



HCCP Board of Governors Spotlight: Gina Metzger

*Senior Vice President of Affordable Housing Compliance
Fairfield Residential*

Gina Metzger is the Senior Vice President of Affordable Housing for Fairfield. With over 29 years of property management and LIHTC experience, Gina leads the Affordable Housing Team in ensuring compliance for the almost 20,000 affordable housing units under Fairfield ownership and/or management.

How has the HCCP designation impacted 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 maintains compliance with the regulatory requirements of each property in our portfolio. Over the 25+ 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.

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 and the rest is history! After a few years on-site, I worked my way up to Regional Manager, 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 C3P, NCP, and 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.

What are your day-to-day responsibilities?

As the Senior Vice President of Affordable Housing, I lead the in-house compliance team that includes compliance specialists and regional compliance managers. The team provides support to our properties to include centralized processing of files to determine income eligibility, audit review and approval of move-in and recertification files as well as the preparation and submission of 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 with which Fairfield is considering doing business. I also work closely with our acquisitions and dispositions teams reviewing regulatory agreements, proformas and ensuring compliance with affordable property transactions.

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, teammates, coworkers, or industry colleagues, it's how you build respect trust and a support system.

What's your favorite hobby?

I enjoy planning and taking vacations with my husband and our three boys. We love to create memories exploring new cities and experiencing local excursions together. In between vacations, I enjoy running (road or trail) and doing destination races with my running friends.