



NYC buildings where buyers can get tax breaks thanks to 421-a

BY [EVAN BINDELGLASS](#) · OCT 21, 2016, 4:44P



Rendering of 550 Vanderbilt

For about 45 years, the 421-a program spurred new residential development in New York City, offering tax abatements of up to 25 years. For developers, it offered an incentive to include affordable units in their buildings, and made it feasible for them to build on vacant land. The program **expired in January** when the parties failed to agree on terms for its renewal. While there is still no indication that a new version of 421-a is near, plenty of projects *did* get started before the expiration date, and are now benefitting from those tax abatements. Check out some of those, in handy map form.

9 Circa Central Park

With a stunning design by FXFOWLE, this project, developed by Artimus, has 38 units and sits on the corner of Central Park West and 110th Street on the border of the Upper West Side and Harlem. It benefits from a 25-year abatement and sales launched in April; apartments up for grabs range from a \$3 million three-bedroom to a nearly \$9 million five-bedroom.



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