

US Federal Assistance For Office to Apartment Conversions

AS OF Q4 2025



Department of the Interior *National Park Service* **Department of the Treasury** *Internal Revenue Service*

Federal Historic Preservation Tax Incentives Program

Federal tax credits for the rehabilitation, preservation, reuse of historic buildings



Department of Transportation

Transportation Infrastructure Finance and Innovation Act (TIFIA)

Below market loans, loan guarantees, standby lines of credit for developing housing near transportation

Railroad Rehabilitation and Improvement Financing (RRIF)

Below market loans, loan guarantees for transit-oriented development projects

Thriving Communities Technical Assistance Program (TCTA)

Planning, technical assistance with transportation, community revitalization initiatives

Neighborhood Access and Equity Grant Program (NAE)

Grants, technical assistance for projects improving community walkability, connectivity, safety, access to affordable transportation



Department of Housing and Urban Development

Section 221 (d) (4)

Mortgage insurance for construction, substantial rehab of multifamily and cooperative housing for moderate income families, the elderly and the handicapped

Section 220

Mortgage insurance for multifamily housing projects in urban renewal, revitalization, code enforcement areas

HOME Investment Partnerships Program (HOME)

Formula grants for states, communities for building, buying, rehabilitating affordable housing, or for direct assistance for low-income renters

National Housing Trust Fund (HTF)

State-administered formula grants for developing, rehabilitating affordable housing

Community Development Block Grant Program (CDBG)

Formula grants for states, cities, counties for urban development, including developing, rehabilitating low, moderate-income housing

Section 108 Loan Guarantee Program

Loan guarantees providing CDBG recipients access to low-cost financing for economic development and housing, infrastructure, public works projects

Thriving Communities Technical Assistance Program (TCTA)

Help for state, local governments, tribes with coordinating, integrating transportation, housing into infrastructure projects

Department of Energy *Loan Programs Office*

Title 17 Clean Energy Financing Program

Direct loans, loan guarantees for large-scale clean energy projects





Department of Agriculture *Rural Development*

Numerous programs to help develop, support multifamily housing in rural areas, including loans, loan guarantees and restructuring, tenant rental assistance and vouchers



Department of the Treasury *Internal Revenue Service*

Low-Income Housing Tax Credit (LITC)

Federal tax credits towards rental housing construction costs when units are set aside for low-income renters

New Energy Efficient Home Credit (IRC Section 45L)

Federal tax credits for building, substantially reconstructing energy-efficient homes, including apartments

Energy Efficient Commercial Buildings Deduction (IRC Section 179D)

Federal tax deductions for installing, retrofitting energy-efficient systems, features into commercial buildings

Investment Tax Credit (S 48 ITC, S 48E Clean Electricity ITC)

Investment Tax Credit (S 48 ITC, S 48E Clean Electricity ITC)



All of the above departments provide technical assistance to help access, utilize their programs.

Sources:

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- 9- US Department of Transportation; Thriving Communities Program; January 22, 2025
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