



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

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**CURRENT LINKS:**

- **JOIN CAN FOR FREE** – <https://cambridgecan.org/join-can/>
- **CAN Meeting Minutes** – <https://cambridgecan.org/category/meetings/>
- **CAN’s City Council Meeting Notes** – <https://cambridgecan.org/category/news/city-council-notes/>
- **CAN’s 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 – Safety First**

By Chuck McFadden, President, CAN, [Raqtme31@gmail.com](mailto:Raqtme31@gmail.com)

The Cambridge City Council is going into the Fiscal Year 2023 Budget decision making process. The Council's recent concerns on whether we need a Mayor or a Council lead government or whether trash removal should be done by a contractor or City employees are interesting questions, but they are not the ones that bother most people. What people want is "Safety".

What does that mean in real terms? First, there are four areas of concern:

1. The Police Department is down to 32 officers from 52 in 2017. Crime is up especially in areas for narcotics and illegal firearms. The Council needs a bold plan to stop the drain of officers and to refocus efforts in those two areas plus school and community interaction. A plan needs to be developed on how we get back to normal.
2. The Fire Department needs new equipment. We are spending \$100,000 to repair old vehicles when they should have been replaced years ago. A plan needs to be laid out to ensure our Volunteer Fire Department has the proper tools to do the job. Historically, the fire department has asked for one or two vehicles at a time and since they are very expensive, the Council has focused on one vehicle at a time. Now is the time to do a comprehensive review and set up a capital replacement plan.
3. Code enforcement. Cambridge needs to beef up its code enforcement in order to reduce fires and health hazards. The rental stock needs interior and exterior inspections to ensure the safety of our citizens. Cambridge has far too many fires that are deadly to the inhabitants and their neighbors. Let's do all we can to ensure our citizens are protected as much as possible.
4. Sewage into the Choptank River. Cambridge was fined \$68,000 last year and has \$70,000 set aside this year to pay to the State in fines for dumping raw sewage into the River. This is a health hazard to our Citizens and shows extremely poor stewardship of our most important natural resource. A plan needs to be developed to ensure the problem is corrected now and into the future.

Cambridge City revenue is growing because of higher assessments on the housing stock, which is a good thing, and the receipt of \$6 million this year and another \$6 million this summer from ARPA funds from the federal government. This should be enough to begin capital improvements in these areas, but the Council needs a strategic plan of how to get from here to where we want, and need, to go.

While there are a multitude of issues facing any City Council, safety of the Citizens should be of the highest priority to the Council. Let's develop plans for the basic safety issues first and work on the other stuff later.

-- Chuck



CAMBRIDGE CORNER

CAMBRIDGE REAL ESTATE TRENDS

By Fred and Martha Phillips-Patrick

National Real Estate Trends

According to Realtor.com, the softening trend in the residential real estate nationally continued in April, 2022, The Freddie Mac fixed rate for a 30-year loan continued to rise, reaching 5.30%, the highest 30-year rate reported by Freddie Mac since 2009. A year ago, the rate was 3.06%. As Realtor.com continues: "The challenges continue to mount for prospective homebuyers. Listing prices are at record highs and homes for sale are at historic lows. The rising cost of living and falling value of investments make saving for a down payment more difficult, and higher mortgage rates make borrowing for a home more expensive." Nonetheless, there are some signs that the Cambridge market is still holding its own.

Cambridge Market Update

According to Zillow, there are now 19 new construction homes for sale in the Cambridge area, with eight available in the Heron Point area, a good sign. The median listing home price in Cambridge, MD was \$249K in April 2022, trending down -4.2% year-over-year. However, the median home sold price was \$287.5K, 8.3% higher than in April 2021. Realtor.com characterized Cambridge as a balanced market in April, which means that the supply and demand of homes are about the equal. The sale-to-list price ratio was 99.5%, which means that homes in Cambridge sold for slightly less than their asking price on average in April. Homes in Cambridge sell after 53 days on the market, down from 64 in April, another good sign.

**Sales:** Currently, according to Realtor.com, there are now 102 homes for sale (86 single family homes and 16 condos and townhomes) in the Cambridge area. There are also 6 multifamily units for sale, as well as 66 plots of land, and 1 farm for sale. According to Realtor.com, only 28 single family, townhouses, and condo sales were completed In April, compared with 48 in March, ranging in value from \$50,000 to \$1,305,000. They are:

- |                                      |                             |                                    |
|--------------------------------------|-----------------------------|------------------------------------|
| 611 Wells St, \$85                   | 15 Algonquin Rd, \$325K     | <b>2419 Canterbury Dr, \$1,305</b> |
| 171 Maple Dam Rd, \$330K             | 709 Meadow Ave, \$154K      | 208 Aurora St, \$90K               |
| 407 Edlon Park Dr, \$27              | 312 Old Squaw Ct, \$235     | 800 Slacum St, \$164.3K            |
| 1209 Race St, \$78K                  | 211 Hibiscus Ln, \$315      | 900 Marshy Cv Unit 311, \$260K     |
| 119 Regulator Dr N, \$385K           | 15 Jenkins Creek Rd, \$310K | 2257 Hudson Rd, \$90K              |
| 1512 Glasgow St, \$180K              | 418 Osprey Cir, \$379K      | 107 Belvedere Ave, \$356.6K        |
| 437 Willis St, \$85K                 | 112 Talbot Ave, \$262.5K    | 810 Washington St, \$250K          |
| <b>1005 Locust St, \$50K</b>         | 5704 Wingate Way, \$315K    | 401 Glenburn Ave, \$329.9K         |
| 109 West End Ave, \$305K             | 205 Canvasback Way, \$185K  | 112 Glenburn Ave, \$425K           |
| 2700 Willow Oak Dr Unit 406D, \$419K |                             |                                    |



## CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

Building a Better Community, Block by Block

**Home Values:** According to Zillow, the typical home value of homes in Cambridge is \$179,439. This value is seasonally adjusted and only includes the middle price tier of homes. Cambridge home values have gone up 12.0% over the past year, but only very slightly from last month. The fact that approximately only 38% of Cambridge homes are owned, compared with 44% rented, while 18% are vacant, has an impact on this value estimate.

### Conclusion

As Realtor.com stated, Cambridge now appears to be a balanced market. Home values have increased 12% over the last twelve months, but have slowed more recently. Houses are now remaining on the market for 53 days versus 64 in April, a good sign, but are selling on average for just about asking price. And only 28 sales were completed in April. New home construction is a welcome sign. We wait for more news on the development of the 201 Mill Street Property as well as the exciting redevelopment of "Cambridge Harbor".

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### THE CAMBRIDGE POLICE DEPARTMENT – Officer Highlight: *Cpl. Ronald W. Allen, Jr.*

*By Captain Justin Todd, N.A.*

As the warm weather arrives, I would like to remind everyone to please remember to lock your vehicle and place all personal items out of sight. This time every year the Cambridge Police Department receives an increase of thefts from unlocked vehicles and vehicles where personal items were left in plain sight such as a purse, wallet, cellphone, etc. The increase in foot traffic and school being out for the summer months seems to be a key factor as most of our arrest involving these types of thefts have been juveniles. Please remember that if you see someone acting suspicious, please do not hesitate to contact the police 410-228-3333.

*Now that I got that word of advice out there, I would like to highlight one of Cambridge Police Department's finest: Cpl. Ronald W. Allen Jr.*

Cpl. Ronald W. Allen Jr. has been a Police Officer for Cambridge P.D since 2016. Cpl. Allen resides in Cambridge with his wife Pamela Allen and has been a long-time resident of this community. In his earlier years Cpl. Allen graduated from Cambridge South Dorchester H.S in 1986 as the only African American male to graduate as a member of the Ella Fitzgerald National Honor Society. Cpl. Allen attended college at the University of Maryland Eastern Shore where he graduated with his Bachelor of Science degree in Business Administration and was a member of the "Omega Psi Phi Fraternity Inc."

Upon graduation from college, Cpl. Allen eventually found his way back to the shore and took a supervisor's position at Allen Foods, where he would be employed for the next 15 years until his position was eliminated due to automation. Cpl. Allen took some time to decide his next career path which he knew would either be a teacher or a police officer. We here at the Cambridge Police Department are glad he chose the law enforcement path. At the age of forty-seven Cpl. Allen graduated from the Eastern Shore Criminal Justice Academy and has been an asset to the police department and the City of Cambridge by making a difference in the community. Cpl. Allen advised me that he has a personal motto:



*Be the change you want to see in people and live by example.*

Cpl. Allen was promoted earlier this year and is an assistant supervisor in the patrol division. I am overly excited to see what the future holds for Cpl. Allen.

*There is no higher religion than human service. To work for the common good is the greatest creed.*  
~ Woodrow T. Wilson

-- Captain Justin R. Todd, NA

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## **CAMBRIDGE FACTS AND LORE – The Phillips Packing House**

*by Martha Phillips-Patrick*

### **History and Significance**

The Phillips Packing Company has a long, rich history. The Packing Company employed thousands of Cambridge residents and was responsible for supplying K and C rations to U.S. troops during World War I and II. Factory F was the largest fruit cannery in the United States at the time. It also canned sweet potatoes, lima beans, white potatoes, and tomatoes. At the turn of the century, nearly a million bushels of oysters were shucked annually in Cambridge, second in volume nationwide only to Baltimore. Even now, long after its closure, the Packing House smokestacks provide a well-defined, visual Cambridge landmark.

At the turn of the century and through the 1950s every small business in town—from stores and restaurants to car mechanics and milkmen—relied on the income those workers got from Phillips to make their own ends meet. Out in the surrounding countryside, thousands more farm owners and their workers depended on Phillips to buy their vegetables. There were various Phillips factories and offices located all over town in those days. There is not much left of the Phillips Packing Company today. That old “Factory F” behind the Wawa is the only one of the half dozen or so Phillips factories that is still standing. It’s a sprawling facility that has been in ramshackle shape for a long time, but there is hope on the horizon. Factory F is the subject of substantial redevelopment plans.

### **The Strike of 1937**

Back in the 1930's, Cambridge "was a one-horse town. Phillips Packing Company was the horse. More than 2,000 people worked for the firm, which was competing with Campbell's for the top spot in the canned food sector in the whole country. That was nearly a quarter of the town's population at the time." There were various Phillips factories and offices located all over Cambridge.

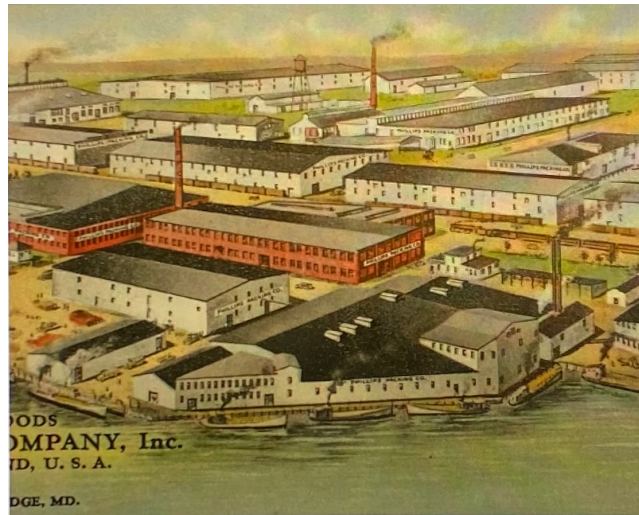
On June 23, 1937, a small group of workers in one can-making factory walked off the job, starting a company-wide strike that made headlines around the country. That night, a crowd of 1,000 workers and their supporters marched straight through town in a show of strength. This "troubled labor situation" (NYT)





all happened back in segregation times. The thing that made this strike unusual was the way it unfolded in thoroughly integrated fashion. Black and white workers joined forces throughout the tense days of the strike, participating together in very public ways during marches and rallies as well as in leadership and voting."

*Adapted from posting by Jim Duffy in September 2017*



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## COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

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### **NANTICOKE WATERSHED ALLIANCE - New Partnerships Bloom on Maryland Avenue**

The Nanticoke Watershed Alliance in Partnership with the City of Cambridge and its residents will be giving a refresh of plants to Maryland Avenue, Long Wharf and by the Lighthouse. These types of projects are referred to as “green infrastructure” projects. They mimic nature to clean stormwater and reduce flooding impacts. Traditional “grey infrastructure” consists of pipes, tanks, and channels that control flooding, but many times doesn’t clean the stormwater, replenish groundwater or provide habitat.

When rainwater or melting snow drain off the land, it picks up pollutants such as trash, leaked engine fluid, pet waste, and lawn fertilizers. Even with just a little rain, these pollutants are carried into storm drain or directly into the Choptank River. On Maryland Avenue, the bump-outs are designed to capture some of this water. As the water soaks into the ground, the deep roots of the native plants will help to remove some nutrients and sediment before they make their way back into the river. These bump-outs are constructed with layers of stone and sand that additionally filter out pollutants. The native plants will provide food and habitat for our native pollinators and birds.

These sites do look a little different than traditional landscaped areas because the plants are selected for looks and for their abilities to remove pollutants. Moving forward however, we will be keeping these areas tidier and will be using shorter plants to ensure we don’t block views. The other difference you may



notice is that they don't have brown stems "cleaned out" in the fall. These dry stems are vital to the survival of our native pollinators. Many overwinter in these stems, so we leave them in place until we have had several days over 50 degrees, so they can emerge and pollinate our gardens and crops.

Keep an eye out for community greening days, coming soon! NWA's Green Infrastructure Interns will be out there sweating away, so feel free to stop by, they can answer any questions you may have about these special pockets of green. As a part of this partnership, our Green Interns will be getting job training in a growing field (literally and figuratively) while saving money for the taxpayers of Cambridge! Supporting green infrastructure is very important to Cambridge to protect our fisheries, recreational activities and drinking water.

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### **MAIN STREET GALLERY'S SPRING SHOW -- Hookers, Strippers, and Dyers**

Main Street Gallery is delighted to welcome Betty Burbage and Elissa Crouch as guest artists for May and June in a show curated by local artist Lisa Krentel. Betty and Elissa, who call their show "Hookers, Strippers and Dyers", are artists who engage in the traditional art of rug hooking to create unique handmade rugs. The show will run through Sunday, July 3. The public is invited to meet the artists and see their colorful, one-of-a-kind rugs at a free artist's reception on Second Saturday, June 11 from 5-8 pm. Gallery hours for this show will be Thursday through Monday from 11-5. Visitors may also call the gallery at 410-330-4659 to schedule an appointment to see the show or visit the gallery's website at [www.mainstgALLERY.net](http://www.mainstgALLERY.net).

Main Street Gallery, which is located at 518 Poplar St., is Cambridge's only artist-owned and run cooperative and is currently reviewing work from prospective members and guest artists. Please contact the gallery if you are interested in being a part of this vibrant artist community: Theresa Knight McFadden, Publicity, Main Street Gallery, 703-201-7157.

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### **NEWS FROM THE CAMBRIDGE EMPOWERMENT CENTER – Summer Learning and Fun**

This summer, the Empowerment Cent is planning learning and fun activities for 40 to 50 children for 7 weeks, Tuesday through Friday from 8:00 a.m. to 4:00 p.m. for Dorchester County's low income/poverty areas who would otherwise have no positive summer experience. A small fee of \$65 is required so that the parents have some "buy-in" to the program. However, no child is turned away and we provide some scholarships for those who cannot pay. Our actual cost is \$1,000 to \$1,500 per child.

Many children have missed a year of school in 2020-21 and many were already behind when the Pandemic hit. Therefore, we are offering educational activities each week to maintain their skills and even raise them. These activities will include STEM projects, and educational trips in addition to fun activities such as swimming, arts and crafts, and games. The children will receive breakfast and lunch each day, and this year we are expanding our program to include a professional in physical education and music.



## CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

Building a Better Community, Block by Block

We are asking for donations to support our effort to provide Dorchester County youth with a low-cost option for a quality summer experience. We would appreciate any help you can give us to make this happen. A donation to the Cambridge Empowerment Center, is an investment in our community. Checks can be made out to “Cambridge Empowerment Center” and sent to P.O. Box 949, Cambridge, Md. 21613, or dropped off at our Center (615B Pine Street, Cambridge). We are always looking for volunteers to help in our programs. To get more information, please call Andrew Shannon at 410- 901-1397.



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### MIDSHORE MEALS 'TIL MONDAY

*MidShore Meals 'til Monday* is working to end childhood hunger on Maryland’s Eastern Shore by providing weekend food for food-insecure children in Dorchester County. *Meals 'til Monday* sends home healthy, nutritious food for children at the end of each school week and during the summer months for breakfast, lunch and snacks to bridge the hunger gap for children without access to adequate food.

*Meals 'til Monday* programs currently provide food for more than 500 elementary, middle and high school students. *Meals 'til Monday* needs your support to keep providing essential nourishment to our children. Donations are fully tax deductible and can be made at <https://www.mscf.org/donate-online/>. For more information about *MidShore Meals 'til Monday*, please call Leslie Bishop, Director, at 703-371-5191, or visit their Facebook page or website at [www.midshoremealstilmonday.org/](http://www.midshoremealstilmonday.org/).



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### ONE MISSION CAMBRIDGE – Food, Resources, Counseling

***NOTE: The Cambridge Association of Neighborhoods (CAN) does not endorse, support, or contribute to religious organizations. The following announcement is included solely as an information item.***

One Mission Cambridge is a new initiative in Dorchester County that serves those living in poverty through programs at our Mission Center, located at 614 Race Street. Area churches, serving together to provide for those in need, operate the Center. This location will provide a food pantry, community navigation services, community dinners, and counseling programs. This Mission Center is scheduled to open on June 6, 2022.

To become involved, please contact Krista Pettit: [krista@onemissioncambridge.org](mailto:krista@onemissioncambridge.org), 443-521-6825. A FaceBook page and website are coming soon with updated information.





# CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

Building a Better Community, Block by Block

## DORCHESTER COUNTY LEARNING LABS

**Dorchester County Learning Labs**



Dorchester County Learning Labs is intended to be a community led, safe-space program designed to minimize learning loss and increase socialization opportunities during the 2020-2021 year. The Learning Labs program is currently being created. When launched it will consist of multiple sites around the city where students can go on virtual learning days for some or all of the day. Sites will follow strict COVID-19 safety regulations. Below please find sites that are currently operating and have availability for students. For more information please reach out to the organizations directly.



### **New Beginnings**

Days of Operation: Monday - Friday

522 Greenwood Ave.  
Cambridge, MD 21613

Session 1: 8:30-12:30  
Session 2- 1:00-3:30

Contact: 410-228-1950 or 443-521-0030



### **Harvesting Hope**

447 Race Street  
Cambridge, MD 21613

Days of Operation:  
Monday - Thursday  
Time: 8:30- 3:30

Contact: (443) 351-4846

### **Cambridge Empowerment Center**

615 B Pine Street  
Cambridge, MD 21613

Days of Operation: Tuesday- Friday

Session 1: 8:00-12:00  
Session 2: 12:00 - 4:00

Contact: (410)901-1397

Community Partners:



## 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



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constructively with City Government, including the Historic Preservation Commission. CAN welcomes members from **all Cambridge neighborhoods** who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. **Membership is FREE for CY2022** – information is available on the CAN website at <https://cambridgecan.org/join-can/>.

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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* Chuck McFadden at [Ragtime31@gmail.com](mailto:Ragtime31@gmail.com) to volunteer.

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### 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.

**We also need volunteers to take unofficial notes at County Council, City Council, and City Commission meetings.** *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.

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