



A Shared Vision

1901-2024

2023-2024 BI-ANNUAL REPORT | WOODLAWN TRUSTEES



1020 N. Bancroft Pkwy, Suite 200 | Wilmington, DE 19805



A MESSAGE FROM THE PRESIDENT



Welcome to the first annual report for Woodlawn Trustees, the Rockford Woodlawn Fund, and the Todmorden Foundation. Our three entities share a common bond as we all originated from the work of William Bancroft. His vision for Wilmington and the surrounding areas is based on a concept of “thoughtful development” and a goal to best use the lands in and around the City of Wilmington up through Brandywine Hundred, including the Brandywine River. Bancroft’s charge to Woodlawn Trustees in the early 1900’s was to develop land, provide housing and affordable housing, build parks, and protect open space, in particular near the Brandywine.

Today, few people realize that Woodlawn Trustees was responsible for developing Alapocas, Sharpley, Tavistock and Edenridge. We still own and manage the Flats neighborhood in Wilmington, and over 130 homes in Wilmington’s East Side.

Woodlawn’s work on preserving parklands has been equally successful. We were instrumental in creating Brandywine Creek State Park, Husbands Run Park, Mt. Lebanon Park, and most recently, in conjunction with the Rockford Woodlawn Fund, the First State National Historical Park.

Bancroft’s vision continues to be fulfilled today through the hard work of Woodlawn, Todmorden and Rockford Woodlawn. In 2023 and 2024, all three organizations have been very busy. The Todmorden

Foundation currently has 25 new homes under construction (to be completed in 2025) and 8 homes under renovation. Todmorden also began construction on Phase V of the Flats renovation, with 52 units for seniors. Woodlawn Trustees renovated 21 vacant homes and returned them to the affordable rental market. Rockford Woodlawn awarded \$2.8 million in grant distributions for affordable housing, park renovations, baseball field renovations, improvements at Delaware Nature Society and the concert stage in Rockford Park.

Todmorden and Woodlawn Trustees successfully pursued new funding avenues to further their mission, resulting in the receipt of millions of dollars from the City of Wilmington, the State of Delaware, New Castle County, HUD, our Congressional delegation, and the Delaware State Housing Authority, which has been directed to the construction and renovation of affordable housing. At the end of 2026, these investments will have created 120 new homes for affordable housing tenants, especially for senior citizens.

Our three organizations are working synergistically to maximize the positive impact on families in our community. Together we have succeeded in obtaining new resources and using them to meet those needs. We look forward to another positive year in 2025.

Richard Przywara, President & CEO
*Woodlawn Trustees, Todmorden Foundation,
and Rockford Woodlawn Fund*

In 1901, William Bancroft, a Quaker, founded the Woodlawn Company to carry on his interests of “thoughtful development”, which included affordable housing, market-rate housing, the creation of parks for recreation, and the preservation of land in the Brandywine Valley. In the ensuing 125 years, Woodlawn Trustees has evolved and two partner nonprofits, the Todmorden Foundation, and the Rockford Woodlawn Fund, were created to expand the mission of Woodlawn Trustees. Together, this “Bancroft Family of Funds” continues to offer thoughtful development, provide affordable housing, expand parks and trails, and preserve land in the Brandywine Valley.

THE HISTORY OF Woodlawn Trustees and Our Affiliates

THOMAS WHITE
Woodlawn Trustees, Inc.

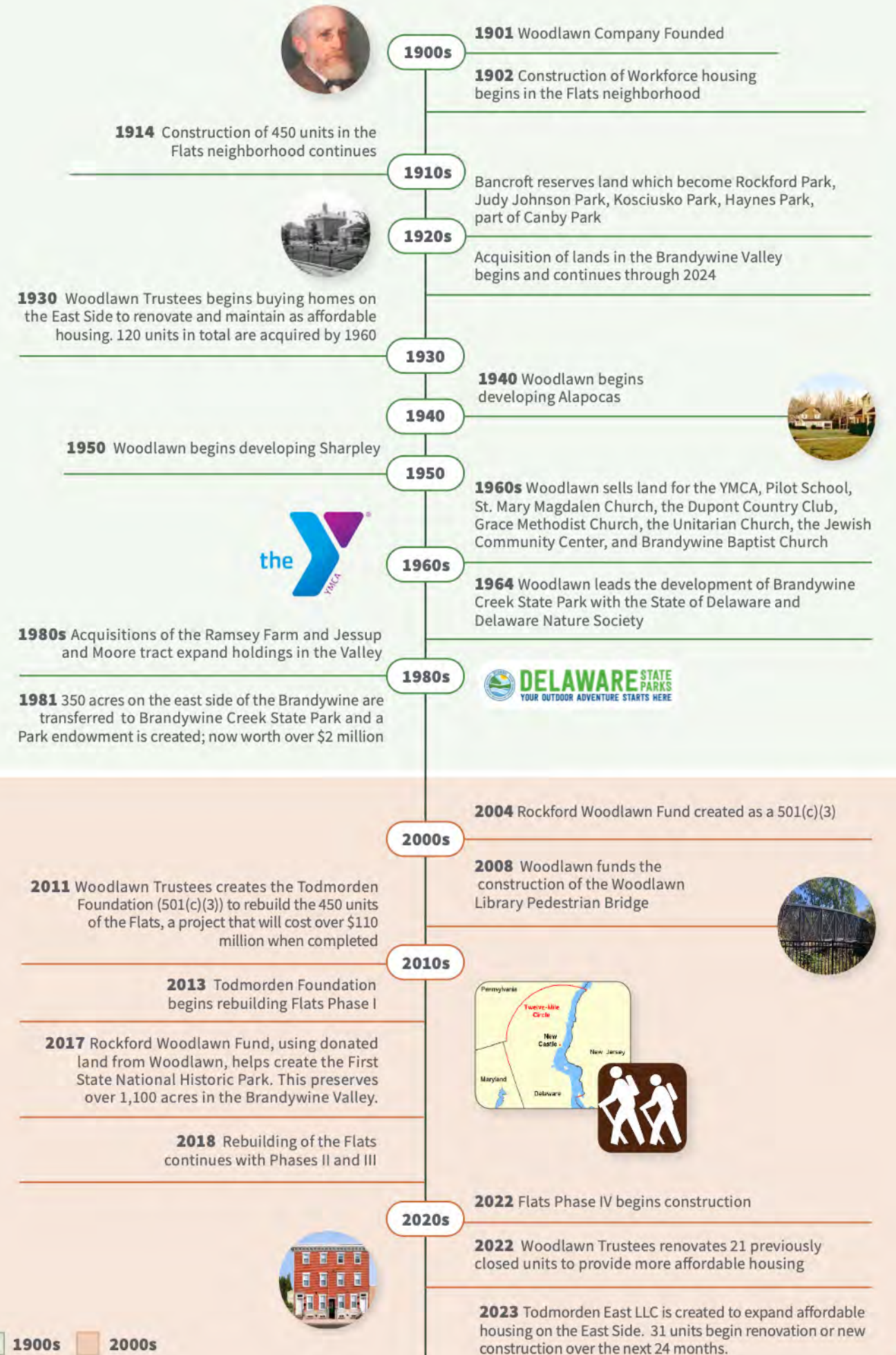
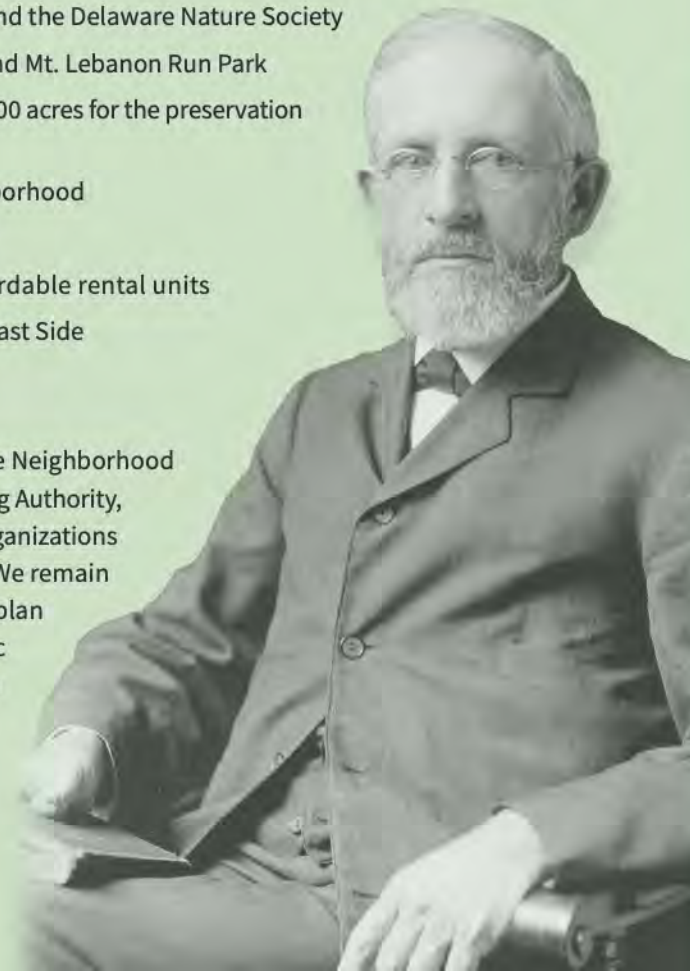
MATTHEW LYNCH
Todmorden Foundation

CAROLINE COPE
Rockford Woodlawn Fund

Our three entities are separate and operate independently yet share common goals in our community. Working in a collaborative partnership, the outcome of our efforts has been very significant. Operating in concert with Quaker values (integrity, equality, simplicity, community, peace, and stewardship of the Earth), the work of the three organizations has often been quiet, without much publicity. The accomplishments are very significant in the greater Wilmington area.

- Created Brandywine Creek State Park with the State of Delaware and the Delaware Nature Society
- Made major contributions to the creation of Husbands Run Park and Mt. Lebanon Run Park
- Helped create Delaware’s National Historic Park, with the sale of 1,100 acres for the preservation of open space and trails
- Built and maintain over 450 affordable homes in the Flats Neighborhood
- Provided over 125 affordable homes in Wilmington’s East Side
- Recently renovated 21 vacant homes and returned them to affordable rental units
- Currently are renovating and building over 30 new homes on the East Side
- Will offer our first sale of 17 affordable homes in Wilmington

We are fortunate to have partnerships with the City of Wilmington, the Neighborhood Conservancy Land Bank, the State of Delaware, Delaware State Housing Authority, New Castle County, and our Congressional delegation, to assist our organizations to move forward and provide additional housing for the community. We remain committed to Mr. Bancroft’s vision of “thoughtful development”, and plan to continue to assist those in our community who need the most basic building block, an affordable and safe home, and to expand our open space and recreation spaces for our families.





Steering a vision from yesterday into a flourishing tomorrow

Woodlawn Trustees Accomplishments



Refurbished 20 vacant units



Completed Country Land planning framework—preserving three Valley properties



Determined a viable trail option to connect Wilmington to the Country



Actively began a process to preserve more land in the Country

Chazz Salkin, Woodlawn Trustees Board Vice Chair; Rich Przywara, CEO; Michael Purzycki, Mayor; Stephanie T. Bolden, State Representative; Zanthia Oliver, Wilmington City Councilmember

Our Partnership with Wilmington

Woodlawn Trustees and the Todmorden Foundation enjoy a productive relationship with the City of Wilmington, the Mayor, and members of City Council.

- Woodlawn Trustees received a \$1 million grant to renovate 20 vacant houses
- Todmorden Foundation received a \$2 million grant to build 20 new homes in the 800 block of Bennett Street
- The City of Wilmington waived permit fees for our affordable housing construction
- The City of Wilmington donated two vacant lots on Spruce Street for Todmorden to build a “pocket park” for the neighborhood



Learn more at woodlawntrustees.com

Symposium

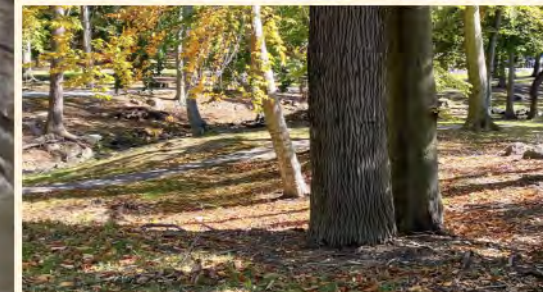
We collaborated with the Delaware Art Museum to share the community impact of William & Samuel Bancroft in a day long symposium, supported by the Delaware Humanities Forum.

Country Lands Successful Acquisition

We purchased one vacant lot and facilitated the purchase of the other by the State of Delaware to protect trails along the Brandywine River. We purchased one residential home as a development buffer.

Lead Paint and New Castle County Programs

Woodlawn Trustees and the Todmorden Foundation are actively removing lead paint from vacant homes in collaboration with grants from New Castle County and the Jessie Ball duPont Fund.



OUR MISSION

- Preservation of open space for the public's enjoyment
- Affordable rental housing in the City of Wilmington
- Orderly planned development to benefit the community and provide funding for Woodlawn's activities

Woodlawn Trustees By the Numbers (Since Inception)

570 units available

415,000 nights of housing per year

44 million nights of housing since 1907

TODMORDEN FOUNDATION

Providing quality, affordable housing is an important part of a healthy community

Todmorden Foundation Accomplishments



Created Todmorden East, Inc. to develop the East Side and added new revenue stream



Have received \$15 million in grants



Have 31 houses under construction



Created a formal Business Plan for future direction



OUR MISSION

To promote stabilization of neighborhoods, prevention of urban blight, and development of affordable housing within the City of Wilmington

Todmorden Foundation: Year at a Glance

36

new units
2-3 bedrooms
completed

53

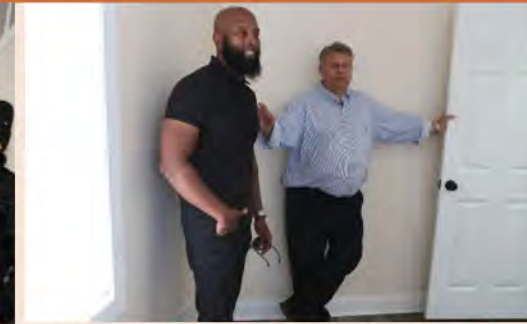
new tenants
in senior housing
project started

\$2M

new housing
grants
pending

10

new homes
planned
for 2025



Our Partnership with Minority Contractors

The Todmorden Foundation and Woodlawn Trustees have awarded over \$3 million in contracts to minority-led construction firms. With help from the City of Wilmington, firms were identified and engaged by both organizations to assist with the renovations. The following six contractors have all played an integral role in the successful expansion on the East Side: James Furlow (From the Ground Up, LLC), Damion Williams (Foust Construction), Lila Echeverria (SME Contractors, LLC), Grandville Brown, (Sisters Advocating for Better Resources Environmental), Richard Dyton (Dyton & Associates) and Roger Gordon (TAG Construction).

Wilmington Neighborhood Conservancy Land Bank

The Todmorden Foundation and the Wilmington Land Bank work closely together. In 2023 and 2024, the Land Bank transferred 41 vacant homes and empty lots to Todmorden for renovations and new construction. These homes will either be renovated or torn down to build new homes.

Pocket Park

As part of new home construction in Wilmington, Todmorden is building a pocket park for the community at 8th and Spruce Street. It will open Summer 2025.

VISTA/Americorps

Todmorden Foundation has created 5 units for VISTA/Americorps volunteers for rent in Wilmington. Todmorden's own VISTA volunteer, Adolphus Fletcher, has offered hundreds of hours in progress for Flats residents.



Funders & Partners

- City of Wilmington
- State of Delaware
- New Castle County
- HUD
- Delaware State Housing Authority
- Wilmington Neighborhood Conservancy
- Landbank
- Rockford Woodlawn Fund
- Longwood Foundation
- Laffey McHugh Foundation
- Welfare Foundation
- Cinnaire
- New Ecology
- Delaware Humanities Forum
- Sarah Clark Foundation

Pictured above: Top row l to r: Flats IV Ribbon Cutting Ceremony Board Chair Matt Lynch addresses the crowd. Backyard at Bennett Street. Lombard Street Groundbreaking: Alan Matas, Construction Project Manager; David Ripsom, Todmorden Foundation Board Member; Cassandra Marshall, Todmorden Foundation Board Member; Matt Lynch, Todmorden Foundation Board Chair; Curtis Harkin, Todmorden Foundation Board Member; Rich Przywara, President and CEO; Sean Collins, CFO. Middle row l to r: 800 Block Bennett St. 800 Block Bennett Street Homes Construction. 800 Block of Bennett Street Groundbreaking: Rich Przywara, President & CEO; Toren Williams, Architech Alliance; Penrose Hollins, NCC Councilman Matt Meyer, NCC County Executive; Michael Purzycki, Mayor; Shawn Buckwalter and Hans Brubaker, Contractors, EG Stolfus; Alan Matas, Construction Project Manager; Vincent White, Wilmington City Council; Woodlawn Trustees Board Member.



Learn more at todmordenfoundation.org



Open Space, Park Enhancement and Affordable Housing

Rockford Woodlawn Fund Accomplishments



Funded Todmorden's requests for Flats renovations



Have made \$275,000 in grants to outside organizations



Revamped the website to enable online application capability



Rewrote the bylaws and mission, expanded the board and drafted a Strategic Plan

Learn more at rockfordwoodlawn.org



OUR MISSION

- Promote preservation of open space** by enhancing parks
- Acquiring land to be utilized or preserved**
- Investing in affordable housing** and supporting agencies in Wilmington and surrounding areas

ROCKFORD WOODLAWN FUND GRANT AWARDEES

- | | |
|----------------------------------|--------------------------------------|
| 2023 | 2024 |
| Friends of Wilmington Parks | Friends of Wilmington Parks |
| Roberto Clemente Baseball League | Roberto Clemente Baseball League |
| Delaware Center for Horticulture | Police Athletic League of Wilmington |
| Delaware Nature Society | Wilmington Alliance |
| Wilmington Alliance | Delaware Greenways |
| | New Castle Bike Trail |