



Mike Chiappa

SENIOR VICE PRESIDENT OF REAL ESTATE

Mike Chiappa has served as Senior Vice President of Real Estate at True Ground Housing Partners since January 2023. He has held numerous roles at True Ground including Vice President of Real Estate Development and Director of Real Estate Development.

Mr. Chiappa oversees all aspects of True Ground's \$1 billion real estate development portfolio, including acquisition, entitlement, financial underwriting, legal documentation, and construction management, in addition to asset management since September 2022.

Under his leadership, True Ground has expanded its geographic footprint across the region and doubled its unit count. In 2024, True Ground has properties across Arlington, Fairfax, and Loudoun counties in Virginia and Montgomery County, Maryland. An additional 1,400 units are under construction or in pre-development in those jurisdictions, and Washington DC.

True Ground has received prestigious awards for its outstanding contributions to affordable housing. Recent recognitions include Affordable Housing Finance's list of Top Affordable Developers of 2023, Montgomery Housing Alliance's award for Developer of the Year 2023, and Washington Business Journal's recognition of The Exchange at Spring Hill Station as the Best Financing Deal of 2023.

Mr. Chiappa joined True Ground in 2013 and served as the project manager for the nonprofit's first 4%/9% hybrid tax credit project, the award-winning Columbia Hills, a 229-unit development that was completed in 2018. He has doubled the size of the real estate team since 2018, attracting top talent to fuel the organization's growth.

Prior Experience

Prior to joining APAH, Mike worked for Berkeley Point Capital, where he underwrote multifamily properties across the eastern United States. Mike has 17 years of experience in investment management and financial modeling, including 12 years of real estate development experience focused on Historic and Low Income Housing Tax Credit projects. Mike is a native Spanish speaker and has lived with his husband in the region since 2005.

Education

- Masters in Business Administration, Tulane University
- B.A. in Mathematics, Harvard University

Affiliations and Recognitions

- 2024 Leadership Greater Washington
- Leadership Fairfax Institute
- 2023 Northern Virginia 40 Under 40
- Board of Directors, Virginia Housing Alliance
- Board of Directors, Vibrant Communities Drive Change