



UPCOMING MEETING DATES (2019)

- Thursday, May 9, 7:00 pm
- Thursday, July 11, 7:00 pm
- Thursday, September 12, 7:00 pm
- Thursday, November 14, 7:00 pm

*All Meetings will be held in the WHCP Meeting Room
516 Race Street, Cambridge, MD 21613*

All CAN Board meetings are open to the public. Everyone interested in CAN is invited to attend.

IN THIS ISSUE:

page

• President's Message - Two Important Meetings - Interesting Issues	2
• CAN Mission Statement, Membership Information, and Committees	2
○ Planning and Zoning Issues, Neighborhood Develop, Communications	3
• Cambridge Real Estate Trends	4
○ Sales, Median Prices, Home Values	4
○ City Proposes 13.8% Property Tax Increase	5
• Community News – Cooperating Community Organizations	5
○ Nathan of Dorchester	5
○ MidShore Meals 'til Monday	6
○ ShoreRivers	7
○ Annual Rivers Report Card	7
○ Cannery Park Planting and Cleanup - May 20	7

CURRENT LINKS:

- **CAN Meeting Minutes - March 14, 2019**
 - <https://cambridgecan.org/category/news/meetings/can-meeting-minutes/can-meeting-minutes-2019/>
- **Commissioner’s Corner –**
 - Ward 1: Cambridge Matters: Messages from Commissioner Steve Rideout
<https://cambridgecan.org/category/news/commissioner-posts/>

CAN invites articles and messages from all City Council Commissioners for its Newsletter and Website.

- **CAN’s Website – <https://cambridgecan.org>**
- **CAN on FaceBook – <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>**
- **Contact CAN – CambridgeCAN@yahoo.com**

PRESIDENT'S MESSAGE – REMINDER – TWO IMPORTANT MEETINGS – INTERESTING ISSUES

TWO MEETINGS THIS THURSDAY - MAY 9th

First, City Council meets at 5:00 at 305 Gay Street
Proposed Property Tax Hike

Second, CAN meets at 7:00 at 516 Race Street
Proposed Tax Hike, City Budget, and Proposed Charter Change

Keep up with developments and let your voice be heard!

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Dear CAN Members --

Cambridge is facing some "**interesting**" issues in the coming weeks, and the CAN Board would like to get your input about them.

The first issue concerns the City budget, which is facing some formidable challenges.

- There have been very large increases in workers' compensation costs for job-related injuries, and overall employee healthcare costs are also rising significantly.
- There is also a great need to raise police officers' salaries, which are as much as \$16,000 below what other Eastern shore communities are paying. As a result, Cambridge is spending large sums of money to train new police officers, only to have them move at the earliest opportunity to neighboring towns and cities where the pay is higher and the workload is lighter.
- Cambridge also needs to purchase a new ladder truck for our volunteer Fire Department, which the City has been postponing for years.

The City's probably response will be to (a) cut the budget dramatically wherever possible, and (b) increase property taxes by ten cents, which would result in roughly a 12% increase.

A second issue is a proposal by Commissioners Foster, Sydnor, and Cannon to change the City Charter as it pertains to the City Manager's personnel authority. The proposal would give the City Council much greater involvement in decision making in personnel matters. There are a lot of factors to be considered relative to this proposal, and we should all be well aware of these factors and their consequences before voting on the City Charter changes that his proposal would require.

So there's a lot going on and a lot to discuss.

Please come join us at our meeting on Thursday evening, May 9th, at 7:00 pm in the WHCP meeting room, 516 Race St.

Chuck McFadden,
President, Cambridge Association of Neighborhoods (CAN)

CAN's MISSION & MEMBERSHIP

The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to (a) enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance; and (b) protect and enhance the value of properties in Cambridge by improving building and zoning codes, supporting adherence to those codes, and engaging constructively with City Government, including the Historic Preservation Commission.

CAN welcomes members from **any and all Cambridge neighborhoods** who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. Membership information is available on the CAN website at <https://cambridgecan.org/join-can/>

- **CAN's Website** – <https://cambridgecan.org>
 - **CAN on FaceBook** – <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
 - **Contact CAN** – CambridgeCAN@yahoo.com
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CAN HOUSING QUALITY COMMITTEE – PLANNING AND ZONING ISSUES

As part of its mission, the Housing Quality Committee attends Planning Commission meetings to monitor zoning related issues and reports the information to the Board and Membership. Commission meetings are held the first Tuesday of each month, at City Council Chambers, beginning at 6 pm and lasting about 2 hours. Volunteers attend one to three Commission meetings per year and provide notes summarizing the meeting. *Please contact Judd Vickers at judd.vickers@gmail.com or 410-228-5863 to volunteer.*

CAN NEIGHBORHOOD DEVELOPMENT COMMITTEE – SOCIAL EVENTS & 'NEIGHBORS HELPING NEIGHBORS'

"Neighborhoods" are defined by neighbors willing to work together to address neighborhood concerns. "Neighborhood Captains" organize activities through which people get to know their neighbors, identify concerns, and work together to address those concerns by fostering small neighborhood social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes larger, community-wide events. *Contact Chuck McFadden at Ragtime31@gmail.com or CambridgeCAN@yahoo.com to volunteer.*

CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED

CAN'S Communications Committee desperately needs **writers** and **photographers** to develop articles about CAN and its activities, get them published in local newspapers, and have them promoted by local media *Please contact Tom Puglisi at tom.puglisi@comcast.net or CambridgeCAN@yahoo.com to volunteer.*

Special Thanks to Rick Klepfer for writing the article about CAN that appeared recently in the Banner!!

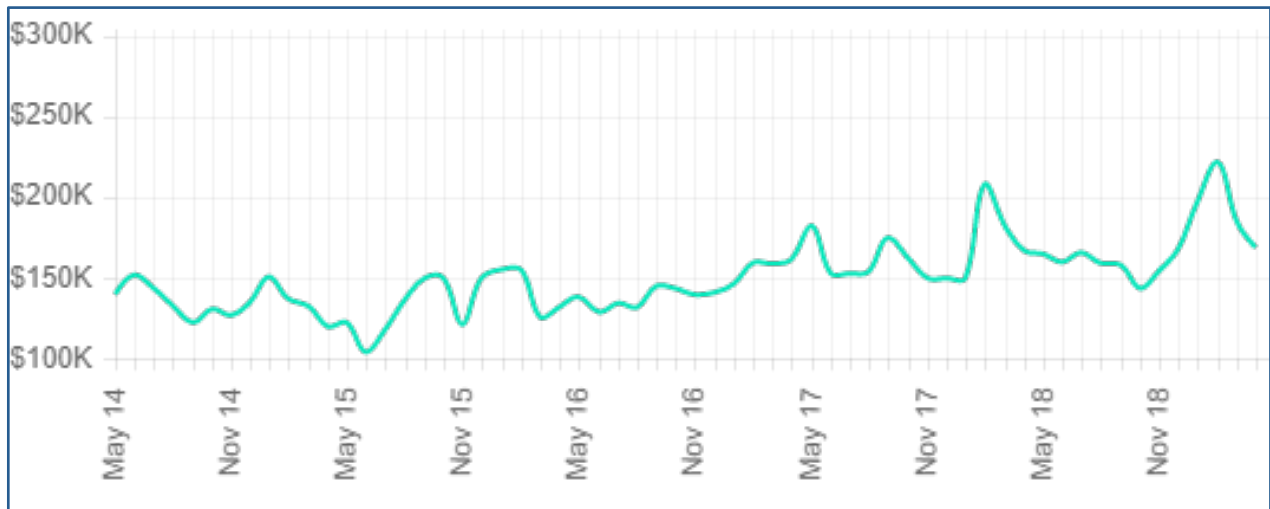
CAMBRIDGE REAL ESTATE TRENDS

- Martha & Fred Phillips-Patrick

Sales: Currently, there are about 170 homes for sale in the Cambridge area. They include 146 single family homes and 24 condos and townhomes. The average time on the market before sale is about 138 days. In April, according to Realtor.com, 23 single family homes and condo sales were completed, varying in price from \$490,000 to \$25,000. They are:

103 Belvedere Ave, \$232.5K	205 Hibiscus Ln, \$257K	204 Tidewater Dr, \$180K
207 Canvasback Way, \$149K	102 Wood Duck Dr, \$136K	1418 Town Point Rd, \$420K
6043 Corners Wharf Rd, \$490k	816 Robbins St, \$100.8k	212 Market Sq Unit 8c, \$282K
1226 Hudson Rd, \$450K	2564 Southside Ave, \$223k	5348 Aireys Rd, \$50k
5405 Seabreeze Ct, \$235K	1415 Bayly Rd, \$25K	1106 High St, \$158K
2820 Persimmon Pl #48, \$300K	5856 Richardson Rd, \$200k	5149 Paw Paw Rd, \$264K
5013 Rippling Rd, \$370K	1708 Hambrooks Blvd, \$260k	5442 Casson Neck Rd, \$584.9k
515 Glenburn Ave, \$80K	404 Robbins Farm Rd, \$172.5k	

Median Sales Price: Given the relatively small number of sales, median sales prices can vary quite a bit from month to month. With this in mind, this graph shows the median sales price trend over the last five years for the Cambridge area (source: Trulia). Since November 2013, monthly median sales prices have been as high as \$222,000 in February of this year, and as low as \$104,250 in June of 2015. The median sales price for homes in Cambridge for Jan 18 to Apr 17, 2019 was \$185,000 based on 31 home sales.



Home Values: Zillow estimates the median home values (not sales prices) over time. According to a Zillow report, the median home value in Cambridge is \$133,500. Cambridge home values have gone up 0.5% over the past year and Zillow predicts they will stay steady over the next year. The median price of homes currently listed in Cambridge is \$215,000.

Mortgage delinquency is the first step in the foreclosure process. This is when a homeowner fails to make a mortgage payment. The percent of delinquent mortgages in Cambridge is 2.2%, which is higher than the national value of 1.1%. With U.S. home values having fallen by more than 20% nationally from their peak in

2007 until their trough in late 2011, many homeowners are now underwater on their mortgages, meaning they owe more than their home is worth. The percent of Cambridge homeowners underwater on their mortgage is 17.7%.

CITY PROPOSES 13.8% PROPERTY TAX INCREASE

According to the Cambridge City website (<http://www.choosecambridge.com>):

“The Commissioners of Cambridge of the City of Cambridge in Dorchester County propose to increase real property taxes. A draft budget worksheet is available online.

For the tax year beginning July 1, 2019, the estimated real property assessable base will increase by 1.4%, from \$735,481,433 to \$746,100,364.

If the City of Cambridge maintains the current tax rate of \$.8179 per \$100 of assessment, real property tax revenues will increase by 1.4%, resulting in \$86,852 of new real property tax revenues. In order to fully offset the effect of increasing assessments, the real property tax rate should be reduced to \$.8063, the constant yield tax rate.

The City of Cambridge is considering **not** reducing its real property tax rate enough to fully offset increasing assessments. The City of Cambridge proposes to adopt a real property tax rate of \$.9179 per \$100 of assessment. This tax rate is **13.8%** higher than the constant yield tax rate and will generate \$832,648 in additional property tax revenues.

A public hearing on the proposed real property tax rate increase will be held at 5:00 p.m. on Thursday, May 9, 2019 in the Council Chambers at 305 Gay Street, Cambridge, Maryland.

The hearing is open to the public, and public testimony is encouraged.

Persons with questions regarding this hearing may call Patrick Comiskey at 410-228-4020 for further information. “

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

NATHAN OF DORCHESTER

The Skipjack Nathan of Dorchester sails May through October on the beautiful Choptank River from historic Cambridge. The Nathan was commissioned on July 4, 1994. Funded by contributors and built by volunteers, the Nathan was built to preserve the wooden boat building skills and maritime heritage of the region. She was the last Skipjack to be built as an oyster dredge boat. The Nathan is always on the lookout for experienced volunteers and licensed Captains. For information call 410-228-7141, access our website at www.skipjack-nathan.org, or email us at info@skipjack-nathan.org.

MIDSHORE MEALS TIL MONDAY

Mid Shore Meals 'til Monday sends food home over the weekends all year round for nearly 250 food-insecure children in Dorchester County. During these summer months, we provide food to children attending summer school at all elementary schools, the Maces Lane STEM program, the Empowerment Center (Flagg Camp), the Judy Center, and New Beginnings, as well as children whose parents are counseled at Clearview Professional Center. For additional information, please visit our Facebook page or our website at <http://www.Midshoremealstilmonday.org>, or call Leslie Bishop, Director, at 703 371-5191.



SHORERIVERS

ShoreRivers is taking its water quality monitoring data to the next level with its RiverWatch platform, which allows the public to see grades for the sampling stations as data are collected throughout the sampling season. Read more about the Choptank at <https://www.shorerivers.org/choptank>.

ShoreRivers Annual River Report Card

ShoreRivers reports that the entire Choptank River and its tributaries declined in water quality in 2019. The region received nearly 6 feet of rain (71") putting a lot of pressure on our natural lands and filters to slow down and treat the increased runoff. Water quality improvements in previous years demonstrate that the Choptank is capable of resisting the pressures of normal rainfall, but what's normal anymore?

Ten inches of rain fell over a week-long period in mid-May, causing bacteria levels to rise above safe swimming levels. As a result of the poor water quality, an open water swim event across the Choptank River was canceled, hindering the recreational use and economic value of the river. Spring rain also caused major problems for the agricultural community which accounts for nearly 60% of the land use in the watershed. Planting delays occurred and those farms that were able to plant prior to the heavy rains ended up having much of their crop and nutrient-rich fertilizer washed into the river. Frequent summer rains were often followed by intense heat and humidity that spiked the water temperature, promoting algal blooms and stressing fish.

We have to restore the river's natural ability to process and filter nutrient and sediment pollution. We won't get there by working alone, but by working with our communities, our partners and our members, we can envision a healthy Choptank River.

Check out the full report for the rivers in our area at:

<https://static1.squarespace.com/static/5983720d59cc68fa41f034db/t/5ccc7c1ae2c48310125df48d/1556904989192/2018+ShoreRivers+Report+Card+FINAL+-+WEB.pdf>



Help us with the restoration of Cambridge Creek and Cannery Park during this volunteer planting opportunity!

WHERE: Cambridge Creek Headwaters
110 Cedar Street Cambridge, MD

WHEN: May 20th, 2019 ~ 9:30 AM - 2:30 PM

WHAT TO BRING: Boots, gloves, and water

If interested, please contact Matt Pluta: mpluta@shorerivers.org