

On-Call Title Services

**City Council A Session
February 20, 2025**

Veronica Garcia, Director, NHSD



Background



- NHSD's homeowner rehabilitation programs improve homes for qualified low to medium-income homeowners.
- The programs address life, health, and safety hazards resulting from substandard conditions and as part of the determination for an applicant's eligibility the property must have clear title.
- On February 11, 2021, City Council approved a PSA for Title Services with Priority Title & Escrow, LLC, Inc. for an amount not to exceed \$125,000.00 for four years with two, one-year extensions

Background



- NHSD has more than doubled the numbers of homes repaired, rehabilitated and/or reconstructed with the influx of additional federal grants and General Fund dollars, along with \$45M from Housing Bond.
- As a result of increased funding, the number of applications requiring title services has exceeded the contract capacity of the current PSA with Priority Title & Escrow, LLC, requiring NHSD to issue a formal solicitation to procure a new contract.

Issue



- To ensure continuity of title services, staff recommends the current PSA with Priority Title & Escrow, LLC be amended in an amount not to exceed \$375,000, while the forthcoming formal solicitation seeks proposals from other qualified service providers.
- This contract will result in providing title reports for approximately 3,500 home rehab applications for services rendered through June 30, 2025

Staff Recommendation



Staff recommends the approval of the amendment to the On-Call Title Services Agreement for Priority Title & Escrow, LLC, extending the contract for a six-month period through June 30, 2025, and increasing the amount by \$250,000.00 for a total contract value not to exceed \$375,000.00

Funding for the amendment is available from the General Fund FY 2025 Adopted Budget and the Community Development Block Grant

THANK YOU!

Veronica Garcia

