



DR. BUU NYGREN *PRESIDENT*
RICHELLE MONTOYA *VICE PRESIDENT*

The Navajo Nation | Yideeskáadi Nitsáhákees

March 3, 2023

TRANSMITTAL

TO : Patrick Dalgai, Department Manager II
Community Housing & Infrastructure Department (CHID) / DCD

FROM : Cordell Shortey
Cordell Shortey, Contracting Officer
Contracts & Grants Section (CGS) / OMB

SUBJECT : New Housing: CHID - ARPA Funds Allocated to CHID / DCD

I. Information on Contract (per Original Award):

New Housing: CHID		U.S. Treasury American Recovery Plan Act (ARPA)		21.027
Title of Contract		Funding Agency		CFDA No. - Federal
CJN-29-22	\$ 50,000,000.00	2022	03/11/2021 to 12/31/2026	
Grant No.	Amount	Fiscal Year	Term - Begin and End Date	

II. Data Entered in FMIS Regarding:

☒ New Contract or Grant Company No. 8059 Business Unit (K#) K211564
☐ Contract Mod No. _____
☐ Amt of Award _____ to _____
AMOUNT FROM TO
☐ Budget Period - Extend End Date: From _____ To _____
☐ Other, specify: _____

Authorizing Document - Attached:

☐ Contract / Agreement - Date executed _____
☐ NNC / Committee Resolution - No. & Date _____
☒ Other, specify: NN Council Resolution CJN-29-22

III. Comments by CGS:

Budget received on March 2, 2023 is authorized for implementation pursuant to FY 2023 NN BIM Appendix L Section II. B. and concurred by Navajo Nation Fiscal Recovery Fund (NN FRF) Office by memorandum of July 18, 2022. CGS received complete packet until 3/2/2023 to set up budget and issue this Transmittal.

Attachment

Copy: Contract files
Contract Accounting / OOC / DPM
Tom Platero, Executive Director - NN FRF Office

THE NAVAJO NATION

JONATHAN NEZ | PRESIDENT

MYRON LIZER | VICE PRESIDENT



MEMORANDUM

TO : Dr. Pearl Yellowman, Executive Director
Division of Community Development

James Adakai, Deputy Executive Director
Division of Community Development

Patrick Dalgai, Department Manager II
Community Housing & Infrastructure Dept.
Division of Community Development

FROM : *Lisa Jymm*
Lisa Jymm, Deputy Executive Director
Navajo Nation Fiscal Recovery Fund Office

DATE : July 18, 2022

SUBJECT : CJN-29-22 – Allocation of \$1,070,298,867 in Navajo Nation Fiscal Recovery Funds and \$326,400,000 to the Division of Community Development.

The Navajo Nation Fiscal Recovery Fund Office (NNFRFO) is requesting budgets totaling \$326,400,000 for the Division of Community Development per CJN-29-22, Exhibits K, L, and M, as listed in the table below:

Exhibit	Description	Category	\$
K	Housing Support: Connecting homes to electricity	2.18	\$96,400,000
L-1	New Housing: CHID	2.15	\$50,000,000
L-3	Housing Manufacturing	2.15	\$30,000,000
M	Bathroom Additions	1.14	\$150,000,000
Total Funding for DCD			\$326,400,000

K211564

As applicable, prepare Budget Forms 2, 3, and 4 in accordance Budget Form 1 in approved Navajo Nation Council resolution CJN-29-22.

If you have any questions, please feel free to contact me by phone at (928) 309-5535 or by email at ljymm@navajo-nsn.gov.

Thank you.

Navajo Nation Fiscal Recovery Fund Office (NNFRFO)
PO Box 2469 Window Rock, AZ 86515
(928) 309-5532

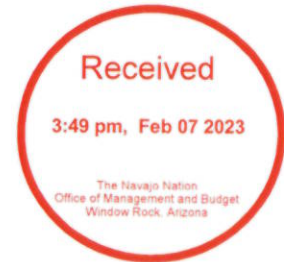
DOCUMENT CHECKLIST

**Please submit all documents as one proposal with this checklist, otherwise
proposal will be returned to division/program.**

Division/Program Information:

Date Submitted: 1/6/2023
Program/Division: CHID/DCD
Contact Person: Patric Dalgai, Dept Mngr II
Phone: 928.871.6468

Email: pat_dalgai@nnchid.org



Documents needed for processing:

- ☒ Initial Eligibility Determination from NNDOJ
- ☒ Appendix A per BFS-31-21 (Check one:)
 - ☒ NN Govt. Units
 - a. Attach a FRF Request Form, Expenditure Plan
 - ☐ Non-Governance Certified Chapters
 - a. Attach a duly approved Chapter Resolution supporting the project.
 - ☐ Governance Certified Chapters
 - a. Attach a duly approved Chapter Resolution supporting the project.
 - ☐ NN Owned Entities
 - a. Attach a duly approved Resolution from the Board of Directors.
 - ☐ External Entities
 - a. Attach a duly approved Resolution from the Board of Directors.
 - b. Registration Documents from DED - Business Regulatory Dept.
 - c. Certificate of Good Standing from DED - Business Regulatory Dept.
- ☒ CJN-29-22 Appendix J - Project Budget Schedule per Budget Instructions Manual.
- ☒ Signed Budget Forms 1, 2, and 4 (Other Budget Forms as needed)

Notes:

Per CJN-29-22, \$50,000,000 for new housing for eligible Navajo families throughout the NN. The Budget Forms and Expenditure Plan (Appendix A) have been acknowledged and signed by the current Nygren administration.

Reviewed by:

Arnold Jake, Principal Accountant
Fiscal Recovery Fund Office

Feb. 6, 2023
Date

Signed Budget Forms

Budget Forms 1, 2 and 4

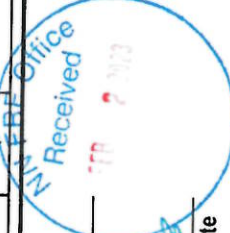
THE NAVAJO NATION PROGRAM BUDGET SUMMARY

FY 2023

PART I. Business Unit No.: [New]		Program Title:		CHID-New Housing		Division/Branch:		DCD/Executive	
Prepared By: Patrick Dalgai		Phone No.:		928.871.6468		Email Address:		pat_dalgai@nnchid.org	
PART II. FUNDING SOURCE(S)		Fiscal Year /Term	Amount	% of Total	PART III. BUDGET SUMMARY				
NN Fiscal Recovery Funds		10/1/22-9/30/26	50,000,000.00	100%	Fund Type Code	NNC Approved Original Budget	Proposed Budget	Difference or Total	
					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	6 0	50,000,000	50,000,000
					9000	Capital Outlay			
					9500	Matching Funds			
					9500	Indirect Cost			
					TOTAL			\$0.00	50,000,000.00
					PART IV. POSITIONS AND VEHICLES				(E)
					Total # of Positions Budgeted:				
					Total # of Vehicles Budgeted:				
		TOTAL:	\$50,000,000.00	100%					
PART V. I HEREBY ACKNOWLEDGE THAT THE INFORMATION CONTAINED IN THIS BUDGET PACKAGE IS COMPLETE AND ACCURATE.									
SUBMITTED BY:		Patrick Dalgai, Department Manager II		APPROVED BY:		Calvin Castillo, Executive Director		NN CHID Office Received 11/14/2023	
Program Manager's Printed Name		2.1.23		Division Director / Branch Chief's Printed Name		2-1-23		Division Director / Branch Chief's Signature and Date	
Program Manager's Signature and Date		2.1.23		Division Director / Branch Chief's Signature and Date		2-1-23		Division Director / Branch Chief's Signature and Date	

THE NAVAJO NATION
PROGRAM PERFORMANCE CRITERIA

PART I. PROGRAM INFORMATION:		CHID-New Housing									
Business Unit No.:	[New]	Program Name/Title:									
PART II. PLAN OF OPERATION/RESOLUTION NUMBER/PURPOSE OF PROGRAM: Per RDCO-77-16: The Department is established to promote and develop improved living conditions for Navajo families and strengthening communities through programs for Community Housing, Utility service, Public facility and Economic Development Improvements.											
PART III. PROGRAM PERFORMANCE CRITERIA:				1st QTR		2nd QTR		3rd QTR		4th QTR	
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
1. Goal Statement:											
Planning for construction or purchase of new homes on the Navajo Nation											
Program Performance Measure/Objective:											
Review and Screen New Housing Application submitted by Chapters											
2. Goal Statement:											
Design Build General Contractors Selection											
Program Performance Measure/Objective:											
Solicit for RFQ for Priority One General Contractors											
3. Goal Statement:											
Construction or Purchase of New Homes											
Program Performance Measure/Objective:											
Build Wood Frame Homes or Purchase Modular Homes											
4. Goal Statement:											
Self-Monitoring & Compliance with Navajo Nation Policies & Federal Regulations											
Program Performance Measure/Objective:											
Implement Monitoring & Evaluation on all project activities to avoid audits.											
5. Goal Statement:											
Establish Partnership with other Departments and Entities											
Program Performance Measure/Objective:											
Ensure all New Homes are in the Plans to Receive Utility Services											
PART IV. I HEREBY ACKNOWLEDGE THAT THE ABOVE INFORMATION HAS BEEN THOROUGHLY REVIEWED.											
Patrick Dalgai, Department Manager II Program Manager's Printed Name				Calvin Castillo, Executive Director Division Director/Branch Chief's Printed Name							
<i>Patrick Dalgai</i> Program Manager's Signature and Date				<i>Calvin Castillo</i> Division Director/Branch Chief's Signature and Date							



for 3/3/23

**THE NAVAJO NATION
DETAILED BUDGET AND JUSTIFICATION**

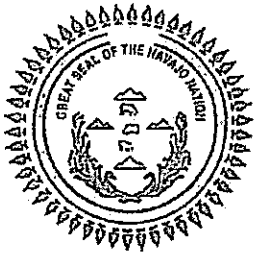
PART I. PROGRAM INFORMATION: Program Name/Title: <u>CHID-New Housing</u> Business Unit No.: <u> </u> [New]			
PART II. DETAILED BUDGET:			
(A)	(B)	(C)	(D)
Object Code (LOD 6)	Object Code Description and Justification (LOD 7)	Total by DETAILED Object Code (LOD 6)	Total by MAJOR Object Code (LOD 4)
8000 ASSISTANCE			50,000,000
8020	Social 8095 - Other Public Assistance \$109,170.30 x 458 (Modular Home Units) = \$49,999,997.40 (round-off to \$50,000,000)	50,000,000	
TOTAL		50,000,000	50,000,000



10/23/23

NN – Dept of Justice

Eligibility Determination Form



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 #: HK0180

Date & Time Received: 4/12/22 03:17

Date & Time of Response: 04/13/2022 2:34 pm

Entity Requesting FRF: Community Housing & Infrastructure Department (CHID)

Title of Project: 2.16 Long Term Housing Security: New Home Construction

Administrative Oversight: Division of Community Development

Amount of Funding Requested: \$50,000,000

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 (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 |
| <input type="checkbox"/> Project will not be completed by 12/31/2026 | 12/31/2024 |
| <input type="checkbox"/> Ineligible purpose | <input type="checkbox"/> Incorrect Signatory |
| <input type="checkbox"/> Submitter failed to timely submit CARES reports | <input type="checkbox"/> Inconsistent with applicable NN or |
| <input type="checkbox"/> Additional information submitted is
insufficient to make a proper determination | federal laws |

Other Comments: _____

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.

Appendix A

Request Form & Expenditure Plan

THE NAVAJO NATION
FISCAL RECOVERY FUNDS REQUEST FORM & EXPENDITURE PLAN
FOR NAVAJO NATION GOVERNMENT UNITS

**Part 1. Identification of parties.**

NN Government Unit requesting FRF: Community Housing & Infrastructure Department (CHID) indicate Department, Program, Office, Division, or Branch Date prepared: 02/01/2023

NN Government Unit's mailing address: P.O. Box 2389 Window Rock, Arizona 86515 phone/email: 928.871.6468 website (if any): _____

Form prepared by: Patrick Dalgai, Department Manager II, CHID phone/email: pat_dalgai@nnchid.org

CONTACT PERSON'S name, title and Department, Program, Office, etc.

CONTACT PERSON'S info

Title & type of Project: 2.16 Long Term Housing Security: New Home Construction

NN Government Unit's Director or Manager: Patrick Dalgai phone & email: 928.871.6468

Division Director (if any): Calvin Castillo phone & email: 928.871.7172

Branch Chief: Buu Nygren, President phone & email: 928.871.7000

Funding Recipient will be working with: Division of Community Development indicate Branch and/or Division on the Project and the same will be submitting the Funding Request Package for Initial Eligibility Determination Review, and will have Administrative Oversight over this FRF Expenditure Plan.

List names or types of Subcontractors or Subrecipients that will be paid with FRF (if known):

Modular Home Companies ☐ document attached

Amount of FRF requested: 50,000,000 FRF funding period: September 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:

The Community Housing & Infrastructure Department (CHID) is requesting \$50M to construct new housing and/or purchase Modular/Mobile Homes to assist Navajo families throughout the Navajo Nation. Providing stable housing for those in need will help eliminate the spread of the COVID-19 among families living in multi-generational homes and provide new homes for homeless families and individuals, which will provide sanitary infrastructure (water/ww 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 Navajo Nation, the communities, and the Navajo people by providing stable housing for those in need. The CHID strives to provide affordable housing for individuals with limited economic opportunities. During this COVID pandemic, stable housing will improve the living conditions for families living in multi-generational homes and help to provide needed sanitary infrastructure.

☐ document attached

APPENDIX A

- (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:

Advertisement by CHID for new housing throughout NN: 9/01/2022 - 12/31/2022
Design for homes across 110 chapters: 01/01/2023 - 09/30/2023
Advertisement for construction of new housing: 10/01/2023 - 12/31/2023
Construction: 01/01/2024 - 12/31/2026

☐ document attached

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

The Community Housing and Infrastructure Department

☐ 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 title falls under the NEW Expenditure Category 2.16 Long-Term Housing Security.

Providing new homes for Navajo people/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):



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:

NN Government Unit
Preparer: 
signature of Preparer/CONTACT PERSON

Approved by: 
signature of NN Government Unit's Dept./Program/Office Director or Manager

Approved to submit
for Review: 
signature of Branch Chief or Division Director

2/1/2023

Print Name, Title,
Branch or Division: Calvin Castillo, Executive Director
print name and indicate title or position

Community Development
indicate Branch or Division



Appendix J

Project Budget Schedule Form (GANTT Chart)

**THE NAVAJO NATION
PROJECT BUDGET SCHEDULE**

Page 4 of 5
PROJECT FORM

PART I. Business Unit No.: _____ New _____ Project Title: CHID-New Housing Project Description Construction of New Home and/or Purchase of Modular Homes		PART II. Project Information Project Type: New Housing Planned Start Date: 1/1/2023 Planned End Date: 12/31/2026 Project Manager: Vacant	
Check one box: <input checked="" type="checkbox"/> Original Budget <input type="checkbox"/> Budget Revision <input type="checkbox"/> Budget Reallocation <input type="checkbox"/> Budget Modification			
PART III. List Project Task separately; such as Plan, Design, Construct, Equip or Furnish.			
PART IV. Use Fiscal Year (FY) Quarters to complete the information below. O = Oct.; N = Nov.; D = Dec., etc.		Expected Completion Date if project exceeds 6 FY Qtrs.	
FY <u>23</u>		FY <u>24</u>	
1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.
O	N	D	O
N	J	F	A
D	M	A	S
O	J	M	O
N	F	A	N
D	M	S	D
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N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A	M
O	J	S	O
N	F	A	N
D	M	S	D
O	J	A	J
N	F	M	F
D	M	A</	

**THE NAVAJO NATION
PROJECT BUDGET SCHEDULE**

PART I. Business Unit No.: _____ New		PART II. Project Information			
Project Title: CHID-New Housing		Project Type: New Housing			
Project Description: Construction of New Home and/or Purchase of Modular Homes		Planned Start Date: 10/1/2022			
		Planned End Date: 9/30/2026			
Check one box:		<input type="checkbox"/> Original Budget <input type="checkbox"/> Budget Revision <input type="checkbox"/> Budget Reallocation <input type="checkbox"/> Budget Modification		Project Manager: Vacant	

PART III. List Project Task separately, such as Plan, Design, Construct, Equip or Furnish.	PART IV. Use Fiscal Year (FY) Quarters to complete the information below. O = Oct.; N = Nov.; D = Dec., etc.												Expected Completion Date if project exceeds 8 FY Qtrs.						
	FY <u>25</u>						FY <u>26</u>												
	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.							
Planning	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	
	X	X																	
Design	X	X	X																
Construction	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Project Closeout			X						X										
PART V. Expected Quarterly Expenditures	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	PROJECT TOTAL
	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	3,571,428.57	



FOR OMB USE ONLY: Resolution No: _____ FMIS Set Up Date: _____ Company No: _____ OMB Analyst: _____