



**NAVAJO NATION DEPARTMENT OF JUSTICE**  
**OFFICE OF THE ATTORNEY GENERAL**

ETHEL B. BRANCH  
Attorney General

HEATHER CLAH  
Deputy Attorney General

**DEPARTMENT OF JUSTICE**  
**INITIAL ELIGIBILITY DETERMINATION**  
**FOR NAVAJO NATION FISCAL RECOVERY FUNDS**

**RFS/HK Review #:** HK0282-2

**Date & Time Received:** 01/11/2023 at 12:03

**Date & Time of Response:** 23 January 2023; 11:20 am

**Entity Requesting FRF:** Pinon Chapter

**Title of Project:** Housing by Pinon Community

**Administrative Oversight:** Division of Community Development

**Amount of Funding Requested:** \$1,000,000.00

**Eligibility Determination:**

- ☒ FRF eligible  
☐ FRF ineligible  
☐ Additional information requested

**FRF Eligibility Category:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> (1) Public Health and Economic Impact | <input type="checkbox"/> (2) Premium Pay                            |
| <input type="checkbox"/> (3) Government Services/Lost Revenue             | <input type="checkbox"/> (4) Water, Sewer, Broadband Infrastructure |

**U.S. Department of Treasury Reporting Expenditure Category:** 2.15 Long-term Housing  
Security: Affordable Housing





## RESPONSE: FRF Review for HK0282 Pinon Housing

1. What is the criteria to be approved for a new home/how will recipients be selected? Please be specific, including any family size and income limitations, as well as any other specific needs of the intended recipients.

### ELIGIBILITY CRITERIA:

- a. Completed Housing Assistance Application by potential Homeowner
- b. Applicant must provide and attach a copy of their completed home site lease
- c. The applications are vetted by a summary sheet based on family size, Annual income, over crowdedness, unsanitary/unsafe living conditions with the 5<sup>th</sup> factor on elder, handicapped, disabled and or veteran status. (Attached)
- d. This one-time program will address, only Homelessness and overcrowding for a family to be eligible. (No exception).

2. Please describe in more detail the homes to be built, including square footage, number of bedrooms, etc.

-Our first choice will be a home built from the foundation up to last longer. The Second choice would be a modular home on a foundation.

-The One bedroom homes will be at least 500-1000 square feet. Two bedroom homes will be at least 820-1300 square feet. The Three bedrooms homes at will be at least 900 – 1350 square feet.

*All square footages meet HUD guidelines*

3. Please describe how the estimated size and cost per home compares to homes in the area these homes will be located.

The median price of a home in some of the closest counties in Arizona:

Navajo County Median pricing is \$450,000.00 and \$272 a square foot.

Coconino County median pricing \$699,900.00 and \$384.00 a square foot.

Gila County median pricing \$475,000.00 and \$297 a square foot.

Maricopa County median pricing is @530,000.00 and \$292 a square foot

This averages out to about \$539,000.00 and \$311.00 a square foot.

Pinon Chapter has budgeted for at least \$175 a square foot, which is half of the average price of a home of similar size in the surrounding area. The turn-key homes will range from \$90,000.000 to \$240,000.00

4. Please explain whether the home construction projects would qualify for any federally

funded housing programs, including but not limited to the National Housing Trust

Fund, Indian Housing Block Grant program, the Indian Community Development

Block Grant program, or the Bureau of Indian Affairs Housing Improvement

Program.

No, they would not qualify for any of the above funding sources. However, We are following the Navajo Nation Community Housing & Infrastructure Department and Navajo Housing Authority Guidelines.

## PINON CHAPTER

### HOUSING POINT ALLOCATIONS SUMMARY SHEET

Name of Applicant: \_\_\_\_\_

Phone No. \_\_\_\_\_

Name of Co-Applicant: \_\_\_\_\_

**Type of Assistance Requested By Category:**

☐ A – Minor Repairs

☐ C – Partial Assistance

☐ B – Major Repairs

☐ D – New Construction

Factor	Description	Points Allocated
1	Family Size	
2	Annual Household Income	
3	Overcrowded Living Conditions (Causes massive COVID-19 transmission)	
4	Unsanitary or Unsafe Living Conditions (Causes COVID-19 escalation)	
5	Elderly, Handicapped/Disabled, and/or Veteran Status (COVID-19 immunocompromised)	
Total Points Allocated		

Assessed By: \_\_\_\_\_

Date: \_\_\_\_\_

☐ Applicant is approved = \_\_\_\_\_ New Housing Construction. Bedroom Size: \_\_\_\_\_

\_\_\_\_\_ Existing Housing Repairs/Renovation/Addition or Completion.

NOT TO EXCEED \$ \_\_\_\_\_

☐ Applicant is Denied: Denial due to: \_\_\_\_\_  
\_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Factors 1 and 2: Family Size and Annual Income		
No. of Family Members	Annual Income	Points
1	\$5,733 or less.....	5
	\$5,734 to \$8,673.....	4
	\$8,674 to \$11,613.....	3
	\$11,614 to \$14,700.....	2
	\$14,701 or more.....	1
2	\$7,722 or less.....	5
	\$7,723 to \$11,682.....	4
	\$11,683 to \$15,642.....	3
	\$15,643 to \$19,800.....	2
	\$19,801 or more.....	1
3	\$9,711 or less.....	5
	\$9,712 to \$14,691.....	4
	\$14,692 to \$19,671.....	3
	\$19,672 to \$24,900.....	2
	\$24,901 or more.....	1
4	\$11,700 or less.....	5
	\$11,701 to \$17,700.....	4
	\$17,701 to \$23,700.....	3
	\$23,701 to \$30,000.....	2
	\$30,001 or more.....	1
5	\$13,689 or less.....	5
	\$13,690 to \$20,709.....	4
	\$20,710 to \$27,729.....	3
	\$27,730 to \$35,100.....	2
	\$35,101 or more.....	1
6	\$15,678 or less.....	5
	\$15,679 to \$23,718.....	4
	\$23,719 to \$31,758.....	3
	\$31,759 to \$40,200.....	2
	\$40,201 or more.....	1
7	\$17,667 or less.....	5
	\$17,668 to \$26,727.....	4
	\$26,728 to \$35,787.....	3
	\$35,788 to \$45,300.....	2
	\$45,301 or more.....	1

Factor 3: Overcrowded Living Conditions		
No. of Rooms	No. of Household Members	Points
0	6 or more individuals...	5
	5 individuals.....	4
	4 individuals.....	3
	3 individuals.....	2
	2 individuals.....	1
1	1 individuals.....	0
	6 or more individuals...	5
	5 individuals.....	4
	4 individuals.....	3
	3 individuals.....	2
2	2 individuals.....	1
	1 individuals.....	0
3	7 or more individuals...	5
	6 individuals.....	4
	5 individuals.....	3
	4 individuals.....	2
	3 individuals.....	1
4	2 or less individuals.....	0
	8 or more individuals...	5
	7 individuals.....	4
	6 individuals.....	3
	5 individuals.....	2
5	4 individuals.....	1
	3 or less individuals.....	0
6	6 or more individuals...	5
	5 individuals.....	4
	4 individuals.....	3
	3 individuals.....	2
	2 individuals.....	1
7	1 individuals.....	0
	6 or more individuals...	5
	5 individuals.....	4
	4 individuals.....	3
	3 individuals.....	2
8	2 individuals.....	1
	1 individuals.....	0
9	6 or more individuals...	5
	5 individuals.....	4
	4 individuals.....	3
	3 individuals.....	2
	2 individuals.....	1
10	1 individuals.....	0

Factor 4: Unsanitary or Unsafe Living Conditions	Points
Homelessness = Unsanitary and Unsafe Conditions	6
Whole house should be condemned due to major deficiencies and/or deterioration. Family need to be relocated there is no other home(s) is available.	5
House has no running water (plumbing), electricity and heating system	4
Roof is leaking, water leaks into rooms or underneath the house causing decay and in need of replacement. Install or repair water or waste water, disposal systems, and repair or replace roof/repair structural supports.	3
Exterior siding deteriorating uneven floors, cracked walls and/or energy conservation measures needed such as insulation, storm windows, etc.	2
Window(s) are broken, door(s) are missing or very difficult to open/close, gaps around some of the door assemblies, bathroom not working properly. Needs to replace toilet, bathtub, sink/lavatory or sewer system failure.	1
There are safe/sanitary conditions	0

Factor 5: Elderly, Handicapped/Disabled and/or Veteran Status	Points
Elderly, Disabled and a Veteran.	5
Elderly and a Veteran.	4
Disabled and a Veteran.	3
Elderly and Disabled.	2
Elderly, Disabled or a Veteran.	1
Not Elderly, Not Disabled, and Non-Veteran.	0

**THE NAVAJO NATION  
FISCAL RECOVERY FUNDS REQUEST FORM & EXPENDITURE PLAN  
FOR GOVERNANCE-CERTIFIED CHAPTERS**

**Part 1. Identification of parties.**

Governance-Certified Chapter requesting FRF: Pinon Chapter Date prepared: 12/01/2022  
 Chapter's P. O. Box 12 phone & email: 928-725-3710/3711  
 mailing address: Pinon Arizona 86510 website (if any): \_\_\_\_\_  
 This Form prepared by: Sharon A. Begay phone/email: 928-725-3710/3711  
Chapter Manager  
CONTACT PERSON'S name and title CONTACT PERSON'S info

Title and type of Project: Housing for Pinon Community

Chapter President: Bessie S. Allen phone & email: 928-313-4983  
 Chapter Vice-President: Bill Yazzie phone & email: 928-383-6113  
 Chapter Secretary: Ramona Nalwood phone & email: 928-675-7520  
 Chapter Treasurer: Ramona Nalwood phone & email: 928-675-7520  
 Chapter Manager or CSC: Sharon A. Begay phone & email: 928-675-7021  
 DCD/Chapter ASO: Edgerton Gene phone & email: 928-674-2251

List types of Subcontractors or Subrecipients that will be paid with FRF (if known): Housing Contractor  
☐ document attached

Amount of FRF requested: 1,000,000.00 FRF funding period: December 2022 to December 31, 2026  
indicate Project starting and ending/deadline date

**Part 2. Expenditure Plan details.**

(a) Describe the Program(s) and/or Project(s) to be funded, including how the funds will be used, for what purposes, the location(s) to be served, and what COVID-related needs will be addressed:

The Pinon Chapter is requesting \$1,000,000.00 to construct new housing and/or purchase new homes to assist Navajo families. Providing stable housing for those in need will help eliminate the spread of COVID-19 among families living in multi-generational homes and provide new homes for homeless families and individuals, which will provide sanitary infrastructure (water/wastewater and electricity) to help combat COVID-19 pandemic

☐ document attached

(b) Explain how the Program or Project will benefit the Navajo Nation, Navajo communities, or the Navajo People:

This project will benefit the needs of the Pinon Chapter community members by providing stable housing for those in need. Pinon Chapter strives to provide affordable housing for individuals with limited economic opportunities. During this COVID-19 pandemic, stable housing will improve the living conditions for families living in multi-generational homes and help provide sanitary infrastructure.

☐ document attached

(c) A prospective timeline showing the estimated date of completion of the Project and/or each phase of the Project. Disclose any challenges that may prevent you from incurring costs for all funding by December 31, 2024 and/or fully expending funds and completing the Program(s) or Project(s) by December 31, 2026:



Collect applications 9/01/2022 to 12/31/2022  
Advertise for homes builders to construct new homes: 12/2022 to 01/2023  
Construction: 02/2023 to 12/31/2023

☐ document attached

(d) Identify who will be responsible for implementing the Program or Project:

Pinon Chapter Manager and Officials

☐ document attached

(e) Explain who will be responsible for operations and maintenance costs for the Project once completed, and how such costs will be funded prospectively:

Homeowners are responsible for the operation and maintenance of new homes following a 1 year warranty period.

☐ document attached

(f) State which of the 66 Fiscal Recovery Fund expenditure categories in the attached U.S. Department of the Treasury Appendix 1 listing the proposed Program or Project falls under, and explain the reason why:

This project falls under the new expenditure Category 2.16 Long-Term Housing  
Providing new homes for navajo families in need will help to address homelessness by offering housing support and improving access to secure, stable, affordable housing.

☐ document attached

**Part 3. Additional documents.**

List here all additional supporting documents attached to this FRF Expenditure Plan (or indicate N/A):


Collect applications 9/01/2022 to 12/31/2022  
Advertise for homes builders to construct new homes: 12/2022 to 01/2023  
Construction: 02/2023 to 12/31/2023

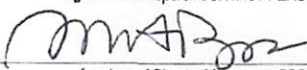
☐ Chapter Resolution attached

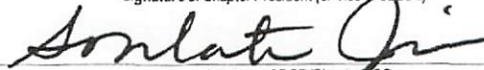
**Part 4. Affirmation by Funding Recipient.**

Funding Recipient affirms that its receipt of Fiscal Recovery Funds and the implementation of this FRF Expenditure Plan shall be in accordance with Resolution No. CJY-41-21, the ARPA, ARPA Regulations, and with all applicable federal and Navajo Nation laws, regulations, and policies:

Chapter's  
Preparer:   
signature of Preparer/CONTACT PERSON

Approved by:   
signature of Chapter President (or Vice-President)

Approved by:   
signature of Chapter Manager or CSC

Approved by:   
signature of DCD/Chapter ISO

Approved to submit  
for Review:   
signature of DCD Director

FY 2023

# THE NAVAJO NATION PROGRAM BUDGET SUMMARY

APPENDIX B

BUDGET FORM 1

PART I. Business Unit No.: <u>New</u> <u>ARPA FUNDS</u>		Program Title: <u>Pinon Chapter</u>		Division/Branch: <u>ASC/DCD</u>	
Prepared By: <u>Sharon A. Begay</u>		Phone No.: <u>928-725-3710</u>		Email Address: <u>sabegay@nnchapters.org</u>	

PART II. FUNDING SOURCE(S)	Fiscal Year /Term	Amount	% of Total	PART III. BUDGET SUMMARY	Fund Type Code	(A) NNC Approved Original Budget	(B) Proposed Budget	(C) Difference or Total
ARPA FUNDS	2022 to 2026	1,000,000.00	100%	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	<u>6</u>	<u>0</u>	1,000,000	<u>1,000,000</u>
				7000 Special Transactions				
				8000 Public Assistance				
				9000 Capital Outlay				
				9500 Matching Funds				
				9500 Indirect Cost				
				TOTAL		\$0.00	1,000,000.00	<u>1,000,000</u>
TOTAL: \$1,000,000.00 100%				PART IV. POSITIONS AND VEHICLES				
						(D)	(E)	
				Total # of Positions Budgeted:				
				Total # of Vehicles Budgeted:				

PART V. I HEREBY ACKNOWLEDGE THAT THE INFORMATION CONTAINED IN THIS BUDGET PACKAGE IS COMPLETE AND ACCURATE.

SUBMITTED BY: <u>Sonlatsa Jim- Martin, ASC Manager</u>	APPROVED BY: <u>Pearl Yellowman, DCD Director</u>
Program Manager's Printed Name	Division Director / Branch Chief's Printed Name
<u>Sonlatsa Jim</u>	<u>Pearl Yellowman</u>
Program Manager's Signature and Date	Division Director / Branch Chief's Signature and Date
	<u>12.5.22</u>





## PIÑON CHAPTER

Post Office Box 127 • Piñon, Arizona 86510 • (928) 725-3710/3711 • FAX (928) 725-3712

### RESOLUTION # 23-01 OF PINON CHAPTER

THE NAVAJO NATION, PINON, ARIZONA

APPROVING, PRIORITIZING AND SUBMITTING PINON CHAPTER'S LISTED PROPOSED PROJECT FOR FULL FUNDINGS FROM THE AMERICAN RESCUE PLAN ACT, PURSUANT TO CJN-29-22, AS PROJECTS IN EXHIBIT A, B, AND C, TO COMBAT COVID 19 PANDEMIC.

#### WHEREAS:

1. THE Navajo Nation Council by Resolution CS-34-98, enacted the Navajo Nation Local Governance Act and Codified it under the Navajo Nation Code; AND
2. That pursuant to Title 26 NNC, Section B-1&2, Pinon Chapter is an LGA Certified Chapter government of the Navajo Nation Government, thus acts on this foregoing resolution pursuant to the authority vested to Pinon Chapter to recognize, address and advocate for the local needs, its interests, and matters consistent with the Navajo Nation Laws, which includes Navajo customs and traditions; AND
3. That the Navajo Nation Council enacted Resolution CIN-29-22, \$1,070,298,867. the Navajo Nation Fiscal Recovery Fund Expenditure Plans for the Navajo Nation Chapters and Regional Projects; Public Safety, Emergency Communications, E911, Rural Addressing, Cyber Security, Public Health Projects, Hardship Assistance, Water and Waste Water Projects, Broadband Projects, Home Electricity Connections, Electric Capacity Projects, Housing Projects, and Manufactured Housing, Bathroom Additions, and Construction Contingency fundings, AND
4. That the Pinon Chapter, hereby, submits their listed proposed projects, (see Exhibit A), pursuant to CJN-29-22, to Division of Community Development ARPA Portal via our Council Delegate, Jimmy Yellowhair, for consideration by the Navajo Nation Council; AND
5. That the Pinon, hereby, submits their Chapter's listed proposed projects, (see Exhibit B), pursuant to CJN-29-22, via our Council Delegate, Jimmy Yellowhair, for ARPA funding consideration from the Delegate Regional distribution; AND

6. That the Pinon Chapter, hereby, submits, pursuant to CJN-29-22, their Chapter's listed proposed projects with listed recipients that was duly considered and recommended by Chapter Resolution to the Navajo Hopi Land Commission, (see Exhibit C), from the Navajo Partition Land allocation for Modular Homes; AND
7. That it is in the best Health interests of Pinon Chapter and its community to have the Navajo Nation Council to fully consider to fully ARPA fund all of the Pinon Chapter's listed proposed projects on the attached Exhibits.

NOW, THEREFORE, BE IT RESOLVED THAT:

THE Pinon Chapter, hereby, pursuant to CJN-29-22, Approves and Recommends The Submission of the Chapter's Proposed Projects listed on the attached Exhibit A, Exhibit B and Exhibit C for Full Fundings Consideration by the Navajo Nation Council from Funds Allocated by the United States Congress, the American Rescue Plan Act, to Combat the Health Pandemic, COVID 19.

#### CERTIFICATION

WE, the undersigned, hereby, certified that the foregoing resolution was duly considered at a duly called Pinon Chapter meeting at which a quorum was present and same was duly discussed and acted upon by a vote of 35 in favor, 0 opposed and 14 abstained On the 10th day of October, 2022, at Pinon Chapter House, the Navajo Nation, Pinon, Arizona.

Motioned by: Laverne Gorney

Seconded by: Danny Luman

Bessie S. Allen

Bessie S. Allen, Chapter President

Bill Yazzie

Bill Yazzie, Chapter Vice-President

Ramona Nalwood

Ramona Nalwood, Chapter Secretary/Treasurer

CONCURRED; Council Delegate

\_\_\_\_\_

*Legislation CJN-29-22: \$8,802,340 mil per Delegate*

*Pinon Chapter equal distribution \$1,760,468 per 5 chapters*

<b>\$ 260,468.00</b>	<b>1</b>	Septic & Leech field repairs: 10 repairs @ \$20,000 each
<b>\$ 1,000,000.00</b>	<b>2</b>	New Housing- 5 families have HSL
<b>\$ 500,000.00</b>	<b>3</b>	Housing renovations @ \$5000.00 ea = 100 homes
<b>\$ 1,760,468.00</b>		<b>TOTAL</b>



**Legislation CJN-29-22: \$8,802,340 mil per Delegate**

***Pinon Chapter equal distribution \$1,760,468 per 5 chapters***

<b>\$ 260,468.00</b>	<b>1</b>	<b>Septic &amp; Leech field repairs: 13 repairs @ \$20,000 each</b>
<b>\$ 1,000,000.00</b>	<b>2</b>	<b>New Housing- 10 families have HSL @ \$100,000</b>
<b>\$ 500,000.00</b>	<b>3</b>	<b>Housing renovations @ \$5000.00 ea = 100 homes</b>
<b>\$ -</b>	<b>4</b>	
<b><u>\$ 1,760,468.00</u></b>		<b><u>TOTAL</u></b>

[illegible]