



**UPCOMING MEETING DATES**

**SPECIAL MEMBERS MEETING: Thursday, November 14, 2019**

- Thursday, January 9, 2020 (Annual Business Meeting)
- Thursday, March 12, 2020
- Thursday, May 14, 2020
- Thursday, July 9, 2020
- Thursday, September 10, 2020
- Thursday, November 12, 2020-

*All Meetings will be held at 7:00 pm 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.

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**CURRENT LINKS:**

- **CAN Board of Directors and Executive Committee Meeting Minutes**
  - <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/>

*Note: CAN invites messages from all City Council Commissioners for its Newsletter and Website.*

- **CAN Planning & Zoning Notes –** <https://cambridgecan.org/category/news/p-and-z/>
- **CAN’s Website –** <https://cambridgecan.org>
- **CAN on FaceBook –** <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
- **Contact CAN –** [CambridgeCAN@yahoo.com](mailto:CambridgeCAN@yahoo.com)

## **PRESIDENT'S MESSAGE – SPECIAL CAN MEETING THURSDAY, NOVEMBER 14**

Well, CAN is finishing up its third year of operation. It has been an interesting experience and one that I hope helped the community. We have had clean up days, helped neighbors with projects, social events, the big CAN Jam parties, monitored the city planning process, fought several zoning issues and represented the members view on the City manager's position. CAN has also hosted a number of speakers on a wide range of topics of interest to the community and has published (thanks to Tom Puglisi) a bi-monthly newsletter.

Now, we have a few board members who worn out and are retiring – but we have several people stepping up to bring in new ideas. **Come to the November 14<sup>th</sup> meeting – 7 pm at 512 Race St. to meet the prospective new board members and give us your ideas on how we can move forward and create better neighborhoods.** Each of the proposed new members will give a short introduction.

**Also at the November meeting, we will have a presentation by Donald Dougherty who is a new ownership partner in the Mill St. School.** He will describe his proposed plans for developing the School property. Mr. Dougherty is just starting the process and is open to your ideas.

So, make it a date on your calendar and attend the CAN meeting this coming Thursday.

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

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***PLEASE ATTEND THIS VERY IMPORTANT, SPECIAL MEETING OF CAN MEMBERS to be held on Thursday, November 14, at 7:00 pm in the WHCP Meeting Room, 516 Race Street, Cambridge.***

***(1) BYLAWS CHANGE.*** *In accordance with CAN's Bylaws (Article IX), this SPECIAL MEETING IS NEEDED TO VOTE ON A PROPOSED Bylaws change to extend Board Member Term Limits from 2 consecutive terms to 4 consecutive terms (Article IV Section 7). This change is necessary to ensure that sufficient numbers of candidates are available to fill upcoming positions on the Board.*

***(2) NOMINATIONS TO CAN BOARD OF DIRECTORS.*** *In accordance with CAN's Bylaws (Article VIII Section 1), the CAN Nominating Committee will present the preliminary FY 2020 slate of candidates for the CAN Board of Directors. Per the Bylaws (Article IV Section 3) nominations submitted in writing to the CAN Secretary at least 30 days prior to the January 9, 2020 Annual Business meeting (i.e., no later than December 10, 2019) will be added to the candidate slate. CAN members will vote on all nominated candidates at the January 9, 2020 meeting.*

***(3) POSSIBLE PROPOSAL FOR THE MILL STREET SCHOOL PROPERTY.*** *Mr Donald Dougherty has requested time to discuss with CAN members his possible proposal for development of the Mill Street school property. CAN membership is not required to participate in this discussion — all are invited.*

***PLEASE NOTE:*** *The Cambridge Association of Neighborhoods (CAN) has taken no official position regarding proposals to develop the Mill Street School property. Members of CAN who express opinions on this project speak only as individuals, not as representatives of CAN.*

## CAMBRIDGE REAL ESTATE TRENDS

by Fred & Marti Phillips-Patrick

**Sales:** Currently, according to Realtor.com, there are about 141 homes for sale in the Cambridge area. They include 117 single-family homes and 24 condos and townhomes. The average listing price was \$217.5k, as was the median sold price.

In October, according to Realtor.com, 32 single-family homes and condo sales were completed, varying in price from **\$565,000** to **\$39,000**. They are:

325 Henry St, \$56K	501 Edlon Park Dr, \$170K	204 Henry St, \$65K
5819 Ross Neck Rd, \$230K	1001 Park Ln, \$59.250K	1307 Race St, \$130K
3975 Maple Dam Rd, \$275K	5136 Paw Paw Rd, \$320K	5543 Bonnie Brook Rd, \$198K
908 Roslyn Ave, \$50K	5338 Bucktown Rd, \$145K	834 Fairmount Ave, \$47.2K
5302 Spring Dr, \$134K	106 Oakley St, \$465K	<b>1418 School St, \$565K</b>
5560 Bowen Rd, \$185K	<b>710 Moores Ave, \$39K</b>	303 Maryland Ave, \$62K
107 Willis St, \$155K	106 Somerset Ave, \$112.5K	25 Algonquin Rd, \$185.5K
106 Oyster Catcher Ct, \$142K	102 Oak St, \$270K	5111 David Green Rd, \$238K
406 Aurora St #406, \$87.5K	512 Seaway Ln #512, \$171.5K	5423 Peach Tree Dr, \$319K
905 Locust St, \$385K	212 Brant Way, \$145K	906 Locust St, \$195K
900 Marshy Cv #206, \$215K	924 Washington St, \$75K	

**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 over the last month was up to \$217.5, based on 32 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 \$136,400. Cambridge home values have gone up 1.1% over the past year and Zillow predicts they will rise 0.4% within the next year. The median price of homes currently listed in Cambridge is \$217,500.

**Delinquent Mortgages.** 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%, versus the 8.2% US average.

## Incentives to Improve the Housing Stock in Cambridge

Cape Charles, Va., has a very well written and thought-out [Comprehensive Plan](#) that begins: “The people of Cape Charles cherish and nurture the unique qualities of this small, historic town. At the same time, Cape Charles will reach for a future that gives all citizens the opportunity for prosperity, cultural enrichment, access to environmental treasures, and secure, sustainable homes.” *(continued on next page)*

**CAMBRIDGE REAL ESTATE TRENDS - *continued***

One of the most interesting programs proposed to attain their vision statement is to incent individuals to substantially restore, upgrade older run-down homes and establishments by allowing the owner to retain the original assessed value of the property for tax purposes for a period not to exceed ten years. This is the gist of the program now in operation:

Definitions:

Substantially rehabilitated real estate means any real estate upon which there is an existing structure not less than 20 years of age or 15 years of age that has been improved so as to increase the assessed value of the structure by no less than 60 percent.

(Ord. of 12-11-01)

Sec. 66-132. Amount of exemption.

(a) The exemption for substantially rehabilitated real estate shall be an amount equal to the dollar amount increase in assessed value resulting from the rehabilitation of the qualified structure as determined by the town treasurer. This exemption shall only be applicable to any subsequent assessment or reassessment and shall commence on January 1 of the year following completion of the rehabilitation.

(b) The exemption provided above shall run with the real estate for a period of ten years. No further exemption shall be granted for increases in assessed value caused by the rehabilitation improvements as determined by subsequent general reassessments for any other assessments made during the ten years.

(Ord. of 12-11-01)

Sec. 66-133. Application procedure.

The procedure for the application and creation of exemptions under this article shall be as follows: Prior to the commencement of any construction, remodeling, reconstruction, rehabilitation or other like work on a qualified structure, the owner shall file with the town treasurer an application on a form approved by the town treasurer. This application shall be filed prior to January 1 of the year for which the exemption is claimed. A fee of \$25.00 shall be paid to the town for processing the application.

(1) Upon the receipt of a completed application and satisfactory evidence that the applicant has obtained the necessary town building or other permits, the town treasurer or the designated agent shall visit, inspect, and photograph the qualified structure and make an assessment of the building's value prior to rehabilitation. Such inspection shall be at a reasonable time to be arranged with the applicant.

Very interesting . . .



## 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 Planning & Zoning Notes** – <https://cambridgecan.org/category/news/p-and-z/>
- **CAN's Website** – <https://cambridgecan.org>
- **CAN on FaceBook** – <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
- **Contact CAN** – [CambridgeCAN@yahoo.com](mailto:CambridgeCAN@yahoo.com)

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## CAN HOUSING QUALITY COMMITTEE – PLANNING AND ZONING ISSUES

The Housing Quality Committee monitors issues affecting the quality of housing and the maintenance of property values in the City, including code enforcement. Committee members attend Planning Commission meetings to monitor zoning-related issues and report the information to the Board and Membership. *Please contact Greg Boss at [gvb21230@gmail.com](mailto:gvb21230@gmail.com) or Judd Vickers at [judd.vickers@gmail.com](mailto:judd.vickers@gmail.com) to volunteer.*

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

"Neighborhoods" are organized by small groups willing to work together to address neighborhood issues through small social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes community-wide events. *Contact Chuck McFadden at [Ragtime31@gmail.com](mailto:Ragtime31@gmail.com) to volunteer.*

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## 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](mailto:tom.puglisi@comcast.net) to volunteer.*

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## POWER WASHER AVAILABLE

CAN has an electric power washer available to members.

Contact Chuck McFadden at [Ragtime31@gmail.com](mailto:Ragtime31@gmail.com) if you would like to borrow it for a project.



COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

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 about river news, events, and water quality monitoring at: <https://www.shorerivers.org>



SHORERIVERS

## Leave the Leaves

Did you know that leaves, when collected and dumped into the river, are a major source of nutrient pollution, but when left alone or composted can act as nature's fertilizer AND provide critical winter habitat for native critters? Please follow these best practices this fall.

<b>DON'T</b>	blow or rake leaves into the river or stormdrains. Leaves decompose and produce harmful levels of nutrient pollution in our waterways
<b>DON'T</b>	blow or rake leaves into the street, gutter, or ditch, unless your local municipality has a collection and composting program.
<b>DO</b>	use your leaves as mulch or compost, or contact your local government to find the nearest composting center.

www.shorerivers.org

**WATER | WAYS**



**SHORE RIVERS**



Through images and history, Livie tells the story of the rise and fall of the oyster industry in Cambridge and other Chesapeake communities - and what the future might hold for the Bay's beloved bivalve.

You can find Livie's work in *Edible Delmarva*, *Chesapeake Bay Journal* and *WoodenBoat*. Her prize-winning 2015 book is titled *Chesapeake Oysters: The Bay's Foundation and Future*.

presents Kate Livie

**The Towns that Oysters Built**

*The boom, bust, and comeback of the Great Chesapeake Oyster*



**FREE**

Thursday, November 14th  
5:00 - 6:30 PM

Dorchester Center for the Arts  
321 High St, Cambridge

## 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 Macs 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.

