

JANUARY 2026



**FLORIDA
COLLABORATIVE**

2026 OPERATION PLAN

A REVIEW OF NEIGHBORWORKS
FLORIDA COLLABORATIVE EFFORTS
IN 2025 AND PRIORITIES FOR 2026.



Presented by

JAIME-LEE BRADSHAW

Amplifying Impact for Communities

Presented to

BOARD OF DIRECTORS

NeighborWorks Florida Collaborative



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INTRODUCTION

MISSION

To foster sustainable homeownership, develop affordable housing, and provide capital to build strong communities.

FOSTERING HOMEOWNERSHIP

Florida's NeighborWorks organizations partner with public and private funders, lenders and nonprofit practitioners to implement local strategies that:

- Educate new and existing homeowners;
- Reduce the incidence of foreclosure; and
- Give families the tools they need to become more financially stable.

DEVELOPING AFFORDABLE HOUSING

Florida's NeighborWorks organizations partner with public and private funders, lenders, nonprofit practitioners and resident leaders to create affordable housing solutions across our great state.

PROVIDING NEEDED CAPITAL

Florida's NeighborWorks organizations partner with public and private funders, lenders, nonprofit practitioners and resident leaders to leverage both financial investments and human capital to create community change.

YOUR 2026 EXECUTIVE COMMITTEE



KAREN MILLER
Chair

Karen Miller serves as Chair of the NeighborWorks Florida Collaborative (NWFLC) and is the CEO of the Tallahassee Lenders' Consortium, where she leads efforts to expand equitable access to homeownership and community investment.



SAM YOUNG
Vice-Chair

Sam Young serves as Vice Chair of the NeighborWorks Florida Collaborative (NWFLC) and is the President and CEO of Pensacola Habitat for Humanity, where he leads efforts to expand affordable homeownership and strengthen communities across Northwest Florida.



FRANK CORNIER
Secretary

Frank Cornier serves as Secretary of the NeighborWorks Florida Collaborative (NWFLC) and is the President and CEO of Tampa Bay Neighborhood Housing Services, where he leads efforts to expand access to affordable homeownership and community revitalization across the Tampa Bay region.



**KAMALAH
FLETCHER**
Treasurer

Kamalah Fletcher serves as Treasurer of the NeighborWorks Florida Collaborative (NWFLC) and is the Executive Director of Neighborhood Housing Services of South Florida, leading a NeighborWorks-affiliated CDFI advancing homeownership, lending, and neighborhood revitalization across South Florida

Member Thank You

A Note of Thanks to Our Members

As we enter 2026, we want to extend our sincere thanks to the members of the NeighborWorks Florida Collaborative. Your commitment, partnership, and belief in the power of collaboration have laid a strong foundation for the impactful work ahead.

Your trust means everything—it is what allows the Collaborative to move boldly, think collectively, and invest in strategies that advance homeownership, affordable housing, and resilient communities across Florida. It is our aim that you not only feel proud of your investment in the Collaborative, but that you see real and meaningful dividends from it through shared resources, increased visibility, stronger partnerships, and statewide influence.

Because of your support, 2026 holds incredible promise. Together, we are positioned to turn collective vision into action and momentum into lasting impact.



Jaime-Lee Bradshaw
NeighborWorks Florida Collaborative
Coordinator



2025 Year-In-Review

AWARNESS & PARTNERSHIPS

Building visibility, influence, and statewide relationships

- Led a successful 2025 Hill Day, meeting with 7 bipartisan legislative offices to elevate member priorities at the state level.
- Hosted two regional convenings:
 - Disaster Workshop (Tallahassee)
 - Property Inheritance Clinic (Miami), with JP Morgan Chase support for travel and meals.
- Advanced strategic collaboration with the Florida Housing Coalition, resulting in two statewide partnerships launching in 2026.

CAPITAL LOAN POOL

Laying groundwork for future access to lending capital

- Presented the Collaborative's Capital Loan Pool needs and vision to the NeighborWorks Loan Pool Committee, elevating statewide lending conversations.
- Began quantifying and articulating the collective development pipeline to support future lender engagement and capital strategies.

DISASTER

Positioning the Collaborative within Florida's disaster response ecosystem

- Supported a bi-annual Disaster Think Tank, convening key stakeholders in Tallahassee to strengthen coordination and preparedness.
- Represented NWFLC at the Florida Governor's Hurricane Conference, sharing learnings and updates across the Collaborative.
- Advanced conversations related to VOAD participation, disaster planning alignment, and expanding NWO disaster preparedness capacity statewide.

GRANT

Securing and coordinating resources for collective impact

- Secured a JP Morgan Chase grant supporting the Property Inheritance Think Tank and launching Collaborative grant infrastructure.
- Successfully awarded a NeighborWorks Southern Region grant to support:
 - Disaster response capacity
 - FLCLI Disaster Learning Track
 - Member capacity-building activities.
- Led a co-sponsored Community Project Funding application focused on pre-development and down payment assistance for member organizations.

Together, these efforts strengthened the foundation for the Collaborative's 2026 priorities—positioning NWFLC for deeper impact, greater visibility, and increased return on member investment.

2026 Workgroup Priorities & Opportunities

AWARNESS & PARTNERSHIPS

Deepening influence and coordinated statewide engagement

- Lead 2026 Hill Day on April 22, coordinating meetings with local Representatives and Senators to elevate member priorities.
- Convene the NWFLC Annual Meeting in person in partnership with NeighborWorks at the National Executive Symposium (NES).
- Launch new collaborations with the Florida Housing Coalition, including:
 - CDBG-DR coordination to support counties impacted by recent hurricanes.
 - A Statewide Heirs' Property Learning Exchange connecting practitioners, legal partners, and housing organizations.

CAPITAL LOAN POOL

Laying groundwork for future access to lending capital

- Appoint new Capital Loan Pool Co-Chair, Ernest Coney Jr., to guide next-phase strategy.
- Host lender conversations to better understand capital requirements and underwriting expectations.
- Support member readiness by aligning pipeline data, organizational capacity, and project narratives to attract future lending partnerships.

DISASTER

Strengthening preparedness and positioning members for recovery funding

- Partner with the Florida Housing Coalition to create a CDBG-DR outreach and engagement toolkit for hurricane-impacted counties.
- Serve as a connector between members and state-level disaster recovery processes.

GRANT

Expanding shared services and collaborative funding strategies

- Pursue Community Project Funding applications to support member priorities at the federal level.
- Continue identifying statewide and national grant opportunities aligned with Collaborative initiatives.
- Support members through the rollout of enterprise-level grant and donor management tools, improving coordination, reporting, and long-term sustainability.

Together, these 2026 priorities are designed to translate trust and participation into tangible value—strengthening member capacity, expanding access to resources, and delivering measurable returns on collaboration.

2026 Budget

2026 NeighborWorks Florida Collaborative Budget

DEPOSITS	Budgeted
NWFLC Membership Dues	\$36,000
NeighborWorks America (SOR) (Disaster)	\$100,000
Grants	\$50,000
	<hr/>
	\$186,000

EXPENSES	Budgeted
Coordination Fees	\$33,000
Oversight Costs	\$1,000
NWFLC Member Meeting Support	\$3,000
NWFLC Workgroup Support	\$10,000
AIFC Project Management (FHC Projects) *	\$30,000
Legislative & Hill Day	\$3,000
Bi-Annual Think Tanks	\$10,000
	<hr/>
	\$90,000

CLOSING

Thank You!

This Operational Plan serves as a guide for our shared priorities and direction—but it is our partnerships that make action possible. We are deeply grateful to our members whose trust, engagement, and collaboration turn plans into progress.

Because of you, the NeighborWorks Florida Collaborative continues to move from strategy to impact, transforming collective intention into meaningful outcomes across Florida.



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Jaime-Lee A. Bradshaw
COORDINATOR

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