



## **WHITE MOUNTAIN APACHE HOUSING AUTHORITY**

**P.O. Box 1270 • WHITERIVER, AZ 85941 • (928) 338-4831 • FAX (928) 338-4835**

1. Applicant Identification

White Mountain Apache Housing Authority  
P.O. Box 1270  
50 West Chinatown  
Whiteriver, Arizona 85941-1270

2. Website URL

[White Mountain Apache Housing Authority  
www.wmaha.us](http://www.wmaha.us)

3. Funding Requested

- a. Grant Type: Multipurpose
- b. Federal Funds Requested: \$1,000,000.00

4. Location

White Mountain Apache Reservation, Apache, Gila, and Navajo Counties,  
Arizona

5. Target Area and Priority Site Information

- Fort Apache "Chicken Coop": Wild Horse Pass, Whiteriver, AZ 85941
- Cibecue Tax Credit VII: Veteran Drive, Cibecue, AZ 85911
- Apache Pine 1 A/B: West Apache Pine Drive, Hondah, AZ 85935
- City Center: West Walnut Street, Whiteriver, AZ 85941
- Four Plex Housing: 206 West Horseshoe Drive, Whiteriver, AZ 85941
- Emergency Shelter: West Mesquite Ave, Whiteriver, AZ 85941

Map of area attached.

6. Contacts

a. Project Director

Charmayne Quintero, Environmental Compliance/Brownfields Coordinator  
White Mountain Apache Housing Authority  
P.O. Box 1270  
50 West Chinatown  
Whiteriver, Arizona 85941-1270  
(928) 338-4831  
[cquintero@wmaha.us](mailto:cquintero@wmaha.us)

b. Chief Executive/ Highest-Rank Elected Official

Dorothy Parker, Executive Director  
White Mountain Apache Housing Authority  
P.O. Box 1270  
50 West Chinatown  
Whiteriver, Arizona 85941-1270  
(928) 338-4831  
[dparker@wmaha.us](mailto:dparker@wmaha.us)



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7. Population

15,342 is total number of tribal/non-tribal members affected.

8. Other Factors

<b>Sample Format for Providing Information on the Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	
The applicant is, or will assist, a federal recognized Indian Tribe or United States Territory.	1
The priority site (s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area.	
The target area is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority

WMAHA received a letter from Brenda Begay, Manger, White Mountain Apache Tribe, Environmental Protection Office.

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### Target Area and Brownfields

#### 1.a. Overview of Brownfields Challenges and Description of Target Area

White Mountain Apache Housing Authority (WMAHA) has established history of engaging residents and the broader community in housing, health, and environmental initiatives. Community involvement has included tenant meetings, housing orientations, public notices, and coordination with Tribal leadership to address health and safety concerns related to methamphetamine contamination and brownfields conditions in residential housing units.

WMAHA Housing Management regularly communicates with tenants regarding unit safety, relocation procedures, and cleanup timelines, and provides educational information on the health risks associated with methamphetamine contamination properties. Feedback from residents and Tribal leadership has helped identify priority units for assessment and radiation, ensuring that project activities reflect community needs and concerns.

Ongoing engagement will continue throughout the grant period through tenants' monthly Post Occupancy meetings, community workshops, and coordination with Tribal departments to educate the public on brownfields issues, environmental health, and the safe reuse of remediated housing units.

The Fort Apache Reservation covers over 1.6 million acres in portions of Apache, Gila, and Navajo Counties in east-central Arizona. It is the ancestral homeland of the White Mountain Apache Tribe (WMAT), a Federally recognized Indian Tribe whose members are direct descendants of people who have occupied this land for centuries and have strong ties to this homeland. The Fort Apache Reservation has a population of 15,342.<sup>1</sup> Over 95% of the residents of the Fort Apache Reservation are members of the WMAT, who face significant economic, health, and environmental challenges. The poverty rate for all families is 33.9%. The median household income is \$41,737 (compared to the national average of \$78,538) with an unemployment rate of 8.5%. There are 4,665 housing units, of which 58.7% are owner-occupied.<sup>2</sup>

The WMAT Tribal Council established the White Mountain Apache Housing Authority (WMAHA) in 1963 with the mission to provide safe, decent, and affordable housing to Tribal members within the Fort Apache Reservation who face income or other life challenges. The WMAHA has over 1,300 low-income housing units available to its members, but due to the

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<sup>1</sup> Federal Reserve Bank of Minneapolis; Native Community Data Profiles: [Native Community Data Profiles | Federal Reserve Bank of Minneapolis](#)

<sup>2</sup> Federal Reserve Bank of Minneapolis; Native Community Data Profiles: [Native Community Data Profiles | Federal Reserve Bank of Minneapolis](#)

WHITE MOUNTAIN APACHE HOUSING AUTHORITY  
Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

extraordinary economic challenges facing these families, has a waiting list of 2,700 individuals who are seeking safe and affordable housing.

The target area for this project includes residential housing units located within the Fort Apache Indian Reservation, which is characterized by small rural population and limited access to housing, health and environmental remediation resources, The area primarily consists of WMAHA housing, low-income residential units that serve elders, families, and vulnerable households.

A significant Brownfields challenge within the target area is the presence of former methamphetamine use and production in residential housing units. Meth contamination poses serious health and safety risks due to the residual chemicals that can remain on surfaces, in ventilation systems, and within building materials long after drug activity has ceased. These contaminants can cause respiratory issues, neurological effects, and long-term health impacts, particularly for children and elderly people.

Due to the Tribe's remote location, limited funding capacity, and high rates of poverty, many contaminated units remain vacant or underutilized, contributing to housing shortages, neighborhood blight, and ongoing public concerns. Without adequate remediation funding, these units cannot be safely reoccupied, resulting in prolonged displacement of families and increases strain on already limited housing resources.

This EPA grant will allow WMAHA to continue identifying, assessing, and remediating meth-contaminated housing units to meet applicable health and environmental standards. Grant-funded activities will directly address brownfields related contamination by supporting professional assessment, cleanup, and clearance testing, enabling units to be returned safely to the tribal members.

By addressing meth contamination through continued EPA funding, the project will improve environmental health, increase the availability of safe and affordable housing, reduce vacancy and blight, and support the Tribe's long-term goals of the community revitalization, public safety, and housing stability.

1.b. Description of the Priority Brownfield Site(s)

Our priority Brownfields sites for this multi-Purpose Grant are homes that have become uninhabitable and unavailable to low-income families due to contamination from methamphetamine production or use. These sites, currently known or to be found through our funding efforts, require immediate attention.

WMAHA has identified 31 homes that are currently boarded up, along with over 6 added communities (listed below) affected by methamphetamine. We are poised to assess 180 priority Brownfields sites and successfully remediate and redevelop 115 residences through this grant. These abandoned homes not only attract illicit activities, including further methamphetamine

## WHITE MOUNTAIN APACHE HOUSING AUTHORITY

### Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

production, but also pose serious risks to public safety. Furthermore, every residence deemed uninhabitable leads to the displacement of a family, removing potential homes for those in need.

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- Cibecue Tax Credit VII: Veteran Drive, Cibecue, AZ 85911
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The contamination at these sites includes hazardous wastes such as building materials and residual waste that show toxicity, flammability, corrosivity, and ignitability, along with non-hazardous wastes and secondary remediation wastes having asbestos or lead-based paint. These Brownfields sites meet the multipurpose threshold criteria because they are and have always been owned by WMAHA, which bears no responsibility for the contamination. We are committed to ensuring these properties get remediated, making our community safer and restoring homes for families who need them.

#### 1.c. Identifying Additional Sites

If funding remains available at the end of the grant period, WMAHA will identify and address additional meth-contaminated housing units within the target area, as needed, to further support community health and housing stability.

### **Revitalization of the Target Area**

#### 1.d. Overall Plan for Revitalization

The plan for revitalization centers on assessing at least 180 temporarily unavailable, methamphetamine-contaminated homes on the Fort Apache Reservation and returning at least 115 of these homes to beneficial use for our Tribal members. These abandoned, boarded-up homes are nuisances that attract more drug use and manufacturing, trash, graffiti, loitering, and other criminal or disruptive activities. The negative impacts from even one house spread throughout the surrounding neighborhood and cause further deterioration of the neighborhood.

#### 1.e. Outcomes and Benefits of Overall Plan for Revitalization

WMAHA has shown well over 100 residences that are either unsafe for habitation or that have been identified as affected by methamphetamine. The Brownfields (methamphetamine-impacted residence and properties) once discovered and boarded-up are not only a blight within the neighborhood they are found but also a magnet for illicit activities beyond the eyes of neighbors and law enforcement. The abandoned Brownfield residents continue to be a danger as they become unsafe and uncared for. The neighbors suffer, the community suffers, and the methamphetamine epidemic continues.

## WHITE MOUNTAIN APACHE HOUSING AUTHORITY

### Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

Assessment and remediation necessary to transform these Brownfields sites into a healthy and safe environment again for needy families gives these families an affordable place to live, it removes blight and dangerous conditions and allows the WMAHA to collect revenue and potential tax benefits to allow them to expand on other programs to assist the community.

#### **Strategy for Leveraging Resources**

##### 1.f. Resources Needed for Site Reuse

Over the past 7 years, the WMAHA has spent about \$300,000 from its general budget to remediate methamphetamine-impacted houses, and numerous internal resources (personnel, supplies, etc.) to manage methamphetamine-related programs. As a result, much of our budget and time has been diverted to addressing this problem and not to other issues that could address other social and economic issues such as lack of employment options and economic diversity.

The WMAHA has found 31 homes throughout the community that are currently boarded up and over 115 more that are known to be affected by methamphetamine in a community where there is a waiting list of over 2,700 individuals and families awaiting safe and decent homes. This multi-Purpose grant will allow us to bring many of these homes back to beneficial use and will likely prevent generations of more methamphetamine-impact homes. In addition to revitalizing Brownfields and neighborhoods, the homes will be a crucial step in allowing our community members to focus on equally critical issues such as employment and economic invigoration.

##### 1.g. Use of Existing Infrastructure

Returning the Brownfields residences to full and beneficial reuse is the primary goal of the methamphetamine remediation program. This multi-Purpose Grant is the primary catalyst in the WMAHA's plan to allow for transforming the boarded-up Brownfields into a practical home for community members in need. We estimate 150 houses will be assessed and 115 will be remediated and made safe for needy Tribal families, the majority made up that have older adults and children. In addition to these Brownfields residential properties, existing infrastructure that is currently not being used to the fullest potential includes streets, water/wastewater, power, and community amenities such as parks. The reuse by Tribal families allows for stronger neighborhoods, a safer community, and another step in fighting the ravages of Methamphetamine on the community. Other infrastructure will not be needed to implement the revitalization plans.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### 2.a. The Community's Need for Funding

The Fort Apache Indian Reservation serves a small, rural tribal community with limited population and a predominantly low-income resident base. The target area experiences persistent economic hardship, high unemployment, and geographic isolation, which significantly limit WMAHA ability to access private capital, state resources, or other federal funding to address

WHITE MOUNTAIN APACHE HOUSING AUTHORITY  
Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

environmental concerns. As a result, the community lacks the financial capacity to independently carry out environmental site assessments, remediation planning, and subsequent reuse activities.

Many properties within the service area are impacted by aging infrastructure and potential environmental conditions that pose barriers to redevelopment and continued safe use for housing and community purposes. Without EPA assistance, WMAHA is unable to evaluate environmental risks, identify contamination concerns, or plan for appropriate cleanup and reuse strategies. These limitations directly affect public health, environmental quality, and WMAHA's ability to provide safe, sustainable housing for our tribal members.

EPA grant funding is critical to addressing these challenges and advancing environmental justice in the community. The proposed activities will allow WMAHA's team to assess environmental conditions, support informed decision-making, and plan for the safe reuse of properties that serve low-income tribal residents.

2.b. Health or Welfare of Sensitive Populations

The target area served by WMAHA includes sensitive populations that are particularly vulnerable to environmental and public health risks, including children, elders, individuals with disabilities, and low-income households. These populations are disproportionately affected by unsafe housing conditions and environmental hazards associated with neglected properties within the communities we plan to serve.

The community has experienced significant social and public health challenges related to substance abuse, including methamphetamine use, which has contributed to the deterioration of housing units. Former drug use or manufacturing activities can result in indoor contamination and exposure to hazardous chemicals, posing serious health risks to tenants, especially children and elderly people. These risks are compounded by limited access to health services and environmental assessment resources within the Fort Apache Indian Reservation.

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

The target area faces elevated public health vulnerabilities that increase the risk of adverse health outcomes associated with environmental exposure. The presence of deteriorated and potentially contaminated homes, particularly those impacted by past illicit drug activity, creates conditions that may contribute to respiratory issues, neurological effects, and other health concerns linked to exposure to hazardous substances commonly associated with methamphetamine production and use. Children, elders, and individuals with pre-existing health conditions are especially susceptible to these exposures.

This grant will enable WMAHA to assess environmental conditions, identify contamination concerns, and plan appropriate mitigation and reuse strategies. By reducing environmental exposure pathways and supporting the cleanup this project will help reduce health risks and

WHITE MOUNTAIN APACHE HOUSING AUTHORITY  
Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

continue to improve overall community health outcomes in populations that are already disproportionately burdened by social and economic challenges.

2.d. Economically Impoverished/Disproportionately Impacted Populations

The population served by WMAHA is economically disadvantaged and disproportionately impacted by environmental and public health risks. Many of the residents are low-income tribal members living in housing units that are often the only affordable housing option available on the reservation. Many households are cost-burdened, experience high unemployment, and lack access to resources necessary to address environmental hazards independently.

WMAHA receives no direct operating or remediation funds from the White Mountain Apache Tribe, which significantly limits its ability to respond to environmental contamination such as methamphetamine production residues in housing units. As a result, tribal members disproportionately bear negative environmental and health consequences associated with contaminated housing, including exposure to hazardous chemicals, unsafe living conditions, displacement, and long-term health risks.

This funding is essential to address these inequities. This grant will allow WMAHA to assess, clean up, and remediate contaminated housing units, ensuring safe and habitable living conditions for economically vulnerable tribal members. Without this funding, affected units would remain uninhabitable, further reducing available housing and worsening overcrowding and housing insecurity on the reservation.

By supporting remediation and safe reuse of affected properties, these projects directly reduce environmental threats, protect public health, and supports housing stability for tribal members who have historically experienced disproportionate environmental burdens and limited access to financial resources.

**Community Engagement**

2.e. Prior/Ongoing Community Involvement

WMAHA has established history of engaging residents and the broader community in housing, health, and environmental initiatives. Community involvement has included tenant meetings, housing orientations, public notices, and coordination with Tribal leadership to address health and safety concerns related to methamphetamine contamination and brownfields conditions in residential housing units.

WMAHA Housing Management regularly communicates with tenants regarding unit safety, relocation procedures, and cleanup timelines, and provides educational information on the health risks associated with methamphetamine contamination properties. Feedback from residents and Tribal leadership has helped identify priority units for assessment and radiation, ensuring that project activities reflect community needs and concerns.

WHITE MOUNTAIN APACHE HOUSING AUTHORITY  
Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

Ongoing engagement will continue throughout the grant period through tenants' monthly Post Occupancy meetings, community workshops, and coordination with Tribal departments to educate the public on brownfields issues, environmental health, and the safe reuse of remediated housing units.

2.f. Project Involvement

The project will involve a range of local and Tribal entities that will assist with implementation and community outreach, including but not limited to:

- WMAHA- Lead applicant responsible for the project management, community engagement, and oversight of assessment and cleanup activities.
- White Mountain Apache Tribe, Environmental Protection Office- Technical support, environmental review, and coordination with EPA standards.
- Indian Health Services- Assistance with public education regarding health impacts of meth contamination and environmental exposure.
- White Mountain Apache Police Department- Referral of identified meth-contaminated units and coordination on safety, as appropriate.
- Resident Opportunity and Self-Sufficiency (ROSS) Service Coordination- Participation in outreach efforts, education sessions, and feedback on housing needs and priorities.
- Environmental Consultants and Contractors- Professional assessment, cleanup, clearance testing, and training support.

2.g. Project Roles

Each participating organization will have defined roles to ensure the timely and successful implementation of the project:

- WMAHA- Will oversee site selection, grant administration, financial management, and community outreach, and will coordinate all assessment and cleanup activities.
- White Mountain Apache Tribe, Environmental Protection Office- Will conduct clearance testing in compliance with EPA and applicable Tribal, federal and state standards.
- In-House Staff- Grant funding will support the development and training employees to build internal capacity for brownfields -related activities and long-term maintenance of remediated units.

Through these defined roles, the project will strengthen WMAHA capacity, support workforce development, and ensure the safe clean-up and reuse of brownfield impacted housing sites.

2.h. Incorporating Community Inputs

The WMAT Tribal Council has made a strong commitment to enlisting not only WMAT departments, but also the community's support in fighting the methamphetamine problems. As a result, the WMAT Environmental Department has developed radio station programs and offered

WHITE MOUNTAIN APACHE HOUSING AUTHORITY  
Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

resources as needed. The WMAT Police Department has committed assistance with training programs, more officer involvement, and help with discovery and obliteration of the Methamphetamine issues. The Indian Health Services has offered services to include education, specifically in the schools and to tribal members on the dangers of Methamphetamine as well as helping the community in identifying the problems early and what to do to help members who accept that help. The education will describe the tasks to be completed and why as well as understanding what Methamphetamine addiction is and positive messages on how you can recognize and head off the addiction.

The WMAHA will continue their role in working with WMAT departments and Outreach programs developing partnerships with them as well as community members. The WMAHA in conjunction with many of the agencies and community groups has offered ways that these groups and community members can learn and better themselves to methamphetamine addiction. This alone will allow community members currently trapped in the world of methamphetamine to become valuable living and productive members to their families and the community. The WMAHA is looking to expand its employee base to allow for the development of these educational outreach programs.

### **3. TASK DESCRIPTION, COST ESTIMATES, AND MEASURING PROGRESS**

#### **Description of Tasks/Activities and Outputs**

##### 3.a. Project Implementation

WMAHA will implement a structured and eligible work plan to identify, assess, remediate, and return meth contaminated residential housing units to safe and productive use within the reservation. All tasks will be conducted in accordance with EPA Brownfields Program guidelines and applicable Tribal, federal, and state regulations. Implementation include tasks such as: Project Management and Oversight, Site Identification and Prioritization, Environmental Assessment, Cleanup and Remediation, Clearance Testing and Certification, Community Engagement and Tenant Education, and Capacity Building and Workforce Development.

##### 3.b. Anticipated Project Schedule

WMAHA plans to expedite this grant so that it will be completed in 5 years. We are confident we can meet this aggressive schedule because of our experience with our existing Brownfields grants. All quarterly, annual, and final monitoring will be conducted on schedule.

Milestone Date Completed Grant Award Notification June 2026 Work Plan and other Pre-Award Documentation Completed August 2026 Funding Available October 2026 Update Community Engagement Plan November 2026 Update Assessment and Cleanup Plan January 2027-2030 Update Sampling and Analysis Plan January 2027-2030 Develop Inventory and Prioritize Sites February 2027-2030 Assess 60 residences (first one-third of 180 total to be assessed) April 2027-2030 Remediate 25 residences June 2027-2030 Assess 60 additional residences (second one-third

# WHITE MOUNTAIN APACHE HOUSING AUTHORITY

## Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

of 180 total to be assessed) September 2027-2030 Remediate 25 additional residences (50 total for program) October 2027-2030 Assess 60 additional residences (third one-third of 180 total to be assessed) December 2027-2030 Remediate 25 additional residences (75 total for program) April 2031 Remediate 25 additional residences (100 total for program) August 2031 Remediate 15 additional residences (15 total for program) December 2031 Closeout grant March 2032.

### 3.c. Task/Activity Lead

Task 1- Planning and Preparation. Community Engagement Plan. Assessment and Cleanup. Sampling and Analysis (SAP) Task 2- Assessment. Task 3- Remediation. Task 4-Site Closeout. Task 4- Site Closeout. Task 5- Grant Compliance

### 3.d. Outputs

WMAHA will prepare a Work Plan in coordination with the EPA Region 9 Project Manager detailing the outputs, milestones, and schedule to guide the successful implementation of this grant. The following outputs, at a minimum, will be attained from use of funding from this Multi-Purpose grant: ▪ Prepare EPA-approved Sampling and Analysis Plan (SAP) to guide assessment and post-remediation clearance sampling activities ▪ Assess 150 potentially methamphetamine-contaminated houses ▪ Prepare inventory of methamphetamine-contaminated houses based on assessment and develop system to prioritize houses for remediation ▪ Develop Assessment and Remediation Plan ▪ Remediate over 115 methamphetamine-contaminated houses ▪ Conduct post-remediation clearance sampling of 115 houses ▪ Prepare 115 Cleanup Reports ▪ Recycle and/or reuse non-impacted materials ▪ Update Public Outreach Plan ▪ Hold monthly public meetings starting June/2026.

### 3.e. Cost Estimates

	Year 1	Year 2	Year 3	Year 4
personal	\$ 184,125.00	\$ 184,125.00	\$ 184,125.00	\$ 184,125.00
fringe	\$ 29,752.00	\$ 29,752.00	\$ 29,752.00	\$ 59,504.00
travel	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 14,000.00
equipment	\$ -	\$ -	\$ -	\$ -
supplies	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00
other	\$ 3,948.00	\$ 3,948.00	\$ 3,948.00	\$ 7,896.00
			Total	\$1,000,000.00

### 3.f. Plan to Measure and Evaluate Environmental Progress and Results

WHITE MOUNTAIN APACHE HOUSING AUTHORITY  
Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

WMAHA will prepare an EPA-approved Work Plan prior to expanding Brownfields Multi-Purpose grant funds. We will track the quantitative outputs and report our progress in meeting the schedule and outputs to EPA in our Quarterly Progress Reports. We will identify any current or anticipated issues or circumstances that may prevent us from achieving our stated goals and provide resolutions to these issues. We will discuss our project status with our EPA Project Manager at least quarterly, or more frequently if issues or problems arise.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **Programmatic Capability**

###### **4.a. Organizational Capacity**

WMAHA has the organizational capacity, experience, and internal controls necessary to successfully oversee all grant-funded tasks and activities. WMAHA has a proven track record of administering federal and state housing programs and managing grant funds in compliance with applicable programmatic, administrative, and financial requirements.

Program oversight is supported by experienced management staff who are responsible for implementation, monitoring progress, and ensuring performance milestone are met. Clear policies and procedures guide procurement, reporting, and compliance activities, and progress is regularly reviewed to ensure alignment with grant objectives and timelines.

Administrative, WMAHA maintains established systems for recordkeeping, reporting, and coordination among each department. Supervisors/coordinators are trained in grant managements requirements and ensure timely submission of all required reports and documentation.

Financially, WMAHA utilizes financial management practices, including segregated accounting, internal controls, and regular financial reviews. Grant funds are tracked separately, expenditures are monitored for allowability, and all financial activity is subject to oversight and audit in accordance with applicable regulations.

Through these systems and practices, WMAHA is well-positioned to successfully manage the grant and ensure funds are used efficiently, responsibly, and in support if the program’s intended outcomes.

###### **4.b. Organizational Structure**

WMAHA’s organizational structure is designed to ensure the timely expenditure of funds and the successful completion of all technical, administrative, and financial requirements of the grant. WMAHA operates as a Tribally Designated Housing Entity (TDHE) with clear defined roles, lines of authority, and decision-making processes that support efficient program implementation and accountability.

###### **4.c. Description of Key Staff**

WHITE MOUNTAIN APACHE HOUSING AUTHORITY  
Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

Dorothy Parker, Executive Director: Ms. Parker has direct supervisory authority over the management of the grant and the oversight of all staff duties, program evaluation, and reporting. She ensures that all activities are completed in accordance with the grant agreement, as well as approved policies, rules, and regulations. Furthermore, she oversees the planning and implementation process to guarantee that the project is completed within budget and on schedule.

Charmayne Quintero, Environmental/Brownfields Coordinator: Ms. Quintero is responsible for the day-to-day management of the project. Her duties include coordinating environmental assessments, overseeing procurement processes, tracking expenditures, processing monthly draws, and conducting monthly community meetings. She will also manage the bidding process for contracted items, oversee contract administration, and review and approve site projects. In addition, Charmayne acts as a liaison with tenants to coordinate relocations and keep them informed about the project's progress. She will assist with program evaluation and the preparation of the reports.

Bernalda Rustin, Finance Officer: Ms. Rustin has been a member of the Finance Department at WMAHA since October 2001. She has received training from HUD and NAIHC in various areas related to accounting. As a Finance Officer, Bernalda is responsible for all fiscal accounting and expenditure related to the grant. Her role ensure that the project remains within the budget and complies with all regulations. Additionally, she is tasked with maintaining procurement records, reviewing invoices, and managing accounts payable for the project. Bernalda is also responsible for filing critical reports, including the Federal Funding Accountability and Transparency Act Reports, Recipients Integrity and Performance Matters Reports, SF-425 Financial Reports, Annual Performance Reports, annual audit financial statements, and final Close-Out documents.

#### 4.d. Acquiring Additional Resources

WMAHA augments its internal capacity through the use of consultants and contractors, selected through a competitive procurement process based on technical qualifications, relevant experience, and cost-effectiveness. All procurements comply with applicable federal, state, and local laws and regulations.

### **Past Performance and Accomplishments**

#### 4.e. Currently Has or Previously Received an EPA Brownfields Grant

##### 1. Accomplishments

WMAHA received Fiscal Year 2017 Brownfields Cleanup Grant and Fiscal Year 2019 Brownfields Multipurpose Grant. With the two grants combined WMAHA has remediated 93 low-income housing units in the communities of Whiteriver, McNary, Cibecue, East Fork, and Fort Apache. The following outputs were achieved with the grant funding:

- Assessed 245 homes
- Remediated 93 homes

## WHITE MOUNTAIN APACHE HOUSING AUTHORITY

### Fiscal Year 2026 Guidelines for Brownfield Multipurpose (MP) Grants Application

- Completed an EPA -approved Sampling and Analysis Plan (SAP), community involvement, Travel to EPA National Brownfields Conference
- Greater than 20% cost match

#### 2. Compliance with Grant Requirements

The WMAHA has successfully managed and complied with the requirements of the Cooperative Agreement and our EPA-approved Work Plan with EPA for the three Fiscal Year 2017 Brownfields Cleanup grants and Fiscal Year 2019 Multipurpose Grant. We completed Quarterly Progress Reports, annual reports, MBE/WBE Utilization reports, and ACRES reporting in a timely manner.



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## **THRESHOLD CRITERIA RESPONSE**

### Statement of Applicant Eligibility

The Fort Apache Indian Reservation, homeland of the White Mountain Apache Tribe, was established by Executive Order in 1872, and is a federally recognized and organized tribe pursuant to Section 16 of the Indian Reorganization Act of 1934.

### Description of Community Involvement

WMAHA has established history of engaging residents and the broader community in housing, health, and environmental initiatives. Community involvement has included tenant meetings, housing orientations, public notices, and coordination with Tribal leadership to address health and safety concerns related to methamphetamine contamination and brownfields conditions in residential housing units.

WMAHA Housing Management regularly communicates with tenants regarding unit safety, relocation procedures, and cleanup timelines, and provides educational information on the health risks associated with methamphetamine contamination properties. Feedback from residents and Tribal leadership has helped identify priority units for assessment and radiation, ensuring that project activities reflect community needs and concerns.

Ongoing engagement will continue throughout the grant period through tenants' monthly Post Occupancy meetings, community workshops, and coordination with Tribal departments to educate the public on brownfields issues, environmental health, and the safe reuse of remediated housing units.

### Description of Target Area

The Fort Apache Reservation covers over 1.6 million acres in portions of Apache, Gila, and Navajo Counties in east-central Arizona. It is the ancestral homeland of the White Mountain Apache Tribe (WMAT), a Federally recognized Indian Tribe whose members are direct descendants of people who have occupied this land for centuries and have strong ties to this homeland. The Fort Apache Reservation has a population of 15,342. Over 95% of the residents of the Fort Apache Reservation are members of the WMAT, who face significant economic, health, and environmental challenges. The poverty rate for all families is 33.9%. The median household income is \$41,737 (compared to the national average of \$78,538) with an unemployment rate of 8.5%. There are 4,665 housing units, of which 58.7% are owner-occupied.

The WMAT Tribal Council established the White Mountain Apache Housing Authority (WMAHA) in 1963 with the mission to provide safe, decent, and affordable housing to Tribal members within the Fort Apache Reservation who face income or other life challenges. The



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WMAHA has over 1,300 low-income housing units available to its members, but due to the extraordinary economic challenges facing these families, has a waiting list of 2,700 individuals who are seeking safe and affordable housing.

The target area for this project includes residential housing units located within the Fort Apache Indian Reservation, which is characterized by small rural population and limited access to housing, health and environmental remediation resources. The area primarily consists of WMAHA housing, low-income residential units that serve elders, families, and vulnerable households.

A significant Brownfields challenge within the target area is the presence of former methamphetamine use and production in residential housing units. Meth contamination poses serious health and safety risks due to the residual chemicals that can remain on surfaces, in ventilation systems, and within building materials long after drug activity has ceased. These contaminants can cause respiratory issues, neurological effects, and long-term health impacts, particularly for children and elderly people.

Due to the Tribe's remote location, limited funding capacity, and high rates of poverty, many contaminated units remain vacant or underutilized, contributing to housing shortages, neighborhood blight, and ongoing public concerns. Without adequate remediation funding, these units cannot be safely reoccupied, resulting in prolonged displacement of families and increases strain on already limited housing resources.

This EPA grant will allow WMAHA to continue identifying, assessing, and remediating meth-contaminated housing units to meet applicable health and environmental standards. Grant-funded activities will directly address brownfields related contamination by supporting professional assessment, cleanup, and clearance testing, enabling units to be returned safely to the tribal members.

By addressing meth contamination through continued EPA funding, the project will improve environmental health, increase the availability of safe and affordable housing, reduce vacancy and blight, and support the Tribe's long-term goals of the community revitalization, public safety, and housing stability.

### Site Ownership

The WMAHA owns site which meets the definition of a Brownfields site.

### Documentation of the available balance on open Multipurpose Grant

Attach expenditures of existing grant funds.



WHITE MOUNTAIN APACHE TRIBE  
*Environmental Protection Office*



January 1, 2026

RE: White Mountain Apache Housing Authority - FY2026 EPA Brownfields Multipurpose Application

Dear WMAHA Brownfields Program

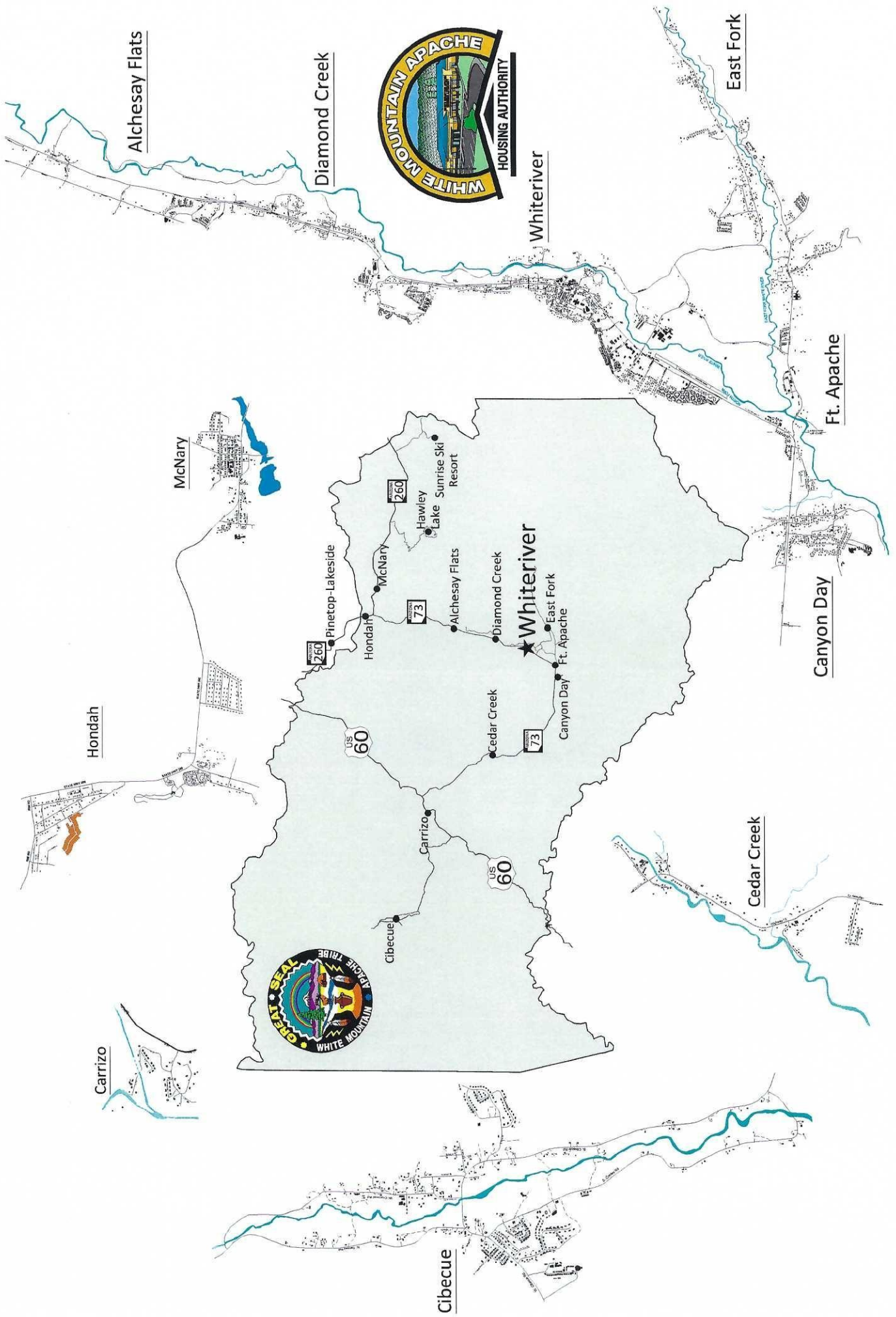
The White Mountain Apache Tribe Environmental Protection Office (EPO) acknowledges the White Mountain Apache Housing Authority (WMAHA) intent to submit a Fiscal Year 2026 Brownfields Multipurpose grant application to the U. S. Environmental Protection Agency (EPA). WMAHA will apply for this funding to address meth-remediation cleanup throughout the Fort Apache Indian Reservation (FAIR).

The EPO fully supports this grant application, and we are committed to providing technical guidance to WMAHA as it conducts the remediation project. Should you have any comments or questions, please contact me at (928) 338-4325 or [brendapusher-begay@wmat.us](mailto:brendapusher-begay@wmat.us). Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Pusher-Begay".

Brenda Pusher-Begay, Environmental Manager  
WMAT Environmental Protection Office



Carrizo

Hondah

McNary

Alchesay Flats

Diamond Creek



Whiteriver

East Fork

Ft. Apache

Canyon Day

Cedar Creek

Cibecue