

HOOGHANBAHANE'

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Emergency Rental Assistance Program ends September 30th

Emergency Rental Assistance application drive held at the Southwest Indian Polytechnic Institute in Albuquerque, New Mexico on April 7 - 8, 2022.

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WINDOW ROCK, Ariz. - The Navajo Housing Authority Emergency Rental Assistance Program (ERAP) will be coming to an end and the deadline to apply is September 30, 2022.

On Jan. 26, 2021, the NHA received an allocation of \$93 million from the U.S. Treasury and has worked to setup the ERAP to benefit eligible households who struggle with payment of their rent and utilities due to hardships created directly or indirectly from the COVID-19 pandemic.

The program is funded by the through the Consolidated

Appropriations Act 2021 which was signed into law by the U.S. Congress on December 26, 2020.

“The ERAP helps Navajo individuals that have been impacted by the COVID-19 pandemic and have experienced a loss of household income due to reduced work hours, hourly pay, or reduction-in-force, and that loss of income has affected their ability to pay their rental and utility payments” said Earl Tulley, ERAP Manager II.

The program officially ended on Sept. 30, 2021, however on Nov. 18, 2021, the ERAP Administrators received word that the program

would be extended through September 30, 2022.

“We are happy that the program and its funding are being made available through 2022,” said Tulley. “We are still in the midst of the pandemic and many Navajo families are struggling during this time”.

According to federal guidelines, to be considered an eligible household, a renter household is where one or more individuals qualifies for unemployment or has experienced a reduction in household income, incurred significant costs, or

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NHA Hires Maureen Curley

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NHA HIRES MAUREEN CURLEY AS CHIEF EXECUTIVE OFFICER



Photo - Maureen Curley, Chief Executive Officer, Navajo Housing Authority

WINDOW ROCK, Ariz. – On Jan. 3, Maureen Curley took the helm as the Navajo Housing Authority's new Chief Executive Officer.

Curley's experience and career

background includes professional work in both Tribal and private governments where she's held various upper management positions with her most recent assignment as Chief Operation Officer for the Quileute Tribe in Washington. There she spearheaded the development and expansion of the tribe's economic growth through improved procurement process and restructuring of Human Resources policies.

In 2015, she worked with the Confederated Tribes of Warm Springs in Oregon as the Executive Administrative Officer providing strategic planning and evaluation of all economic development efforts for six Tribal Enterprises with over 150 employees.

From June 2015 to Mar. 2016, Curley assisted the Pauma Band of Mission Indians of California as the Chief Administrative Officer where she supervised directors and several

Tribal Gaming Commission staff and was responsible for spending an overall budget of \$350 million.

Apart from her leadership roles, Curley also has a strong knowledge of procurement processes. From 2018 - 2021, she worked with the Prairie Band of Potawatomi Nation Mayetta as a Sr. Procurement Specialist where she successfully facilitated the improvement of the tribe's procurement department by establishing procedures and streamlining supply chains. Other experiences in procurement include employment as a Senior Procurement Specialist for the State of Arizona (Apr. 2017 – Feb. 2018) as well as an Executive Director (Procurement) for the Gila River Indian Community (Mar. 2016 - Apr. 2017).

Curley also exemplifies the understanding of working at a governing board level. From Sept. 2005 to Aug. 2014, Curley was

a member on the Navajo Nation Gaming Enterprise Board of Directors. During her tenure, the NNGE Board was responsible for the oversight of the gaming operations, which at the time employed 2000 tribal members and generated over \$350 million in annual revenues. Notable accomplishments included the successful completion and opening of four Navajo gaming and lodging facilities.

Curley is a graduate of Western International University with a Bachelor of Science in Business Administration and a Master's in Public Administration in Business /Justice Administration from the same institution. She also obtained an Organization and a Management Degree from Arizona State University.

NHA ANNOUNCES NEW DEPUTY CEO



Photo - Aneva J. Yazzie Deputy Chief Executive Officer, Navajo Housing Authority

WINDOW ROCK, Ariz. – On Feb. 7, the Navajo Housing Authority announced the appointment of Aneva J. Yazzie to the position of Deputy Chief Executive Officer.

Yazzie will work together with the NHA management team to accelerate the organizations

goals.

Yazzie has extensive experience in housing and formerly held the post as NHA's CEO from Feb. 2007 to July 2017. "I am very happy to return to NHA after a five-year absence," said Yazzie. "My goals with NHA are to help revamp its image by bringing management capacities back to par, provide needed training and support for all of our staff and to increase housing development across our land through sustainable community master planning approaches."

"This will take partnerships with our leaders, community champions and stakeholders," Yazzie explains. "Once we regain management capacity, we will seek funds leveraging partnerships with various federal, state and private sectors."

During her absence from NHA,

Yazzie continued to work in the affordable housing arena as a private consultant and performed services for various tribal clients as well as being a primary caretaker for her 93-year-old father - a Korean War Veteran.

She first joined NHA as the Chief Operating Officer from in Oct. 2005 to Feb. 2007. Prior to NHA, Yazzie served as Deputy Director at the Arizona State Department of Housing from May 2005 to Oct. 2006. From May 1982 to Feb. 1986, she was an Industrial Engineer with the Office of Facilities Management in Gallup and Albuquerque, New Mexico. From Feb. 1988 to Oct. 1989, she worked as the General Engineer at the HUD Office of Indian Housing Program in Phoenix, Arizona and from Oct. 1989 to Dec. 1995 she worked as the General

Engineer at the HUD Office of Public Housing. She then worked 10 years in her own business as a management consultant to public and Indian housing entities from Jan. 1996 to May 2005.

Yazzie holds a Bachelor of Science in Industrial Engineering from the New Mexico State University in 1982. She is of the Black-Streaked Wood People Clan, born from the Bitter Water Clan with maternal grandparents from the Near the Water Clan and paternal grandparents from the Meadow People Clan. Yazzie was raised in Twin Lakes, New Mexico and attended public school in Tohatchi, New Mexico. She is a proud mother of a daughter who is a college graduate and married. Yazzie hopes to be a grandmother one day soon.

EMERGENCY RENTAL ASSISTANCE PROGRAM ENDS SEPTEMBER 30TH

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experienced a financial hardship due to COVID-19; demonstrates a risk of experiencing homelessness or housing instability; and has a household income at or below 80 percent of the area median income.

Rental Assistance.

Eligible households may receive up to 12 months of assistance, plus an additional three months if the grantee determines the extra months are needed to ensure housing stability. If a renter is subject to eviction, payments from the ERA Program can assist the household to prevent the eviction.

Utility Assistance.

Eligible households can also apply for utility payment or energy cost assistance.

Payments.

Payments for rental units and utilities will be made directly to the rental unit's landlord and the utility provider. Both the landlord and the utility provider would be willing to cooperate in participating in the ERA Program.

Duplication of Assistance.

The ERA program will not pay for costs that have been or will be reimbursed under any other federal assistance. However, the ERA Program can cover the portion that a federal program left unpaid due to it being the portion responsible of the individual.

To find out more information about the ERA Program, call (928) 729-6609 or visit online at www.navajorenthelp.org.

PROGRAM LAUNCHES ONLINE PORTAL TO STREAMLINE APPLICATION PROCESS

WINDOW ROCK, Ariz. – The Navajo Housing Authority Emergency Rental Assistance Program launched an online portal located at NavajoRentHelp.org which will accelerate the application process for applicants interested in applying for the ERAP.

The ERAP now has a state-of-the-art platform to assess, track and provide a seamless flow through the application process. The portal also provides advance tools to allow the administrators to update, modify and

track applications. All these features allows time for staff to focus more on customer service.

“We are committed to continually improving our services to applicants, so we’re very excited to deploy the portal for the ERAP program,” said Earl Tulley, Program Manger II. “The applicant simply creates an account and is able to fill out the form and upload and save documents to the portal.”

For access to the portal go to www.navajorenthelp.org



Photo-top - Applicants are in line at the Phoenix Indian Visitor Center to apply for the Emergency Rental Assistance Program, among other programs.

Photo-Bottom - Earl Tulley, ERAP, Program Administrator answers questions about the program.



NAVAJO RENT HELP

FAQs

What is the Emergency Rental Assistance Program (ERAP)? On December 27, 2020, Public Law 116-20 Consolidation Act authorized the Emergency Rental Assistance Program (ERAP) to provide emergency financial assistance for the payment of rent, utilities, and other expenses/costs related to rental housing for families directly or indirectly affected from the impacts of COVID-19 pandemic.

How many months of financial assistance can an applicant receive? An eligible applicant may receive up to twelve (12) months of assistance (plus an additional three (3) months if necessary to ensure housing stability for the household).

Can assistance be for past payments? Yes, but not for past payments accrued before March 13, 2020.

Can ERAP be used for rent and rental owed? Applicant must have a current lease, signed by the applicant and the landlord. If the applicant does not have a signed lease, documentation of residence may include bank statements, check stubs, or other documentation that reasonably establishes a pattern of paying rent and utilities, or a written attestation by a landlord who can be verified as the legitimate owner of the unit.

Can assistance be provided to tenants residing with NHA sub-divisions? NHA tenants are eligible to receive rental assistance.

Can homeowners use ERAP to cover their mortgage or utilities? No. Assistance is provided only to eligible applicants that are obligated to pay rent.

Can ERAP be used for utility payments? Yes, all utilities payment assistance request shall be supported by a bill, invoice, or evidence of payment for; electricity, gas, water, sewer and fuel oil. Utility costs covered by the landlord will be treated as rent.

Can assistance be provided for rental utilities only? Yes. An applicant may receive assistance with respect to utilities costs.

Must an applicant of ERAP have rental dues? No, applicant does not need to have rental dues to apply for rental assistance.

Can assistance be provided to temporarily displaced households living in hotels or motels? Yes. The cost of a hotel or motel room occupied by an eligible applicant may be covered.

What if landlord/utility provider doesn't accept direct payments? In cases where a landlord or utility provider does not participate in the program, the only way to achieve the statutory purpose is to provide assistance directly to the eligible household. Navajo Housing Authority shall make reasonable efforts to obtain the cooperation of landlords by phone, text, or e-mail over a five calendar-day period to request the landlord or a landlord confirms in writing that the landlord does not wish to participate.

How does an eligible applicant prevent eviction for nonpayment of rent? Housing Authority may; (1) provide information to judges, magistrates, court clerks, and other relevant court officials about the availability emergency rental assistance; (2) working with eviction courts to provide information about rental assistance to the applicant and landlords; and (3) engaging providers of legal services and other housing stability services to assist an applicant against eviction action for nonpayment for rent being processed.

Application Deadline

The U.S. Congress authorized ERAP funding available until September 30, 2022.





NAVAJO RENT HELP

Eligibility

Any enrolled member of the Navajo Nation renting ON or OFF the Navajo Reservation. Non-Tribal members living within the Navajo Nation may also apply. You received notice you are delinquent on your rent or rental utility bill, or about to be evicted.

One or more individuals with the household, due to COVID-19:

- Qualified for unemployment benefits or
- Reduction in household income or
- Incurred significant cost or
- Experienced other financial hardship.

You or other individuals within the household who are at risk for homelessness or housing instability (past due utility bills, rent/eviction notice, OR unsafe/unhealthy living conditions).

Applicant is not already receiving Emergency Assistance from another Tribe, state, or local government.

Application Checklist for Rental Units

- Application
- Proof of Navajo Tribal Enrollment
- Current and Past Due Bill (Invoice)
 - Landlord
 - Utility Company
- Copy of Signed Current Rental Lease Agreement
- Signed statement by the Landlord as the owner of the Rental Unit
- If NO LEASE:
 - Verification by a Landlord
 - Bank Statement/Check Stub to show payroll deduction for rent
 - Motel/Hotel Invoice or Receipt
- Income/Employment for household
- Documentation of:
 - Unemployment
 - Reduction in household income
 - Financial hardship
 - Loss of self-employment or business income
 - W9's from Landlord and Utility Company

Apply Now

Pick-up application at these Navajo Housing Authority (NHA) locations:

- 15 NHA Housing Management Offices located across the Navajo Nation.
- NHA Central Office in Window Rock, Arizona.

Website:

Online at NavajoRentHelp.org

Email:

Send application to erap@hooghan.org

Preference

Preference will be given to individuals with eviction notices and households with incomes less than 50 percent area median income.

Legal

Assistance will be provided in strict compliance with applicable federal law and regulations, as well as applicable laws of the Navajo Nation. Providing false, misleading, or incomplete information may result in denial of an application for assistance, repayment of funds, or other remedies available under applicable federal and Navajo law.

Funding

This project is being supported in whole, awarded to the Navajo Housing Authority as the Tribally Designated Housing Entity of the Navajo Nation, a Federally recognized Indian Tribe, by the U.S. Dept. of Treasury - April 14, 2021.

Contact

Emergency Rental Assistance Program
 Navajo Housing Authority ERAP
 P.O. Box 4980
 Window Rock, Arizona 86515
 Tel. (928) 729-6609
 Email erap@hooghan.org
 On social media @navajorenthelp



Preserving our Navajo families to overcome the COVID-19 pandemic



NHA BREAKS GROUND ON 30 NEW PUBLIC RENTAL UNITS

WINDOW ROCK, Ariz. – On July 25 and 26, the Navajo Housing Authority hosted ground breaking ceremonies at two separate events to celebrate 30 public rentals to be built in Rock Springs, New Mexico and Lukachukai, Arizona. The proposed construction is being built on lots adjacent to the existing housing developments.

On July 25, the NHA held the first of two groundbreakings to celebrate the proposed construction of 20 public rental units to be built in Lukachukai, Arizona adjacent to the current housing development (AZ12-200). The development will be constructed by Arviso Construction Company, Inc. and designed by Dyron Murphy Architects, P.C.

The project consists of twenty new Public Rental Units including five 1 bedroom units, nine 2-bedrooms units, one 2-bedroom ADA unit, one 2-bedroom unit with Audio-Visual accommodations, Three 3-bedroom units, and one 4-bedroom unit.

The event drew a crowd of local community members, NHA officials and dignitaries who gathered at the project site located directly South of the current housing development.

“This is one of many to come, tomorrow there is another groundbreaking in Rock Springs,” said NHA Deputy CEO, Aneva J. Yazzie. “We appreciate the community and I know you need more than 20 homes here.”

“One of the main factors that we need to consider is the utility systems. We want to work with the communities to properly plan our communities working alongside each other.”

Navajo Nation Council Delegate Carl Slater was also present and spoke on the need of

partnerships, infrastructure and expanding housing opportunities beyond low-income housing.

On July 26, the NHA held a second ground breaking at Rock Springs, New Mexico housing development NM15-176. The development will be constructed by Arviso Construction Company, Inc. and designed by Dyron Murphy Architects, P.C. The project consists of 10 new Public Rental Units which includes; eight 2-bedrooms units, one 2-bedroom ADA unit, one 2-bedroom unit with Audio-Visual accommodations. A new sewer lagoon will be constructed allowing the expansion of future development in the Rock Springs Community.

“What an honor it is to be with you today for the housing project groundbreaking,” said NHA CEO Maureen Curley. “Building homes for our Navajo people is one of the most important tasks that NHA has. It is our responsibility to ensure that the homes that are built will last a life time so that our children and families of these communities will have a place to come home too.”

“The Navajo Nation is in need of 50k homes in order to suffice the growing population with the Navajo Nation and despite the growing needs of safe decent home, the federal dollars that NHA receives to build these homes is chronically underfunded, and has been for decades,” Curley added. “This is a perfect time for NHA and the Navajo Nation to get to know one and another and begin working together and investing in affordable housing for our people.”

Other speakers included Navajo Nation President Jonathan Nez, Vice-President Myron Lizer and Navajo Nation Council Speaker Seth Damon.



Photo - Left-to-Right - Jonathan Nez, President; Myron Lizer, Vice-President; Seth Damon, Speaker; Maureen Curley, Chief Executive Officer; Tammie Yazzie, Board of Commissioner participated in ground breaking ceremony in Rock Springs, New Mexico on July 26.



Photo - Community members, Lukachukai Chapter Officials, NHA Officials and Representatives from the Navajo Nation Council participated in a ground breaking event held in Lukachukai, Arizona on July 25.

NHA MOURNS PASSING OF FORMER NHA CHAIRMAN, EDWARD T. BEGAY



Photo - Former Chairman of the Navajo Housing Authority Board of Commissioners.

WINDOW ROCK, Ariz. – The Navajo Housing Authority Board of Commissioners offer condolences to the family of former NHA Chairman, Edward T. Begay who passed away in Albuquerque, NM on Sunday, June 12, at the age of 87.

An enrolled member of the Navajo Nation Begay was born in Church Rock, New Mexico. At an early age, Begay’s grandparents encouraged him to get an education so they sent him to Rehoboth Mission High School rather than a Bureau of Indian Affairs school. He then attended Calvin College and received his degree from Southwest Business College. He was later awarded an honorary doctorate from College of Ganado. Begay served in the U.S. Army from 1959 to 1960 after which he came to Window Rock and served as head of the Data Processing Unit for the Navajo Nation.

Begay was elected to two terms to the Office of the Speaker, first in 1999 becoming the third Speaker of the Navajo Nation council. Before his terms as speaker, he had already built a distinguished career in service of the Nation serving as a council delegate for the Church Rock and Bread Springs chapters for more than 30 years. He proudly served on several

committees including Education and Economic Development and Planning. From 1983 to 1987 he served the Navajo Nation as Vice Chairman with then Chairman Peterson Zah. Ed T. Begay has committed to the project of developing the economic self-sufficiency of the Navajo people.

From 2004 to 2014 Begay served on the NHA Board of Commissioners and from 2011 to 2014 he served at the Chairman of the NHA BOC. Some of the major accomplishments during his tenure at the NHA included;

- NHA prepared and started implementing a five-year expenditure plan to spend down the unexpended housing funds. In the first year of implementation, the NHA expended \$142 million. In the second year that just ended on Sept. 30, 2014, the NHA expended \$146 million of its housing funds.
- In 2009 the Navajo Housing Authority undertook a massive survey effort of over 31,000 individuals living on the Navajo Nation. This report is the culmination of that effort and aims to present the size and scope of housing issues facing the Navajo Nation. The results of the study conclude that the Navajo Nation is in need of 34,100 new homes and 34,300 repairs to homes. It is expected that the cost of new units, repairs and expansions will total between \$7.9 and \$8.9 billion. The majority of costs are a result of constructing new units to alleviate overcrowding and dilapidated physical structures
- Sustainable Community Master Plan Based on the analysis of the housing need, the NHA, working with Swaback Partners, created a Sustainable Community Master Planning Initiative. The master planning initiative has been an effort from the NHA to bring community members and leaders together to help coordinate and collaborate in their local community planning efforts.

EARTH DAY 2022

NAVAJO NATION WIDE - Navajo Housing Authority employees participated in an Earth Day trash pick-up activity on Friday, April 22, 2022. The event was coordinated by the NHA Human Resources, Occupational Health & Safety, and Facilities & Fleet Management Department. The theme of the event was “Invest in our Planet”.



Photos - Ojo Amarillo staff participation in Earth Day at Region 1.

CROWNPOINT YOUTH CENTER WORK IN PROGRESS



Photos - Drone aerial shots of construction activities of youth center in Crownpoint, New Mexico.

NHA HIRES JASON CROXTON AS GENERAL COUNSEL



Photo - Jason Croxton, General Counsel, Navajo Housing Authority

WINDOW ROCK, Ariz. -

The Navajo Housing Authority has hired Jason Croxton to serve as General Counsel. In that role, along with the NHA Legal Department, he will provide and assist with comprehensive legal services to NHA and its various departments.

“I am very excited about the opportunities and challenges that will be presented and overcome during my time with NHA,” said Croxton. “I am very thankful for the opportunity to work with and for the Navajo people.”

Initially spurred by an interest in housing and development issues

within Navajo communities, Croxton earned a degree in Housing and Community Development from the College of Architecture and Environmental Design at Arizona State University. Eventually, those interests broadened into overarching issue related to federal Indian law and policy, and self-governance. Wanting to participate in developing solutions to those problems, Jason earned his law degree from the Arizona State University, with a Certificate in Federal Indian Law.

Croxton is licensed to practice law in Arizona, Utah, and the Navajo Nation. His legal experience

and practice centers around transactional matters as well as providing legal guidance to tribal, corporate and development entities and organizations. Jason has served as in-house counsel to tribal entities in Arizona for the past seven years. Prior to that, he worked in private practice in New Mexico and Arizona for approximately five years.

Croxton is originally from Page, Ariz. His maternal clan is Kinlichi'nii and his maternal grandfather's clan is Tó'dích'íinii. His father is biligaana.