



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

DOREEN N. MCPAUL  
Attorney General

KIMBERLY A. DUTCHER  
Deputy Attorney General

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

RFS/HK Review #: HKD0001

Date & Time Received: 9/19/22 10:17

Date & Time of Response: 09/26/2022 10:00 AM MDT

Entity Requesting FRF: Sandstone Housing Corporation

Title of Project: Sandstone Housing Renovation Project - Renovation of Existing Homes and Housing Developments on the Navajo Nation

Administrative Oversight: Navajo Nation Division of Community Development

Amount of Funding Requested: \$750,311

**Eligibility Determination:**

- ☒ FRF eligible  
☐ FRF ineligible  
☐ Additional information requested

**FRF Eligibility Category:**

- ☒ (1) Public Health and Economic Impact  
☐ (2) Premium Pay  
☐ (3) Government Services/Lost Revenue  
☐ (4) Water, Sewer, Broadband Infrastructure

**U.S. Department of Treasury Reporting Expenditure Category:** 2.15 (Assistance to Households: Long-term Housing Security: Affordable Housing)

**Returned for the following reasons (Ineligibility Reasons / Paragraphs 5. E. (1) - (10) of FRF Procedures):**

- |  |  |
|--|--|
| <input type="checkbox"/> Missing Form  | <input type="checkbox"/> Expenditure Plan incomplete                     |
| <input type="checkbox"/> Supporting documentation missing  | <input type="checkbox"/> Funds will not be obligated by 12/31/2024       |
| <input type="checkbox"/> Project will not be completed by 12/31/2026                                     | <input type="checkbox"/> Incorrect Signatory                             |
| <input type="checkbox"/> Ineligible purpose  | <input type="checkbox"/> Inconsistent with applicable NN or federal laws |
| <input type="checkbox"/> Submitter failed to timely submit CARES reports                                 |  |
| <input type="checkbox"/> Additional information submitted is insufficient to make a proper determination |  |

Other Comments: The expenditure code for other housing assistance recently changed from 3.10 to 2.15. We have updated the expenditure code.

Name of DOJ Reviewer: Kristen A. Lowell

Signature of DOJ Reviewer: 

Disclaimers: An NNDOJ Initial Eligibility Determination will be based on the documents provided, which NNDOJ will assume are true, correct, and complete. Should the Project or Program change in any material way after the initial determination, the requestor must seek the advice of NNDOJ. An initial determination is limited to review of the Project or Program as it relates to whether the Project or Program is a legally allowable use – it does not serve as an opinion as to whether or not the Project or Program should be funded, nor does it serve as an opinion as to whether or not the amount requested is reasonable or accurate.



**THE NAVAJO NATION  
FISCAL RECOVERY FUNDS REQUEST FORM & EXPENDITURE PLAN  
FOR EXTERNAL ENTITIES**

**Part 1. Identification of parties.**

External Entity requesting FRF: Sandstone Housing Corporation Date prepared: 8/23/22  
 External Entity's 8500 Menaul Blvd. NE Suite A220 phone/email: 505-821-0193  
 mailing address: Albuquerque, NM 87112 website (if any): www.sandstonehousing.com  
 This Form prepared by: Shelby Garcia phone/email: 505-820-0193  
CEO sgarcia@sandstonehousing.com  
CONTACT PERSON'S name and title CONTACT PERSON'S info

Title and type of Project: Sandstone Housing Renovation Project - Renovation of existing homes and housing developments on the Navajo Nation

External Entity's CEO (or equivalent): Shelby Garcia phone & email: 505-821-0193 sgarcia@sandstonehousing.com  
 Board President: Russ Tanzer phone & email: 505-821-0193 rlt34s@yahoo.com  
 Board Treasurer or Financial Officer: N/A phone & email: N/A

Funding Recipient will be working with: Navajo Nation Division of Community Development on the Project  
Indicate name of Director of assisting Division and Division; if none, indicate "NN President and CPVP"  
 and same will be submitting the Funding Request Package for Review, and will have Administrative Oversight over this FRF Expenditure Plan.

List types of Subcontractors or Subrecipients that will be paid with FRF (if known): Gilbert Sons Electric LLC, Iina Ba Inc., Black Creek Fence Company, Native Paving Inc., Shiprock Construction Company ☒ document attached

Amount of FRF requested: \$750,311.00 FRF funding period: January 2022-December 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:

Red Lake Acres: Replace kitchen cabinets in all units, install 18 street lighting fixtures and renovate all vacant units. Rio Puerco Estates: Replace kitchen cabinets in all units, install 18 street lighting fixtures, repair roads, and renovate all vacant units.

☒ document attached

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

Sandstone Housing's projects will benefit Navajo People by providing safety, security, and accessibility throughout our properties, allowing us to continue providing quality housing to families across the Navajo Nation. The renovations of vacant units will provide homes for 70 low to moderate income Navajo families that may be forced to live in substandard housing otherwise, and interior and exterior property repairs ensure the longevity of Sandstone's existing units for Navajo families.

☒ document attached

(c) Provide 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:



## APPENDIX A

Projects will be completed by December 2024 if funds are disbursed in January 2022. We are tiering the projects into small, manageable portions to ensure completion within the two year time frame. Progress will be reported to the board of directors on a quarterly basis.

☐ document attached

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

Compliance managers will work in conjunction with maintenance supervisors and property managers at all properties to ensure the safe implementation of all projects. Property managers will report progress to Sandstone Housing CEO, Shelby Garcia, at weekly manager's meetings.

☐ 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:

Sandstone Housing will be responsible for operations and maintenance costs for the project once completed. Sandstone Housing will fund these costs through rental income, and any sources of funding we receive in the future, including federal and private grants.

☐ 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:

### 3.10 - Housing Support: Affordable Housing

Sandstone Housing will be completing multiple capital projects at each housing division including repairing roads, installing street lighting, and completing much-needed internal and external home renovations, ensuring the longevity and safety of each property. The completion of these projects will provide affordable housing to over 300 families living on the Navajo Nation.

☒ document attached

### Part 3. Additional documents.

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

Board Resolution  
NNRF Appendix B and Part 2. Expenditure Plan Details  
American Rescue Plan Proposal  
DOJ Request for Services

☒ Board 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:

External Entity's  
Preparer:

  
signature of Preparer (CONTACT PERSON)

Approved by:

  
signature of Board Chairperson or President (or Vice President)

Approved by:

  
signature of External Entity's CEO (or equivalent)

Approved to submit  
for Review:

  
signature of Director of Assisting Division

-OR- Approved to submit  
for Review:

signature of NN President



FY 2023

## THE NAVAJO NATION PROGRAM BUDGET SUMMARY

Page 1 of 1  
BUDGET FORM 1

PART I. Business Unit No.: <u>K - [New]</u>		Program Title: <u>Sandstone Housing Corporation</u>		Division/Branch: <u>DCD</u>	
Prepared By: <u>Shelby Garcia, CEO</u>		Phone No.: <u>505-820-0193</u>		Email Address: <u>sgarcia@sandstonehousing.com</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
NN Fiscal Recovery Funds		750,311.00	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				
				7000 Special Transactions				
				8000 Public Assistance				
				9000 Capital Outlay	6	0	750,311	750,311-
TOTAL:						\$0.00	750,311.00	750,311-

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>Shelby E. Garcia</u> Program Manager's Printed Name <u>[Signature]</u> Program Manager's Signature and Date	APPROVED BY: <u>Lisa Jymn</u> Division Director / Branch Chief's Printed Name <u>[Signature]</u> 9-14-22 Division Director / Branch Chief's Signature and Date

FY \_\_\_\_\_

**THE NAVAJO NATION  
PROGRAM PERFORMANCE CRITERIA**

Page \_\_\_\_ of \_\_\_\_  
**BUDGET FORM 2**

<b>PART I. PROGRAM INFORMATION:</b>		Sandstone Housing Corp.							
Business Unit No.: 105001		Program Name/Title:				Office of Management and Budget			
<b>PART II. PLAN OF OPERATION/RESOLUTION NUMBER/PURPOSE OF PROGRAM:</b>									
<b>PART III. PROGRAM PERFORMANCE CRITERIA:</b>									
		1st QTR		2nd QTR		3rd QTR		4th QTR	
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
<b>1. Goal Statement:</b>									
Our goal is to complete solar street lighting in Fort Defiance, AZ and Navajo, NM									
<b>Program Performance Measure/Objective:</b>									
Goal is to have Fort Defiance complete by 1st quarter and Navajo, NM by end of 2nd quarter.									
<b>2. Goal Statement:</b>									
Our goal is to complete road repairs in Fort Defiance, AZ.									
<b>Program Performance Measure/Objective:</b>									
Road repairs are to be completed by the end of third quarter.									
<b>3. Goal Statement:</b>									
Goal is to complete housing renovations in Fort Defiance, AZ and Navajo, NM.									
<b>Program Performance Measure/Objective:</b>									
Housing renovations should be complete by the end of fourth quarter.									
<b>4. Goal Statement:</b>									
<b>Program Performance Measure/Objective:</b>									
<b>5. Goal Statement:</b>									
<b>Program Performance Measure/Objective:</b>									
<b>PART IV. I HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION HAS BEEN THOROUGHLY REVIEWED.</b>									
<u>Shelby Garcia</u> Program Manager's Printed Name					<u>Lisa Symm</u> Division Director/Branch Chief's Printed Name				
<u>[Signature]</u> 9/8/22 Program Manager's Signature and Date					<u>[Signature]</u> 9-14-22 Division Director/Branch Chief's Signature and Date				



**THE NAVAJO NATION  
PROJECT BUDGET SCHEDULE**

Page 1 of 1  
**PROJECT FORM**

<b>PART I. Business Unit No.:</b> <u>K-[New]</u> <b>Project Title:</b> <u>Sandstone Housing Corporation</u> <b>Project Description</b> <u>Street lighting, road repairs and housing renovations</u> Check one box: <input checked="" type="checkbox"/> Original Budget <input type="checkbox"/> Budget Revision <input type="checkbox"/> Budget Reallocation <input type="checkbox"/> Budget Modification		<b>PART II. Project Information</b> <b>Project Type:</b> <u>Housing community update</u> <b>Planned Start Date:</b> <u>1/1/2023</u> <b>Planned End Date:</b> <u>12/31/2023</u> <b>Project Manager:</b> <u>Giovanni Zavalza</u>																																																																																																																																																																																																																																																																																																																																																																																																																							
<b>PART III.</b> List Project Task separately; such as Plan, Design, Construct, Equip or Furnish.	<b>PART IV. Use Fiscal Year (FY) Quarters to complete the information below. O = Oct.; N = Nov.; D = Dec., etc.</b> <table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <thead> <tr> <th colspan="12">FY <u>2023</u></th> <th colspan="12">FY <u>2023</u></th> <th colspan="6">Expected Completion Date if project exceeds 8 FY Qtrs.</th> </tr> <tr> <th colspan="3">1st Qtr.</th> <th colspan="3">2nd Qtr.</th> <th colspan="3">3rd Qtr.</th> <th colspan="3">4th Qtr.</th> <th colspan="3">1st Qtr.</th> <th colspan="3">2nd Qtr.</th> <th colspan="3">3rd Qtr.</th> <th colspan="3">4th Qtr.</th> <th colspan="6">Date</th> </tr> <tr> <th>O</th><th>N</th><th>D</th><th>J</th><th>F</th><th>M</th><th>A</th><th>M</th><th>J</th><th>Jul</th><th>A</th><th>S</th> <th>O</th><th>N</th><th>D</th><th>J</th><th>F</th><th>M</th><th>A</th><th>M</th><th>J</th><th>Jul</th><th>A</th><th>S</th> <th>O</th><th>N</th><th>D</th><th>J</th><th>F</th><th>M</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td>x</td><td>x</td><td>x</td><td></td><td></td><td></td><td></td><td></td><td></td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td>x</td><td>x</td><td>x</td><td></td><td></td><td></td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>x</td><td>x</td><td>x</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> <td>x</td><td>x</td><td>x</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> <td>x</td><td>x</td><td>x</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> <td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="12" style="height: 150px; vertical-align: top;">           Street Lighting - Fort Defiance, AZ            Street Lighting - Navajo, NM            Road Improvements - Fort Defiance, AZ            Housing Renovations - Fort Defiance, AZ            Housing Renovations - Navajo, NM         </td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td colspan="12" style="text-align: right;">PART V.</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td colspan="12" style="text-align: right;">Expected Quarterly Expenditures</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td colspan="12"></td> <td colspan="12"></td> <td colspan="6" style="text-align: center;">PROJECT TOTAL</td> </tr> <tr> <td colspan="12"></td> <td colspan="12"></td> <td colspan="6" style="text-align: center;">\$750,311.11</td> </tr> </tbody> </table>																								FY <u>2023</u>												FY <u>2023</u>												Expected Completion Date if project exceeds 8 FY Qtrs.						1st Qtr.			2nd Qtr.			3rd Qtr.			4th Qtr.			1st Qtr.			2nd Qtr.			3rd Qtr.			4th Qtr.			Date						O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M				x	x	x																														x	x	x																														x	x	x																														x	x	x																											x	x	x															Street Lighting - Fort Defiance, AZ Street Lighting - Navajo, NM Road Improvements - Fort Defiance, AZ Housing Renovations - Fort Defiance, AZ Housing Renovations - Navajo, NM																														PART V.																														Expected Quarterly Expenditures																																																						PROJECT TOTAL																														\$750,311.11					
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FOR OMB USE ONLY:    Resolution No: 20210428    FMIS Set Up Date: \_\_\_\_\_    Company No: \_\_\_\_\_    OMB Analyst: \_\_\_\_\_



## Sandstone Housing

8500 Menaul Blvd NE Suite A-420  
Albuquerque, NM 87112  
Phone, 505-821-0193  
Fax, 505-821-8608



### RESOLUTION OF SANDSTONE HOUSING -SH-20210428

**APPROVING AND SUPPORTING FORT DEFIANCE HOUSING AUTHORITY d/b/a SANDSTONE HOUSING CORPORATION., CAPITAL OUTLAY PROJECT SUBMISSION FOR POSSIBLE FUNDING BY THE AMERICAN RESCUE PLAN ACT OF 2021 IN THE AMOUNT OF \$750,311.11**

**WHEREAS:**

1. Fort Defiance Housing Authority d/b/a Sandstone Housing (hereinafter referred to as "Sandstone Housing") has been established to provide affordable housing for Native American families who live or reside on the Navajo Nation, including low-income individuals and the business and objectives to be carried on and promoted by Sandstone Housing; and
2. Sandstone Housing is recognized by the State of Arizona, State of New Mexico and the Navajo Nation as an IRS-recognized 501(c)3 non-profit housing entity; and
3. Sandstone Housing, currently has 657 homes established across the Navajo Nation which includes the following communities Church Rock, NM, Navajo, NM, Fort Defiance, AZ, Tsaile, AZ, Chilchenbeto, AZ, Kayenta, AZ and Shiprock, NM; and
4. Sandstone Housing has developed an itemized capital outlay property improvement projects for potential funding via the American Rescue Plan Act of 2021 (Attached); and
5. Sandstone Housing currently does not have all the necessary financial resources to effectuate the much-needed improvements for the aforementioned itemized projects.
6. Sandstone Housing will only use awarded funds in compliance with the ARP A, the regulations, and all other applicable Navajo Nation and federal laws and regulations, pursuant to BFS-31-2 I, exhibit 5, section (4)B(3).

**NOW, THEREFORE BE IT RESOLVED THAT:**

- I. Sandstone Housing hereby resolves, approves and supports Sandstone Housing Capital Outlay property improvement projects to be considered by the American Rescue Plan Act of 2021 for the outlined itemized improvements.

### CERTIFICATION

We, the governing Board of Directors, do hereby certify that the foregoing resolution was duly considered by Sandstone Housing Board of Directors at a duly called Board of Directors' meeting at which a quorum was present and that this Resolution same was passed by a vote of 5 In favor, 0 opposed and 1 abstained on this 23 day of April, 2021.

Motioned By: Timothy Begay

Seconded By: Kenneth Cooper

  
Tracy Alexis, PhD, Board President



# Sandstone Housing



## American Rescue Plan Funding Request

**August 2022**

Submitted by:  
Sandstone Housing  
Shelby Garcia, CEO  
8500 Menaul Blvd. NE  
Suite A420  
Albuquerque, NM 87112  
505-821-0193  
Email: [Sgarcia@sandstonehousing.com](mailto:Sgarcia@sandstonehousing.com)



# Our Mission and Heritage

Our mission at Sandstone Housing is to provide safe, healthy and affordable housing for low-income families on the Navajo Nation as they work to improve the quality of their family life. Here at Sandstone Housing our staff is dedicated to you. We work hard to maintain high levels of satisfaction and happiness. Please contact our staff with any questions and they will be glad to be of any help.

Fort Defiance Housing Corporation dba. Sandstone Housing ("Sandstone") is a federally-recognized 501(c)(3) non-profit organization. Established in the late 1960's, Sandstone Housing is an Arizona non-profit corporation with goals to develop, construct, own, maintain and operate low-income to moderate-income housing projects on the Navajo Reservation (to benefit the Navajo community). In the 1990's, Sandstone was reformed as a Navajo corporation yet retained the goal of helping lower income Navajo community. Today, Sandstone Housing has a total of 657 homes and apartments across the Navajo Nation. All of the homes and apartments are available to low-income and moderate-income families. Our mission is to provide safe, healthy, and affordable housing for low-income and moderate-income Navajo families on the Navajo Nation. Our goal is to work together with the members of the Navajo Nation to help improve their overall quality of living.



# Property Improvement Projects

Property Name	No. of Units	Project Description	Pricing
Red Lake Acres	60	1. Housing Renovations for all vacant units	\$ 35,131.36
		2. Street Lighting - 18 self sustaining and environmentally conscious lighting fixtures to be placed throughout property, along streets and/or in between units. Currently there is no street lighting on property. Solar street lighting will give further security and better overall property accessibility and appearance.	\$ 253,600.00
Red Lake Acres Total			\$ 288,731.36
Rio Puerco Estates	73	1. Housing Renovations for all vacant units	\$ 35,979.75
		2. Street Lighting - 18 self sustaining and environmentally conscious lighting fixtures to be placed throughout property, along streets and/or in between units. Currently there is no street lighting on property. Street lighting will give further security and better overall property accessibility and appearance.	\$ 253,600.00
		3. Road repairs throughout entire property.	\$ 172,000.00
Rio Puerco Estates Total			\$ 461,579.75
Grand Total			\$750,311.11

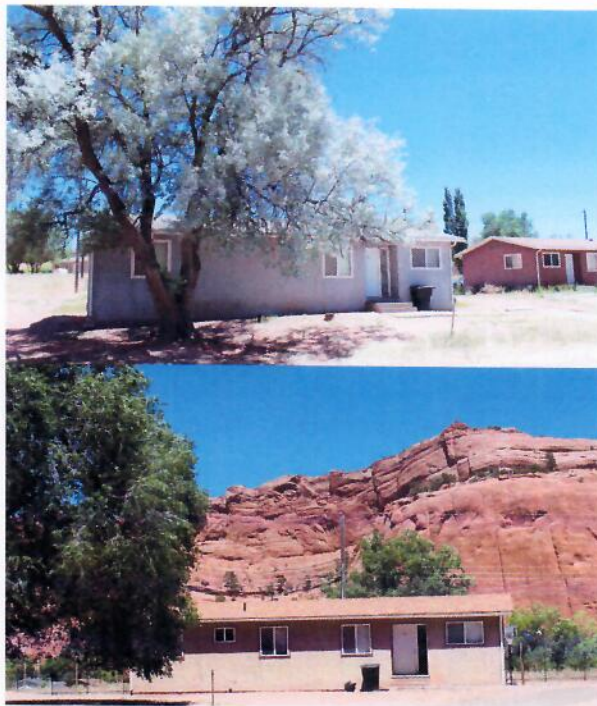
# Red Lake Acres

## Red Lake Acres Information

53A Spruce Street  
or P.O. Box 1543  
Navajo, NM 87328  
Phone: 505-777-2480  
Fax: 505-777-2487

Red Lake Acres has a total  
of **60 units**.

Red Lake Acres is funded  
by **HUD SECTION 8**.



## Property Improvement Projects

Kitchen Cabinet Replacement in all 60 Homes



Installation of street  
lighting will allow for  
improved safety,  
security and  
accessibility.







## Red Lake Acres

Office: 53A Spruce Street  
Navajo, NM 87328  
Phone: 505-777-2480

### 60 Homes



- 2 Bedroom



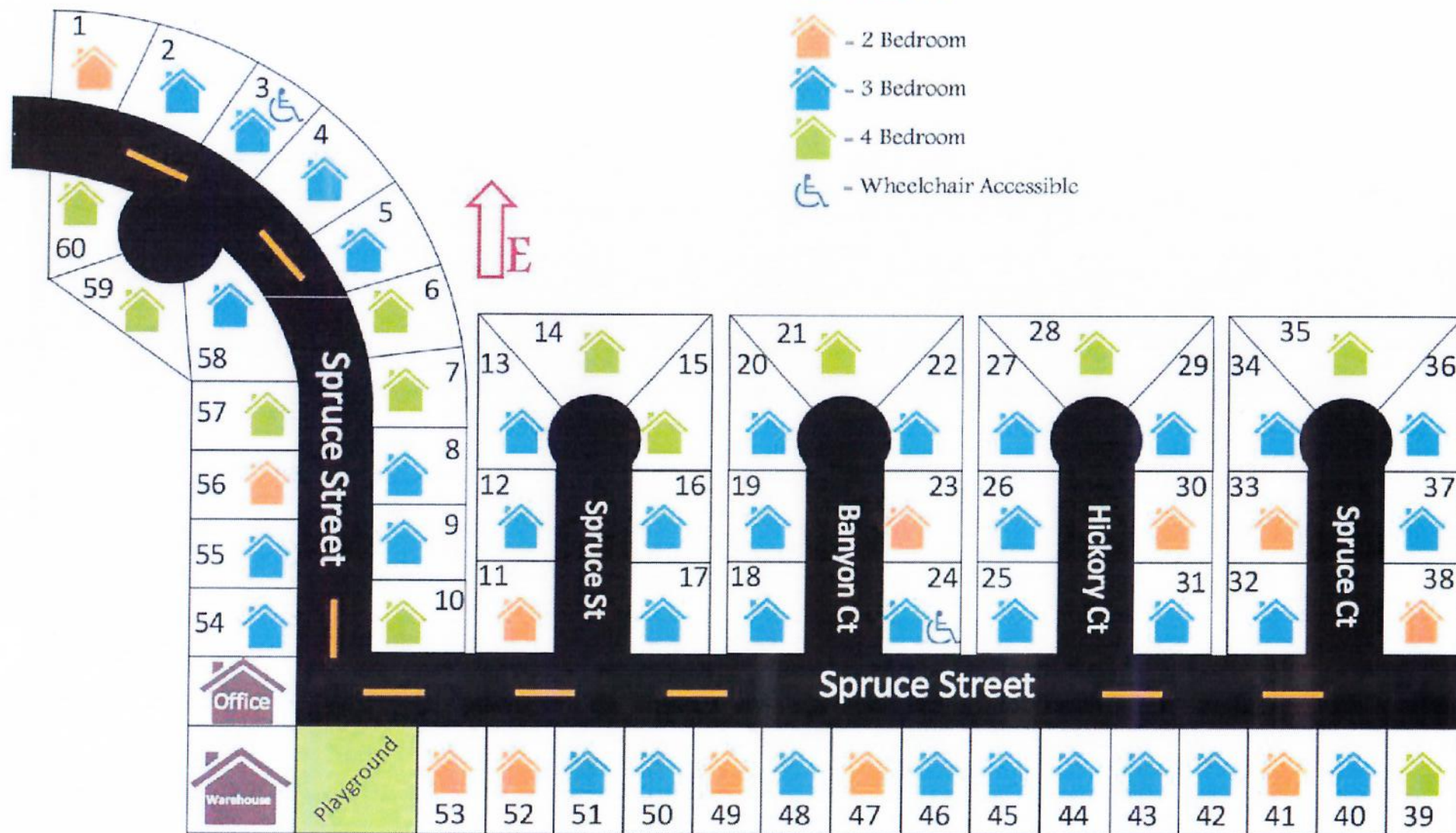
- 3 Bedroom



- 4 Bedroom



- Wheelchair Accessible



This institution is an equal opportunity employer and provider



# Rio Puerco Estates



## Rio Puerco Estates Information

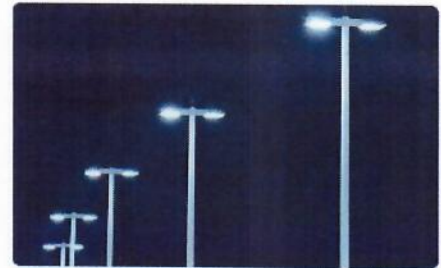
259 Piney Hill Blvd.  
or P.O. Box 1543  
Fort Defiance, AZ 86504  
Phone: 928-729-5210  
Fax: 928-729-5209

Rio Puerco Estates has a total  
of **73 units.**

Rio Puerco Estates is funded  
by **Winslow Section 8.**

## Property Improvement Projects

Installation of street lighting  
will allow for improved safety,  
security and accessibility.



Kitchen Cabinet  
Replacement in all 69  
Homes

Roads are severely damaged.  
Remove and replace asphalt on  
the roads throughout the entire  
property.





## Rio Puerco

Office: 259A Piney Hill Blvd  
Fort Defiance, AZ 86504  
Phone: 928-729-5210



Black Creek Drive

Piney Hill

Thomas Court

Slick Rock Court

Playground

Office

73 Homes



= 3 Bedroom



= 4 Bedroom



= 5 Bedroom



= Wheelchair Accessible

\*\*\*This institution is an equal opportunity employer and provider\*\*

Piney Hill Blvd

# Thank you!



## American Rescue Plan Funding Request

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