

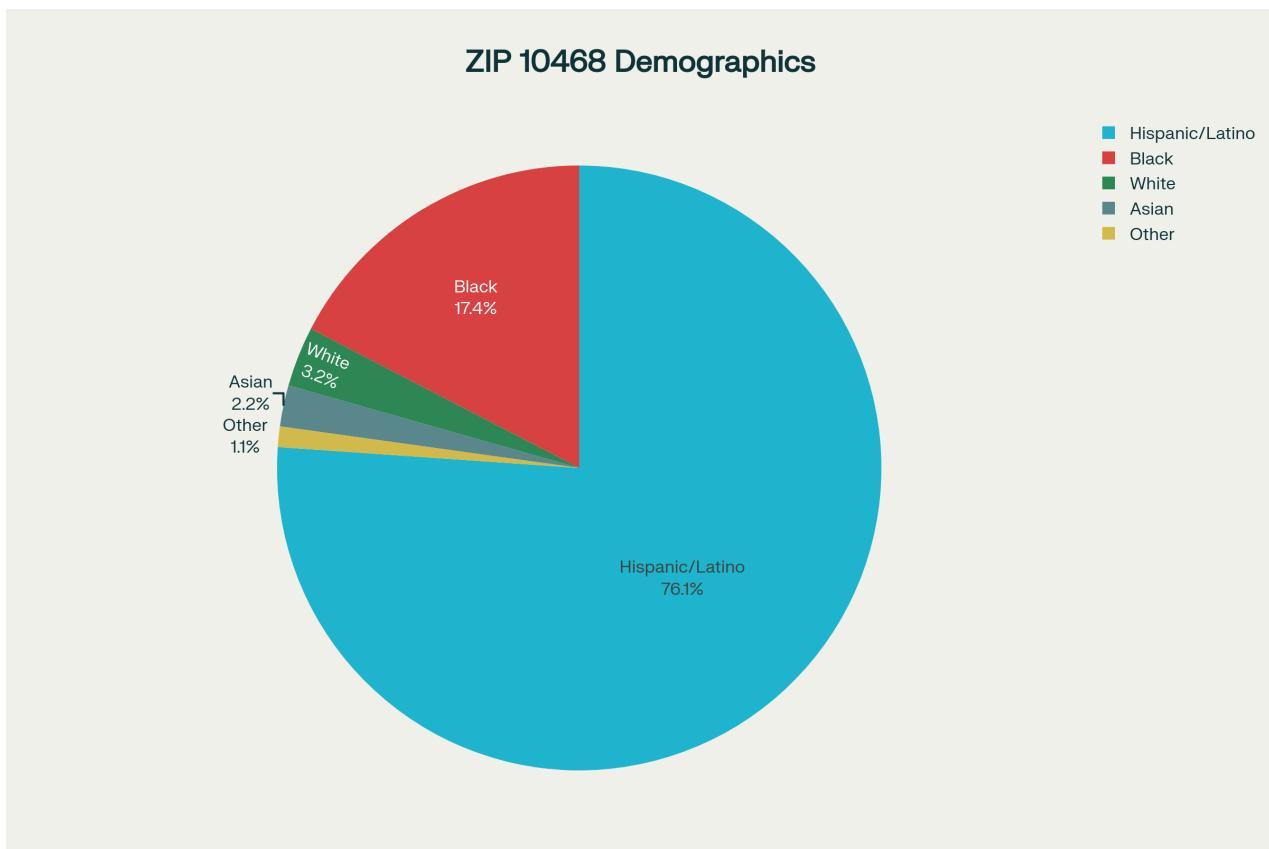


Medical Cannabis Cooperative Integration at Fordham Hill Oval: Demographic Analysis and Viability Assessment

Executive Summary

The integration of medical cannabis cultivation within the cooperative model at Fordham Hill Oval in Bronx, NY (10468) presents a compelling opportunity based on demographic analysis and health disparities data. The community demonstrates high medical need, strong legal protections for cultivation, and a cooperative housing structure that could facilitate collective growing initiatives while providing economic benefits to residents.

Demographic Profile of Fordham Hill Oval Area (ZIP 10468)



Demographic composition of ZIP code 10468 (Fordham Hill Oval area)

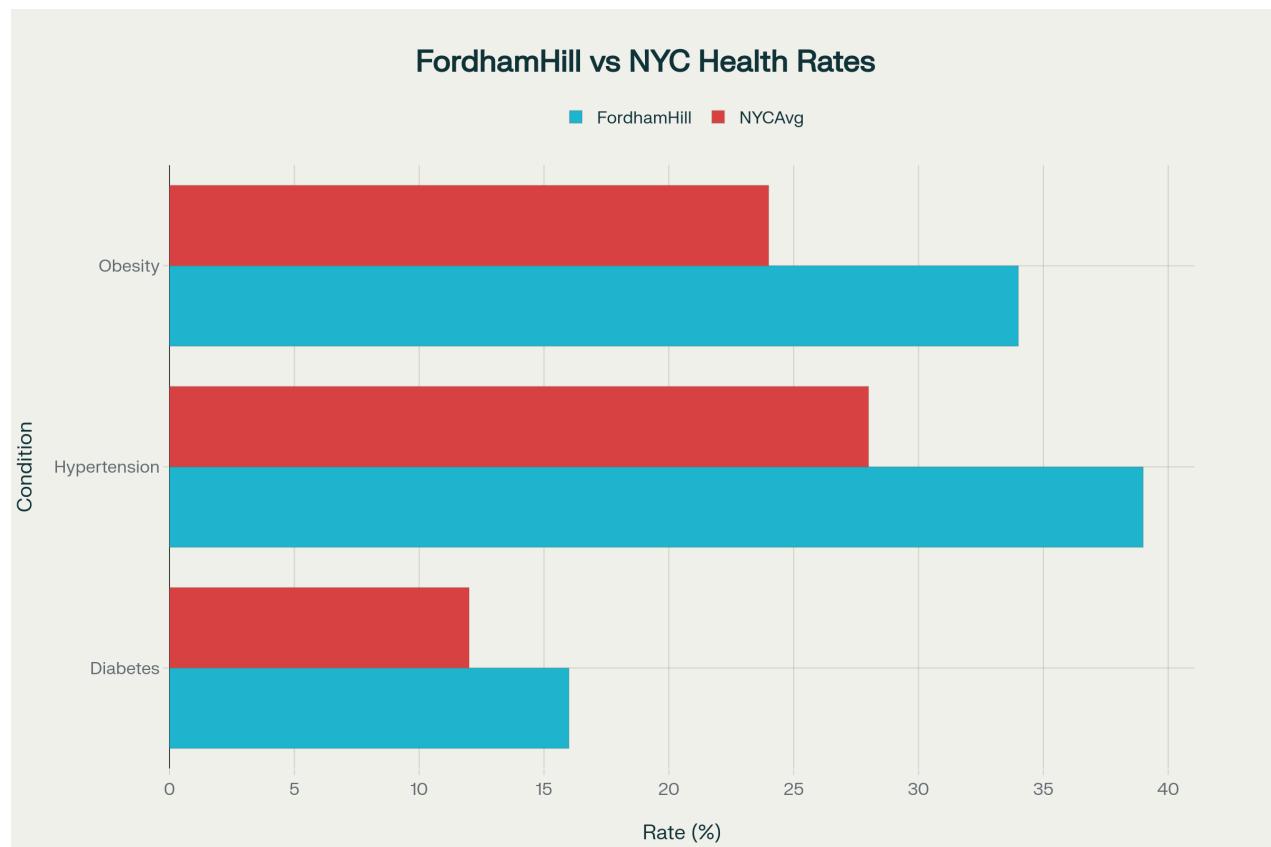
The Fordham Hill Oval area exhibits distinct demographic characteristics that support medical cannabis cultivation viability:

Population Demographics:

- **Total Population:** 80,303 residents^[1] ^[2]
- **Median Age:** 34.4 years^[2] ^[1]
- **Median Household Income:** \$46,624^[1] ^[2]
- **Racial/Ethnic Composition:** 76.1% Hispanic/Latino, 17.4% Black, 3.2% White, 2.2% Asian^[2]
- **Medicaid Coverage:** 43% of residents^[3] ^[4]
- **Poverty Rate:** 23.5% of families live in poverty^[2]

The predominantly Hispanic/Latino and Black population aligns closely with demographics served by the existing Montefiore Medical Cannabis Program, which has certified over 1,600 patients with 45% Hispanic and 37% Black participants.^[3]

Health Disparities and Medical Need Assessment



Health condition prevalence comparison between Fordham Hill Oval area (10468) and NYC averages

The area demonstrates significantly higher rates of chronic conditions compared to NYC averages, indicating substantial potential medical cannabis patient population:

Key Health Indicators:

- **Diabetes:** 16% vs 12% NYC average^[5] ^[6]
- **Hypertension:** 39% vs 28% NYC average^[6] ^[5]

- **Obesity:** 34% vs 24% NYC average^[7] ^[8]
- **Asthma:** Bronx has highest rates citywide^[9] ^[5]
- **Life Expectancy:** 79.9 years (below NYC average)^[7]

These conditions align with qualifying conditions for New York's medical cannabis program, where chronic pain affects 55.18% of registered patients, and practitioners can certify patients for any condition they believe may benefit from cannabis.^[14]

Legal Framework for Cannabis Cultivation in Cooperative Housing

New York's cannabis laws provide strong protections for medical cannabis cultivation in cooperative housing:

Home Cultivation Rights:

- Medical patients 21+ can grow 3 mature and 3 immature plants per person^[10] ^[11]
- Maximum 6 mature and 6 immature plants per household^[11] ^[10]
- **Cannot be prohibited by co-op boards** except if federal benefits would be lost^[12] ^[10]
- Cultivation allowed in "room, home, apartment, mobile home, co-op or other residential spaces"^[11]

Legal Protections:

- Medical cannabis patients are protected under New York State Human Rights Law as having a disability^[12]
- Co-ops cannot "harass and penalize a certified patient or designated caregiver solely for engaging in medical cannabis activity"^[10]
- Landlords/co-op boards can only regulate smoking (not cultivation or other consumption methods)^[13] ^[14]

Fordham Hill Oval Cooperative Structure

The existing cooperative infrastructure at Fordham Hill Oval provides an ideal foundation for medical cannabis cultivation programs:

Cooperative Assets:

- **1,130 apartments** across 9 buildings^[15] ^[16]
- **7 acres of landscaped grounds** with existing green spaces^[15]
- **24-hour security** ensuring cultivation security^[16] ^[15]
- **Community amenities** including community rooms for education programs^[15]
- **Established cooperative governance** structure for collective decision-making^[15]

Economic Benefits:

- Unit prices range \$130,000-\$274,900 with monthly maintenance \$911-\$1,593^[17] ^[18]
- Medical cannabis cultivation could reduce medication costs for residents

- Potential for cooperative bulk purchasing of cultivation supplies
- Community garden model could reduce individual growing costs

Economic Viability and Cost-Saving Potential

Medical Cannabis Program Economics:

- New York has 123,052 registered medical patients statewide^[4]
- 43% of Montefiore program patients have Medicaid coverage^[3]
- Medical patients receive tax exemptions (3.15% vs 13% retail tax)^[19]
- Home cultivation eliminates dispensary purchase costs

Community Garden Integration:

- Bronx community gardens produce substantial food quantities (Taqwa Community Farm produces 10,000 pounds annually)^[20]
- State funding available through Urban Farms and Community Gardens Grant Program^{[21] [22]}
- WIC Farmers' Market program provides additional revenue streams^[23]

Implementation Recommendations

Phase 1: Medical Cannabis Integration

1. **Patient Certification Program:** Partner with Montefiore Medical Cannabis Program for resident certifications^[3]
2. **Cooperative Cultivation Policy:** Develop bylaws permitting medical cannabis cultivation in compliance with state law
3. **Security Protocols:** Utilize existing 24-hour security for cultivation area monitoring^[15]
4. **Education Initiative:** Establish community education programs on medical cannabis benefits and cultivation

Phase 2: Cooperative Growing Model

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