



# 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, 2023–2026

## News

- 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)
- Katten Announces New Partner Class of 2025 (August 26, 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

## Community Involvements

- National Leased Housing Association, Board Member

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- 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)