

**RESOLUTION OF THE TOHONO O'ODHAM LEGISLATIVE COUNCIL
(Approving and Authorizing the Tohono O'odham Nation to Enter Into a 50 Year
Master Lease with the Tohono O'odham Ki:Ki Association for Two (2) Parcels of
Real Property Located Within the Gu Achi and Sells Districts for TOKA's
Development, Construction, and Operation of Public Housing Units)**

RESOLUTION NO. 25-409

1 **WHEREAS,** the Constitution of the Tohono O'odham Nation ("Nation") vests the Legislative
2 Council ("TOLC") with the power to enact laws "to promote, protect and provide
3 for public health, peace, morals, education and general welfare of the Tohono
4 O'odham Nation and its members" and to enact laws "governing the use,
5 assignment, permit, lease or other disposition of lands, interests in land and
6 resources of the nation consistent with Federal law" (Constitution, Article VI,
7 Section 1(c)(2) and Article XVI, Section 1); and

8 **WHEREAS,** pursuant to TOLC Ordinance 98-03, duly enacted by the TOLC on June 29, 1998, as
9 amended by TOLC Resolution No. 02-089 and TOLC Resolution No. 02-110
10 (collectively, "Ordinance 98-03"), the Tohono O'odham Ki:Ki Association ("TOKA")
11 is the successor-in-interest of the Papago Housing Authority and the tribally
12 designated housing entity ("TDHE") of the Tohono O'odham Nation ("Nation")
13 whose primary purposes and responsibilities are (i) providing well-constructed
14 and affordable homes for the Nation's members, as well as maintaining the
15 Nation's current assisted stock of home ownership homes and rental homes; (ii)
16 implementing a comprehensive program to address the housing needs of the
17 Nation; (iii) administering the Nation's United States Housing and Urban
18 Development ("HUD") Indian Housing Block Grant ("IHBG") funds pursuant to the
19 Native American Housing Assistance and Self-Determination Act of 1996, § 2 U.S.C.
20 § 4101, et seq., P.L. 104-330, 110 Stat. 4106 ("NAHASDA") and operating and
21 developing low income housing for the Nation and its members; and (iv) serving
22 all of the Nation's Districts with housing resources; and

23 **WHEREAS,** in pursuit of its mission, TOKA desires to lease from Lessor two (2) parcels of the
24 Nation's federal trust lands within the Nation's reservation situated on and
25 within the Nation's Gu Achi and Sells Districts (the "Property"), as legally
26 described in the form of a Master Lease attached as Exhibit A (the "Master Lease"),
27 for the development, construction, and operation by TOKA of one or more public
28 housing projects (the "TOKA Housing Projects"), financed by TOKA through its use
29 of one or more funding sources, including but not limited to Low Income Housing
30 Tax Credits ("LIHTC"), including an Arizona Department of Housing LIHTC TOKA
31 Housing Project known as "TOKA Homes VII" consisting of thirty-two (32) newly-

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constructed residential rental housing units (the "TOKA Homes VII LIHTC Project"); and

WHEREAS, in order for TOKA to proceed with the financing, development, and construction of the TOKA Homes VII LIHTC Project, TOKA must secure and maintain site control of the Property; and

WHEREAS, for such purpose, it is necessary for TOKA and the Nation to enter into the Master Lease for a term of fifty (50) years beginning on the date that the Master Lease is approved by the Secretary of the Interior, as required by law; and

WHEREAS, TOKA believes that the Master Lease by and between the Nation and TOKA for the Property is in the best interests of the Nation in order to address and serve the housing needs of the Nation's tribal members; and

WHEREAS, the Gu Achi and Sells Districts support, and the TOLC Housing Committee has approved, the TOKA Board of Directors request for the Master Lease by and between the Nation and TOKA in order for TOKA to qualify and satisfy any applicable public housing program and funding eligibility requirements, including but not limited to the Arizona Department of Housing's LIHTC program, related to the TOKA Homes VII LIHTC Project.

NOW, THEREFORE, BE IT RESOLVED that the Tohono O'odham Legislative Council:

1. Authorizes and approves the Master Lease by and between the Nation and TOKA for the Property, as legally described in the form of the Master Lease attached as Exhibit A, for a term of fifty (50) years commencing on the date that the Master Lease is approved by the Secretary of the Interior, as required by law; and
2. Authorizes the Nation's chairperson, or any designated official, for purposes of the TOKA Homes VII LIHTC Project, to execute the Master Lease by and between the Nation and TOKA for the Property, as legally described in the form of the Master Lease attached as Exhibit A, on behalf of the Nation, subject to approval by the Secretary of the Interior, as required by applicable law, together with any and all such other documents or instruments related to the TOKA Homes VII LIHTC Project, including but not limited to the financing thereof, as may be necessary or that may be required to be executed by the Nation in order to implement

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and carry out the intent of this resolution in connection with or otherwise related to the TOKA Homes VII LIHTC Project.


The foregoing Resolution was passed by the Tohono O'odham Legislative Council on the 07TH day of NOVEMBER 2025 at a meeting at which a quorum was present with a vote of 3,321.1 FOR; -0- AGAINST; -0- NOT VOTING; and [02] ABSENT, pursuant to the powers vested in the Council by Article VI, Section 1(c)(2) and Article XVI, Section 1 of the Constitution of the Tohono O'odham Nation, adopted by the Tohono O'odham Nation on January 18, 1986; and approved by the Acting Deputy Assistant Secretary - Indian Affairs (Operations) on March 6, 1986, pursuant to Section 16 of the Act of June 18, 1934 (48 Stat.984).

TOHONO O'ODHAM LEGISLATIVE COUNCIL


Wavalene M. Saunders, Legislative Chairwoman

10 day of November, 2025

ATTEST:


Evonne Wilson, Legislative Secretary

10 day of November, 2025

Said Resolution was submitted for approval to the office of the Chairman of the Tohono O'odham Nation on the 10 day of November, 2025 at 2:50 o'clock, p.m., pursuant to the provisions of Section 5 of Article VII of the Constitution and will become effective upon his approval or upon his failure to either approve or disapprove it within 48 hours of submittal.

TOHONO O'ODHAM LEGISLATIVE COUNCIL


Wavalene M. Saunders, Legislative Chairwoman

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☒ **APPROVED**

on the 12th day of November, 2025

☐ **DISAPPROVED**

at 3:15 o'clock, P.m.

Verlon M. Jose
VERLON M. JOSE, CHAIRMAN
TOHONO O'ODHAM NATION

Returned to the Legislative Secretary on the 12 day of

November, 2025, at 4:17 o'clock, P.m.

Deanna Juan Jr.
Evonne Wilson, Legislative Secretary

ACTION: APPROVING AND AUTHORIZING THE TOHONO O'ODHAM NATION TO ENTER INTO A 50 YEAR MASTER LEASE WITH THE TOHONO O'ODHAM KI:KI ASSOCIATION FOR TWO (2) PARCELS OF REAL PROPERTY LOCATED WITHIN THE GU ACHI AND SELLS DISTRICTS FOR TOKA'S DEVELOPMENT, CONSTRUCTION, AND OPERATION OF PUBLIC HOUSING UNITS

MOVED: COUNCILMAN DANIEL L.A. PRESTON, III

SECOND: COUNCILMAN BENNETT CHEWING

DATE: NOVEMBER 07, 2025

| DISTRICT | LEGISLATIVE REPRESENTATIVES | # OF VOTES | FOR | AGAINST | NOT VOTING | ABSENT |
|----------------------|--|------------------|---------|---------|------------|--------|
| SIF OIDAK 251.2 | 1. WAVALENE M. SAUNDERS (Mary Lopez) 2. FRANCIS HOMEWYTEWA () | 125.6 125.6 | X X | | | |
| SELLS 565.7 | 1. JANET B. ELEANDO () 2. EVELYN JUAN MANUEL (Juan Buendia) | 282.85 282.85 | X X | | | |
| SCHUK TOAK 195.3 | 1. THEORIA CAMPILLO (Rebecca Ann Valentine) 2. DELISA M. RAMON (Quintin C. Lopez) | 97.65 97.65 | X X | | | |
| SAN XAVIER 249.8 | 1. DANIEL L.A. PRESTON III () 2. JANICE FELIX () | 124.9 124.9 | X X | | | |
| SAN LUCY 266.3 | 1. GLORIA M. RAMIREZ (Lorraine M. Eller) 2. ROGER MANUEL (Christina Andrews) | 133.15 133.15 | X X | | | |
| PISINEMO 240.3 | 1. PAMELA J. BENAVIDEZ (Nora J. Ruelas) 2. NAOMI MONTE <i>(Absent)</i> (Edward D. Manuel) <i>(Present)</i> | 120.15 120.15 | X X | | | |
| HICKIWAN 222.9 | 1. LOUIS R. LOPEZ (Loretta A. Ortega) 2. DELMA M. GARCIA () | 111.45 111.45 | X X | | | |
| GU VO 279.6 | 1. LESLIE LUNA () 2. BENNETT CHEWING () | 139.8 139.8 | X X | | | X |
| GU ACHI 289.2 | 1. JEROME F. JOAQUIN (Gloria Johnson) 2. LUCIUS E. LOPEZ <i>(Absent)</i> (Victoria A. Hobbs) <i>(Present)</i> | 144.6 144.6 | X X | | | |
| CHUKUT KUK 361.9 | 1. MARIKAY HENRY () 2. VIVIAN JUAN-SAUNDERS (Cornelius Antone) | 180.95 180.95 | X X | | | |
| BABOQUIVARI 398.9 | 1. JESSE NAVARRO <i>(Absent)</i> (Alberta J. Ray) <i>(Present)</i> 2. NED NORRIS, JR (Leander Mase) | 199.45 199.45 | X X | | | X |
| TOTAL | | 3,321.1 | 3,321.1 | -0- | -0- | [02] |