



HCCP Designee Spotlight: Gina Metzger

Vice President of Affordable Housing
Fairfield Residential

Gina Metzger is the vice president of affordable housing for Fairfield Residential. With more than 24 years of property management and LIHTC experience, Gina leads the affordable housing team in ensuring compliance for the growing portfolio of 7,700-plus affordable housing units under Fairfield ownership and/or management.

Question: How has the HCCP designation affected your career?

The HCCP designation is one of the most distinguished designations in the industry. It is a mark of dedication and commitment to learning, understanding and practicing top-notch compliance and adherence to the complex regulations that govern the most successful affordable housing program in the industry.

By holding this specialized designation, it gives confidence to the state monitoring agencies, syndicators, general partners and my industry colleagues that I am committed to ensuring Fairfield Residential maintains compliance with the regulatory requirements of each property in our portfolio. Over the 20-plus years of holding this designation, it has allowed me to network with like-minded people who are not only industry colleagues but have become friends.

Question: What are your day-to-day responsibilities?

As the vice president of affordable housing, I supervise the affordable housing group, who is responsible for the review and approval of all move-in and recertification files for the 7,700 affordable units that Fairfield manages, as well as prepare and submit monthly, quarterly and annual reports as required by the regulatory agreements. I act as a liaison between Fairfield and the many agencies that Fairfield currently has agreements with as well as those in which Fairfield is considering doing business. I also

work closely with our acquisitions and sales groups reviewing regulatory agreements, proformas and ensuring compliance with affordable property transactions.

Question: What helped with your success in the LIHTC industry?

Building relationships! I have always found that building relationships is the key to success. Whether it be with my supervisors, team, co-workers or industry colleagues, building relationships also builds respect, trust and a support system.

Question: How did you get into the LIHTC industry?

My apartment search in a new city ended with not only a place to live but also an interview for an assistant property manager position. The rest is history! After a few years on-site, I worked my way up to a regional manager position, where I took on a fee-managed LIHTC portfolio of properties.

The first tax credit class I took left my head spinning at the conclusion of each day, but after a few short months, I had taken several classes and earned my Certified Credit Compliance Professional (C3P), National Compliance Professional (NCP) and Housing Credit Certified Professional (HCCP) designations. I knew this was a perfect fit for me and would offer a chance to be a part of the positive impact of a successful affordable housing program, as well as provide a long-term career opportunity.

Question: What's your favorite hobby?

Because I enjoy what I do so much and hardly consider it work, I spend a lot of my time thinking creatively about further improvements! Aside from that, I always have fun playing with my young son and squeezing in a run or bike ride outside.