

Michelle R. Poncetta

Associate

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Practices

FOCUS: Real Estate

Affordable Housing and Community Development

Real Estate Development

Real Estate Finance and Lending

Education

JD, Georgetown University Law Center

BA, University of California, Los Angeles,
cum laude

Bar Admissions

California

District of Columbia

Community Involvements

National Leased Housing Association,
Board Member

Michelle Poncetta focuses her practice on affordable multifamily housing, representing developers and agency lenders in complex acquisition and financing structures, including transactions involving state and federal tax credits and tax-exempt bonds; federal, state and municipal grant and loan programs; and rental subsidies. She also works with national mortgage lenders, including agency lenders and financial institutions, on construction and permanent lending utilizing tax-exempt bond and tax credit financing.

Providing a wealth of knowledge on affordable housing programs and processes

Michelle has extensive knowledge of many Department of Housing and Urban Development (HUD) programs and processes, including FHA Transfer of Physical Assets (TPA), rent increase and renewals for Project-Based Rental Assistance HAP Contracts, HAP Contract transfers under Moving Section 8, and Rental Assistance Demonstration (RAD) Component 2 conversions.

Recognitions

Recognized or listed in the following:

- *Best Lawyers in America*
 - One to Watch
 - Real Estate Law, 2023–2024

News

- Katten Represents The Pacific Companies in California Affordable Housing Transaction (December 19, 2023)

Michelle R. Poncetta

Associate

- Katten Attorneys Distinguished by *Best Lawyers*® (August 17, 2023)
- Katten Attorneys Recognized by *Best Lawyers*® (August 18, 2022)