

Hernando County, Florida

State Housing Initiatives Program (SHIP)

Non-Profit Construction Application



SHIP funds may be made available to area non-profit housing agencies and non-profit housing developers to partially underwrite the costs of construction or rehabilitation of single-family affordable homes and in developing special needs housing for eligible clients. Funds can be used for infrastructure and development costs and all other associated fees and permits for the construction of housing. Funds may also pay for soft costs including but not limited to preliminary and final plat review, engineering services, site plan review, building permits, and impact fees.

Applicant Name/CEO/Director: Richard Sanvenero

Non-Profit Agency: You Thrive Florida House to Home

Address: 820 Kennedy Blvd Brooksville FL 34601

Contact Information: 1-888-802-7483 ext.6 rsanvenero@youthrivefl.org

Phone Email

Project Name: The O'reilly Home

Project Location or Address: 16153 Labella St Brooksville FL 34604

Parcel Number: R12 223 18 3660 00K0 0040 Legal Description: TANGERINE ESTATES BLK K LOT 4

Rental _____ Homeownership X

Multi-family _____ Single-Family X Type: New construction X Rehab _____

Supportive/Special Needs _____ Other (Explain) _____

Proposed Rental Rates: _____ Sales Price: \$210,000

Estimated Construction Cost: \$180,000 Appraised Value: _____

Zoning Designation: Residential Land Use: _____ Intended Use: Residential

Total Acreage/Lot Size: 7,800 square feet

Total Dwelling Units: 1 Total Buildings 1

#Studio _____ #1 bdrm _____ #2 Bdrm _____ #3 Bdrms X #4 Bdrms _____ Other: _____

Number of Units up to 30% AMI _____ Number of Units up to 50% AMI _____

Number of Units up to 60% AMI _____ Number of Units up to 80% AMI _____

Number of units up to 120% AMI _____ Number of Units > 120% AMI _____



Land Use Restriction/Term of Affordability:

99 Year Lease _____ 50 Year Lease _____ 30 Year Lease _____

Describe the scope of the project. Include purpose of construction/rehabilitation - **(Please provide architectural drawing, photos, number of beneficiaries anticipated to serve, and other documents to verify project, cost estimates, funding sources, and explain why you think project qualifies as affordable)**: Use additional sheet as needed.

The purpose of the project is to build an affordable home for the O'reilly Family

Outline Project readiness. Provide site control, zoning, construction timeline:

Pemit was pulled 9/18/25. The land was cleared between 7/20/25 -8/8/2025 Concrete slab is being poured in early Dec between Dec and Jan 2026 the house will be built.

Identify other funding sources for the project. Identify any leveraged investments and/or collaborative ventures: (Include names, address and amounts of donations, gifts, etc., for this project:

Requested Funding Amount: \$50,000

Detail how requested funding will be utilized: permit, Impact fees, plans, survey, site prep, septic and well installation

Describe past or present litigation involving any partners in the project, including outcome(s), if applicable. N/A

Disclose any existing liens, mortgages or other encumbrances attached to subject property:



Right now we have nine active leins on the property. I have included an email to Jeffery Rogers about the reamining leins, as we purchased this property through the county auction website.

Describe property development experience. Identify prior work. Include successful and unsuccessful projects. How many units have you produced? Please specify numbers and location, style, etc.
Some of our latest new home builds are as follows: 16077 Melbourne St., 16071 Melbourne St., 16148, 16160, 16154

Labella St., and 16158 Reddington St. We just Finished 16077 Melbourne St.

Describe efforts to incorporate Green Building and Energy Saving products and processes (List what Energy Star appliances and products will be included, insulation, hot water heater, A/C, toilets, showerheads, etc. Include energy star ratings, SEER rating, insulation efforts, etc.):
2 1/2 ton 15.2seer2 TempStar heat pump system, Honeywell T-6+ programmable Thermostat,

r-11 nsulation r-38 insulation in the ceiling 1.6 gpf toilets, low flow showerheads and faucets
50 gallon water heater

Services and Program offered to residents.
Our company offers childrens advocacy, Headstart, Charter schools, Senior Services, Paratransit, Weatherization

low income home energy assistant programs, family self sufficant programs and
affordable first time home ownwership programs.

Has a SHIP-approved buyer been identified for this property? yes Amanda O'Reilly 1/5/2026
If yes, provide name, date identified, sales contract if applicable.

- *Attach your agency's Non-profit current IRS designation as a 501(c)(3)
- *Attach your agency's previous three years audited financial records.
- *Attach property survey.
- *Attach current appraisal

