

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

Michelle Poncetta is an associate in the Real Estate group focusing on affordable multifamily housing.

Providing a wealth of real estate knowledge

Her practice includes representation of developers 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. In addition, she works with national mortgage lenders, including agency lenders and financial institutions, on construction and permanent lending utilizing tax-exempt bond and tax credit financing.

She also 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.