



Program

9:50 AM Login, Greetings

10:00 AM Welcome

Suzette Munley, *President*, Munley Associates, and *President*, CCPA
W. Matthew Skilton, *Regional Vice President*, Republic Bank, and
Board Member, CCPA

Presentation, Q&A

Questions will be directed from chat

11:00 PM Conclusion, Networking

Reminders:

- Event will be **recorded**.
- **Post questions**, comments, and suggestions in Chat
- Use **Chat** to connect with each other.
- Everyone will **begin muted** to maintain audio/visual controls.
- Take a moment to **change your User Name** to your actual name and company so others can see who you are!
- **Event Program** will be posted in Chat

Coming Up:

- June 9: **Women Changing the City**
- June 17: **Lunch with the City's Leaders** with **Jeff Hornstein**, Economy League of Greater Philadelphia
- June 24: **Sustainable Philadelphia—Protecting our Rivers**
- July 13: **Meet the Developers**

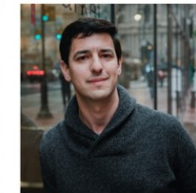
RESIDENTIAL REAL ESTATE: HOUSING TRENDS AND PHILLY'S FUTURE



Tawan W. Davis



Phil Giordano



Gregory Heller



Rachel Street



Michaele Bond

Thursday, May 20, 2021

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Republic Bank is one of the largest Philadelphia-based banking institutions and is continuing to expand its footprint throughout Philadelphia, Southern New Jersey and New York City. In 2020, Republic Bank was named America's #1 Bank for Service by Forbes as a result of its retail-based model focused on fanatical customer service and absolute convenience across every channel.

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Residential Real Estate:
Housing Trends And Philly's Future



Michaelle Bond

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Michaelle Bond, a proud product of South Jersey, is The Philadelphia Inquirer's residential real estate reporter and covers market trends, the ways in which people live in their homes, and how housing policies shape communities.

She joined The Inquirer in 2013, after graduating from Columbia University's Graduate School of Journalism and completing a fellowship at The New York Times. Once at The Inquirer, Michaelle covered breaking news, government, development, schools, courts, and pipeline construction as a Chester County reporter. She then became the regional governing reporter, covering government news and trends in counties and municipalities across the Philadelphia region, and covering the 2020 Census. Michaelle and a colleague won an award in 2018 from the National Association of Black Journalists for a story they wrote about lying in the criminal justice system and the wrongful conviction of a Philadelphia man who has since been freed.

Michaelle has spent the last year-plus chronicling ways in which the pandemic has impacted the housing market.





Tawan W. Davis

Founding Partner and Chief Executive Officer

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Tawan Davis is founding partner and CEO of The Steinbridge Group. Steinbridge has structured and executed over \$900 million of institutional investments, and is currently focused on developing over \$200 million of high quality residential homes for working families in America's major metros.

Davis' leadership combines deep training and experience in finance and economics with a prolific social activism. He began his career as an investment banker with Goldman Sachs and was later a real estate private equity investor with Prudential Financial, leading and managing investments both in Europe and the United States. Davis later served as Vice President and Head of Public-Private Partnerships for in the administration of New York City Mayor Michael Bloomberg and as CIO of a \$5 billion national real estate development firm.

Forbes Magazine, the Harvard Business Review, and Bloomberg News among others have recognized Davis as one of America's emerging business, economic, and social leaders.

In addition to leading Steinbridge, Davis is also an Adjunct Professor of Real Estate at New York University (NYU). He has served on the boards of Harlem Hospital, the New York Urban League, the New Horizons Children's Advocacy Group, and was appointed to the New York Utility Board by Mayor DeBlasio.

Tawan Davis earned his Bachelors degree with honors from Georgetown University, a Masters of Sciences degree from England's Oxford University and an MBA degree from the Harvard Business School.





Phil Giordano

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Phil Giordano serves as Director of Republic Bank's Residential Mortgage Division. He oversees a large team of loan officers as they help to simplify the often-complex home buying or home refinancing process. From application to settlement, Phil and his team provide support and guidance to their clients and partner with real estate brokers, new home builders, accountants, financial planners and more to ensure a smooth transaction.

With more than 30 years of industry experience, Phil has worked with all types of clients from first time home buyers to those purchasing second homes to those buying investment properties, helping each homebuyer obtain the loan that best suits their individual needs. He has a vast knowledge of real estate markets throughout the region and provides sound counsel to clients as they navigate the home buying process. Phil thrives on leveraging his expertise to mentor professionals early on in their mortgage careers.

Born and raised in Philadelphia, Phil holds a degree from Temple University and currently resides in South Jersey with his wife and three daughters.





Gregory Heller

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Gregory Heller is a practitioner in the fields of community finance and public policy. Greg currently serves in three separate roles as Executive Director of the Philadelphia Redevelopment Authority, Senior VP at Philadelphia Housing Development Corporation, and Executive Director of the Philadelphia Accelerator Fund.

In these roles, Greg's team was responsible for the investment of over \$107M since 2016 to produce and preserve over 2,200 affordable housing units. During Covid-19 Greg's team built the system and infrastructure, from the ground up, to deliver over \$65M in emergency rental assistance—featured in a front-page story in *The New York Times*. Greg led the development of several groundbreaking housing finance programs including a \$40M home repair loan program to increase access to capital for low/moderate-income homeowners. Under his leadership, in 2019 the Redevelopment Authority won the Urban Land Institute's national Robert C. Larson Housing Policy Leadership Award for its workforce housing program.

Prior to his public-sector work, Greg was CEO of American Communities Trust, a national organization based in Baltimore that advises private real estate developers, government entities, and financial institutions. Early in his career Greg had the privilege to work with Edmund N. Bacon, Philadelphia's renowned former city planning director, and later wrote his biography: *Ed Bacon: Planning, Politics and the Building of Modern Philadelphia*, published by University of Pennsylvania Press in 2013.

Greg serves on the Urban Land Institute's national Public-Private Partnership Product Council. For over 12 years Greg has served on the board of Families Forward Philadelphia, Philadelphia's largest family homeless services organization. Greg has a B.A. from Wesleyan University. Greg lives with his wife and two sons in the Fairmount neighborhood of Philadelphia.





Rachel Street

Team Leader, The Street Group
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Rachel is Team Leader of The Street Group at SPACE & COMPANY and President of [Hestia Construction, LLC](#), a woman-owned construction company offering full construction services and design-driven custom homes. She is also the Host of [Philly Revival](#), a DIY Network television show that follows her as she renovates and sells homes in her native Philadelphia. Rachel's construction projects and real estate listings have been featured in many local and national publications, including *The Wall Street Journal*, *Forbes*, *Insider*, *Philadelphia Magazine*, *The Washington Post Magazine*, *The Philadelphia Inquirer*, *Curbed Philly*, and *House & Home*, among others. She was awarded *Philadelphia Magazine's* "Best of Philly 2019- Best Contractor" as well as the 2019 *Philadelphia Inquirer's* Influencers of Real Estate "Rising Star Award".

Rachel also has a diverse background in the real estate industry. She has worked as a Loan Servicing Manager, managing a loan portfolio of up to 23 loans with an aggregate principal balance of over \$100 million; Mortgage Analyst and Commercial Loan Originator, helping to underwrite and close over \$300 million of commercial loans; and as a Commercial Property Manager. Rachel has also completed extensive studies toward becoming a General Appraiser through The Appraisal Institute. Her ability to perform extensive financial and valuation analysis of properties, combined with her knowledge of construction, finance, and design, has made her the go-to agent for homeowners and investors alike. The Street Group is committed to not only helping buyers find a home that they will love, but also to making sure that they are making the best financial investment.

Rachel and her businesses have been widely recognized for community service. Some of her initiatives include a program to provide pro-bono home repair and construction services for those in need, teaching English as a Second Language, mentoring at-risk youth and teaching them business skills and about the skilled trades, and participating in neighborhood block builds and cleanups. A graduate of Temple University, Rachel is also a classically trained singer. She has lived abroad in both Italy and Mexico, and is fluent in both Italian and Spanish.

Under her construction company, Hestia Construction, LLC, Rachel works with investors and home owners and can provide guidance on choosing renovations that will both fit your budget and add maximum value to your property. Hestia Construction, LLC also designs and renovates custom homes that are listed for sale in the Philadelphia area, and specializes in creating unique high-end designs that will not be found anywhere else on the market. Rachel is not your typical "flipper"- she likes to find architecturally interesting properties that are run-down or abandoned, and spend extra time and resources to create exciting modern spaces that also honor the history and unique original features of the home. Her projects tend to sell very quickly- most of the time before they hit the MLS- so be sure to check in on our website or follow our [facebook page](#) for upcoming listings! All custom homes by Hestia Construction, LLC are listed exclusively with The Street Group.

Whether it's a first time home buyer or a seasoned investor, Rachel's clients benefit from both her in-depth understanding of property valuation, finance, design, and construction, as well as her genuine excitement to show off the city she loves.

