.7				6.1			
CLEAN OUT #2	•	4"	PVC								
HOUSE SERVICE LINE	—	1"	P.E.	DRAINFIELD INFORMATION						NADHS OFFICE OF ENVIRONMENTAL HEALTH & ENGINEERING STANDARD ACAD. DRAWING NUMBER N-3 10/02 ATTACHMENT B 011.2	
MAIN WATER LINE	—W—	4	PVC								
SEWERLINE	—S—	4"	PVC								
DWELLING, OTHER BLDGS											
INFILTRATOR		3'x6'x1'	P.E.								
				LINES	<u>2</u>						
				AREA	<u>488</u> SQ. FT.						
				WIDTH	<u>3</u> FT.						
				LENGTH	<u>78</u> FT.						
				SOIL TYPE	<u>SANDY LOAM</u>						

HOUSE 02
 NAME: CHARLENE KEETSO
 PROJECT NO. NA-97-M79
 LOCATION 1 ML. W. WILDCAT PEAK
 CHAPTER TONALEA CHAPTER
 SEE SHEET NO. _____ OF THE _____
 PLAN SET



SCALE
 1" = 40'

WHITE MESA EXTENSION



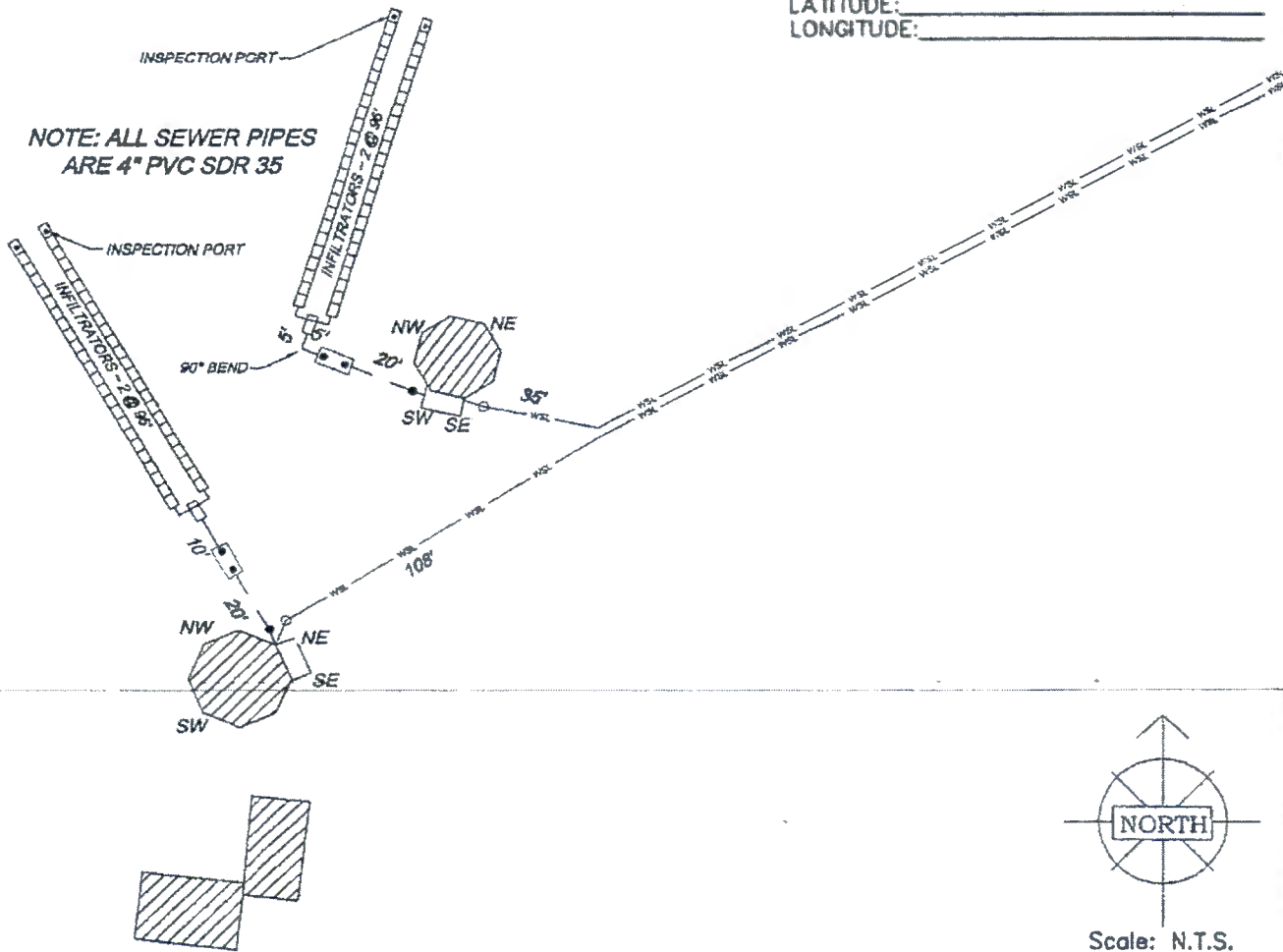
PROPOSED INDIVIDUAL AS-BUILT

ITEM DESCRIPTION	SYMBOL	MATERIALS		HOUSE CORNER TIES (FT.)						DRAWN BY: <u>WE</u>
		SIZE	MAT'L	NW	NE	SW	SE	1	2	
CURBSTOP	⊙	1"								DATE: <u>3/26/99</u>
WATER METER W/IND. PRV	⊙x									APPROVED BY: _____
WATER METER	⊙	3/4"x5/8"								DATE: _____
DOMESTIC STOP	○	1"								INSTALLED: _____
SEPTIC TANK	□	1000 GAL	CONC.							REMARKS: <u>WE</u>
CLEAN OUT	•	3"	PVC							
HOUSE SERVICE LINE	—	1"	P.E.							
MAIN WATER LINE	—W—	2"	PVC							
SEWERLINE	—S—	4"	PVC							
DWELLING, OTHER BLDGS	▨									
INFILTRATOR	▨	3' X 6'	P.E.							
PERFORATED PIPES	----	4"	PVC							

DRAINFIELD INFORMATION
 LINES 2
 AREA 426 SQ. FT.
 WIDTH 3 FT.
 LENGTH 72 FT.
 SOIL TYPE: SANDY LOAM

STANDARD DRAWING
 NUMBER M-3 2/93

HOUSE NO. 35
NAME MAMIE BETONEY
PROJECT NO. NA-13-ERS
CHAPTER TONALEA
ACAD FILE: ERS
SERVICE TAP LOCATION (NAD83):
LATITUDE:
LONGITUDE:



INDIVIDUAL DRAWING

ITEM DESCRIPTION	SYMBOL	MATERIALS		HOUSE CORNER TIES (FT.)						
		SIZE	MAT'L	NW	NE	SW	SE	A	B	
CURB STOP	⊙	1"								
WATER METER	⊙	3/4"X5/8"								
WATER METER W/IND. PRV	⊙*	3/4"X5/8"								
DOMESTIC STOP	○	1"								
YARD HYDRANT	⊙	1"								
DISTRIBUTION BOX	□	CONCRETE								
SEPTIC TANK	⊙	1000 GAL. PE								
CISTERN TANK	⊙	1000 GAL. PE								
CLEAN OUT #1	●	PVC								
CLEAN OUT #2	●	PVC								
HOUSE SERVICE LINE	--- W/L ---	1" P.E.								
MAIN WATER LINE	--- W ---	SIZE PVC								
SEWERLINE	--- S/L ---	4" PVC								
INFILTRATOR	▬▬▬▬▬	4' x 3' P.E.								
DWELLING, OTHER BLDGS	⊙									
MARKER POST	P	T-POST STEEL								
UTILITY POLE	⊙									

DRAWN BY: AB
DATE: 3/15/2016
APPROVED BY: ULB
DATE: 3/15/2016

AS-BUILT: ☐

REMARKS: _____

DRAINFIELD INFORMATION

SOIL TYPE: SOIL

AREA _____ SQ. FT.

TOTAL LENGTH _____ FT.

NARS
OFFICE OF ENVIRONMENTAL HEALTH & ENGINEERING
STANDARD ACAD. DRAWING
NUMBER M-5
12/13
ATTACHMENT B G11.2

01-23-17;09:46 :From:

To: 919288717259 : 9282831403

1/ 1



TO' NIHALII'

President: Sarah Slim

District One - Western Navajo Agency

Council Delegate: Tauchoney Slim, Jr.

Vice President: Marie Acothley

Tonalea Chapter

Grazing Official: Vicki R. Koe

Secretary/Treasurer: Delores Claw

P.O. Box 207

Tonalea, Arizona 86044-0207

Phone: (928) 283-3430

Email: tonaleachapter@yahoo.com

Fax: (928) 283-3435

EXHIBIT

E

January 20, 2017

VIA FAX: 928/871/7259

Honorable Tuchoney Slim, Jr., Council Delegate
23rd Navajo Nation Council

SUBJECT: \$100k Matching Funds Tonalea Chapter

Tonalea Chapter has identified the \$100K match funds that would be applied to the Tonalea Sweat Equity initiative to help alleviate the housing needs in the Tonalea community.

At the next regular Tonalea Chapter meeting in the month of January 2017, the community will consider passage of granting a support resolution to grant the \$100K matching funds.

If there are any questions, please contact me at (928) 679-3949.

Sincerely,

Sarah Slim, President
Tonalea Chapter

Cc: Tonalea Chapter Chrono file



THE
NAVAJO
NATION

Navajo-Hopi Land Commission Office ♦ Post Office Box 9000 ♦ Window Rock, Arizona 86515 ♦ (928) 871-6441



Russell Begaye
President

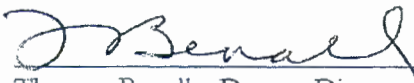
Jonathan Nez
Vice-President

Wenona Benally
Executive Director

Thomas Benally
Executive Deputy Director

M E M O R A N D U M

TO : Tuchoney Slim, Jr.
NN Council Delegate

FROM : 
Thomas Benally, Deputy Director
Navajo-Hopi Land Commission Office

DATE : January 18, 2017

SUBJECT : Escrow funds commitment to Tonalea Chapter/Community

The Navajo Hopi Land Commission of the Navajo Nation Council has authorized the funding of \$288,544.64 from the Former Bennett Freeze Area Escrow funds to the Tonalea Chapter and its community members specifically for housing needs in community.

The funds have already gone through the Navajo Nation 164 process and the Navajo Nation OMB has assigned the business unit number N01335. The funds are available to be withdrawn and used to assist the members of the Tonalea Chapter.

If there are an questions, call me at extension 6726.

cc: Wenona Benally, Exec. Dir., NHLCO
Tonalea Chapter Escrow Funds