

Michelle R. Poncetta

Partner

Real Estate

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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, 2023–2027

News

- Katten Attorneys Recognized in 2027 *Best Lawyers* Guide (August 20, 2026)
- Katten Real Estate Duo Represents Pacific West Communities in California Deal Exceeding $125 Million (December 17, 2025)
- Katten Advises The Pacific Companies on $169 Million Affordable Housing Development in Los Angeles (November 13, 2025)

Practices

- Affordable Housing and Community Development
- Real Estate
- 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

Professional & Community Involvement

- National Leased Housing Association, Board Member

Michelle R. Poncetta

Partner

- Katten Announces New Partner Class of 2025 (August 26, 2025)
- Katten's Rising Leaders Named to 2026 *Best Lawyers: Ones to Watch*® List (August 21, 2025)
- Katten Real Estate Attorneys Represent California Affordable Housing Developer Affirmed Housing in $160 Million Deal (August 11, 2025)
- Katten Pulls for Special Olympics Southern California in Biggest Showing Yet (August 29, 2024)
- Katten Attorneys Recognized as *Best Lawyers*® and *Best Lawyers: Ones to Watch*® Award Recipients (August 15, 2024)
- Katten Represents The Pacific Companies in California Affordable Housing Transaction (December 19, 2023)
- Katten Attorneys Distinguished by *Best Lawyers*® (August 17, 2023)
- Katten Attorneys Recognized by *Best Lawyers*® (August 18, 2022)