



# CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

Building a Better Community, Block by Block

Newsletter #23.01

January 2023

*All CAN Board meetings are announced in advance and 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**

*-- Charles McFadden, President, CAN*

### **New Directions for the School Board and the Police Department**

Two of the major things holding Cambridge back are the education system and violent crime. The City will never reach its full potential and attract young families and lots of new businesses until we fix these two problems.

With that in mind, CAN has invited the newly elected President of the Dorchester County Board of Education, Dr. Susan Morgan, and new Board Member, Dr. Theresa Stafford, to its Annual Meeting on January 20, 2023, at the Dorchester County Library (303 Gay Street in Cambridge, lower level) at 6:30 pm. They will be discussing issues related to Dorchester County Public Schools (DCPS) and the new direction in which they want to take the schools. This is your opportunity to come on the 20<sup>th</sup> and meet your School Board members and express your concerns, ideas, and questions.

As to crime, our newly appointed Police Chief, Justin Todd, has agreed to come to a later meeting to discuss the crime problems and his new “community approach” to policing. In a short time as Acting Chief, now Chief Todd, has installed a new system which basically imbeds officers in the residential and business communities. This puts a “helpful face and personality” on our police force and builds trust within the community, especially with the youth. Chief Todd also periodically contributes a short biography on an officer for the CAN newsletter so that the CAN community can get to know our police force on a personal level.

CAN is a big supporter of our School Board and Police Department. The individuals mentioned above have made huge personal sacrifices and efforts to improve these systems, so let’s take the time to show our support. Come to the meeting on the 20<sup>th</sup>, and say “Thanks!”

### **Support the Cambridge Empowerment Center**

In my opening remarks, I pointed out that the lack of educational opportunities in Cambridge is one of the major factors in preventing the City from moving towards its full potential. I urged you to come to the CAN meeting on January 20 to hear our new leaders on the Board of Education and their new approach, but what can you do personally?

CAN supports the non-profit Cambridge Empowerment Center (see page 7 below) located on Pine Street, whose mission is to supplement the school system. The Empowerment Center has after-school and summer programs for children ages 5-12. They provide individualized tutoring, developmental programs, and a snack or meal. They also have a food bank, distribute donated clothes, and hold a soup day for seniors. So, what can you do?

1. Be a tutor to an individual child



2. Provide music or art activities to the classes on an *ad hoc* basis according to a timetable that you can work out with the Center
3. Donate clothes or useable computers
4. Donate money to support Empowerment Center programs

Donations can be made online at <https://www.cambridgeempowermentcenter.org/support-us> or you can send a check to Cambridge Empowerment Center, PO box494, Cambridge, Md. 21613.

Thanks!

-- Chuck McFadden, President, CAN

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## CAMBRIDGE CORNER

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### CAMBRIDGE REAL ESTATE TRENDS

-- by Fred & Martha Phillips-Patrick

#### Recently Issued Property Value Assessments:

Many Cambridge homeowners recently received updated property value assessments that are used to determine their property taxes. If you believe that the new assessment is inaccurate, you can appeal the assessment, but you must do so within forty-five days of receiving the new assessment. You can do it online at [dat.maryland.gov](http://dat.maryland.gov), and click on the Real Property Valuation tab. Also, you can search property assessments of your neighbors at [sdat.dat.maryland.gov](http://sdat.dat.maryland.gov) as a point of comparison.

#### Cambridge Market Update:

According to Zillow, the typical home value of homes at the end of December in Cambridge was \$197,767. This value is seasonally adjusted and only includes the middle price tier of homes. Cambridge home values have gone down recently, but are still 6.1% higher than a year ago.

Realtor.com now characterizes Cambridge as balanced market, which means that the supply of homes is about equal to the demand of homes. On average, homes in Cambridge sell after 87 days on the market. The trend for median days on market in Cambridge has gone up. During 2022, the median days on the market hit a low of 53 days in April and has been trending up since then. Homes in Cambridge sold for 4.1% below asking price on average in December.

#### Sales:

Currently, according to Realtor.com, there are now 125 homes for sale (102 single family homes and 23 condos and townhomes) in the Cambridge area, down from 184 in September. There are also 2 multifamily units for sale, as well as 54 plots of land.



According to Realtor.com, 28 single family, townhouses, and condo sales were completed in December, ranging in value from \$81,000 to \$390,000. They are:

525 Seaway Ln	\$255K	204 Tidewater Dr	\$270k	1620 Osprey Cir	\$390K
406 Wood Duck Dr.	\$192K	411 Wood Duck Dr	\$185K	1300 Rainbow Ave	\$190K
430 Aurora St #2	\$161K	138 Regulator Dr N	\$350K	5841 Hudson Warf Rd	\$290K
2423 Rock Dr	\$120K	505 Wood Duck Dr	\$185K	404 Wood Duck Dr	\$200K
501 Wood Duck Dr	\$178K	406 Robinson Ave	\$141K	320 Muir St	\$140K
100 Audubon Ct	\$282K	505 Edlon Park Dr	\$238K	900 Marshy CV #206	\$270K
109 Night Heron Ct	\$250K	104 Evans Ct	\$284K	1006 Washington St	\$184K
301 Muir St #404	\$348K	520 Marshy Cv	\$268K	503 Wood Duck Dr	\$175K
2261 Hudson Rd	\$81K	409 Wood Duck Dr	\$205K	1956 Church Creek Rd	\$230K
1109 Locust St	\$300K				

**Other Developments: Packing House Renovation on MPT**

According to the Dorchester Banner (12/28/2022), “In the first half of the 20th century, Cambridge’s Phillips Packing House was the largest cannery in the world, an economic powerhouse that elevated the former slave port into a prosperous community for black and white residents and drove the social fabric of life on Maryland’s Eastern Shore.

When the Packing House abruptly ceased operations in the early 1960s, Cambridge deteriorated along with the dormant buildings. The crumbling bricks of the huge factory served as a constant reminder of better days for the struggling community. As the economy shrank, social unrest grew, resulting in protests, violence and fires that engulfed the black neighborhoods.

Cut to the present, where Cambridge is begging for redevelopment, just like many other rural communities in America. In the midst of that, the neglected Packing House has become a bold experiment. Appropriately for a building that once cranked out food products and supported a community, it is being reborn as a hub for food and innovation. The Packing House is a symbol of Cambridge's past, but it can also be a beacon of hope for the future as it offers exciting opportunities for the region.”

The documentary “Unpacking Cambridge” explores all this and more. It has already aired on January 2<sup>nd</sup> on Maryland Public Television. However, the documentary is available to stream on demand using MPT’s online video player and the PBS Video App.

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**MAIN STREET GALLERY – That 50s Show**

The Annual *That 50’s Show* is back for January/February at Main Street Gallery! *Fifty* is the watchword for Main Street Gallery’s winter show. Picture 50 works for under \$50. Then picture a select group of art by gallery artists discounted up to 50%. What you’ve got is *That 50’s Show*, a very special sales event you won’t want to miss. The show opened on Thursday, January 5 and runs through Sunday, February 26.



The nine member artists at Main Street Gallery have brought work out of their studios for this annual event and offering a select group of their paintings, drawings, prints, photographs, jewelry, mosaics, ceramics and fiber works for \$50 or less. What a perfect opportunity to start an art collection or add to an existing one.

Come in out of the cold and see all the work the artists have created at two fun 50's-themed artists receptions on Second Saturdays, January 14 and February 11. The receptions are from 5-8 pm and are free and open to the public. Light refreshments will be served.



On Sunday, January 15th the Gallery held a free Valentine making workshop for kids and adults using an amazing variety of beautiful stamps. Robin Morgan, an expert in card making with stamps, led participants through the steps to make beautiful cards anyone would be proud to give!

Main Street Gallery is located at 518 Poplar St. in Cambridge, MD. For more information, please call the gallery at: 410-330-4659 or visit their website at [www.mainstgallery.net](http://www.mainstgallery.net) to shop online anytime. The gallery provides curbside pickup and local delivery.

*Main Street Gallery is Cambridge's only artist-owned and run cooperative and is currently reviewing work from prospective members and guest artists. Please contact the gallery or visit their website if you are interested in being a part of this vibrant artist community.*

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### **CHOPTANK ELEMENTARY SCHOOL STUDENTS MIX ART, SCIENCE, AND STURGEON**

*Reprinted with permission from the CambridgeSpy, January 17, 2023*

<https://cambridgespy.org/2023/01/17/elementary-school-students-mix-art-science-sturgeon/>

Did you know there's an enormous, ancient, endangered fish swimming throughout the Chesapeake Bay? If not, the third- and fourth-grade students at Choptank Elementary School have a lot to tell you! Over the winter, students gathered with school staff and community partners to install a mural celebrating this fish—the Atlantic sturgeon—as the culmination of a yearlong project led by ShoreRivers as part of its Sturgeon Discovery Program.



*Artist Shelton Hawkins and staff from ShoreRivers work with students at Choptank Elementary School to bring their designs to life in a mural highlighting the Atlantic sturgeon and other marine life.*

Crystal Owens, the third-grade science and social studies teacher at Choptank Elementary, was the brains behind this project, combining the needs of the school beautification committee with a desire to amplify student voice. “My hope is that our students and community are more aware of the amazing wildlife we have living right next to us,” Owens said. “Through our partnership with Shore Rivers, students are learning to educate their community and promote healthy living environments for animals and people alike.”

Nationally renowned local artist Shelton Hawkins led the design and installation of the mural, compiling students’ own works of art into a large, flowing piece that now decorates the school hallways and gives everyone who walks by a lesson on what the Atlantic sturgeon looks like. “I think it’s really cool that we took the students’ actual drawings and put them together inside our own little fish river ... [I] loved the way it turned out,” Hawkins, who has primarily installed murals on basketball courts. “Seeing the kids’ [smiling] faces was the best part.”

The ShoreRivers Sturgeon Discovery program is a Meaningful Watershed Educational Experience that is a part of every third-grade class in Dorchester and Talbot counties. The program was designed to support students in investigating local environmental issues like water quality, pollution and runoff, and endangered species, all through the lens of the Atlantic sturgeon. Healthy, fishable, swimmable waterways will not be possible without the next generation of clean water enthusiasts, so ShoreRivers strives to encourage in students an appreciation for our environment and a dedication to making a difference.

“Even third graders can do their part to foster healthy habitats and show support for our local waterways and the Chesapeake Bay,” said Owens of the stewardship her students demonstrate.

*This project was made possible with funding from the Dorchester Center for the Arts and the National Oceanic and Atmospheric Administration’s Bay Watershed Education and Training program. Special thanks go to Principal Laretha Payton, Crystal Owens, Shelton Hawkins, Devon Beck, Sam Peterson, and the faculty of Choptank Elementary School for their dedication to student learning, voice, and stewardship. ShoreRivers protects and restores Eastern Shore waterways through science-based advocacy, restoration, and education.*



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## COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

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### SIERRA CLUB – LOWER EASTERN SHORE

#### Fourth Annual (Virtual) Eastern Shore Environmental Legislative Summit

*Submitted by Susan Olsen*

The Eastern Shore's Fourth Annual Environmental Legislative Summit, sponsored by the Maryland Chapter of the Sierra Club, Maryland Legislative Coalition – Climate Justice Wing, and ShoreRivers, had a particular emphasis on the climate crisis this year.

Josh Tulkin, Sierra Club Maryland Chapter Director, spoke for about 45 minutes about the implementation of the Climate Solutions Now Act Of 2022. This is the most comprehensive greenhouse gas (GHG) reduction plan in the whole country. It is a huge multifaceted law that includes requiring schools to convert to electric school buses. (No diesel buses can be purchased after 2024.) There are also requirements for building electrification, and much more.

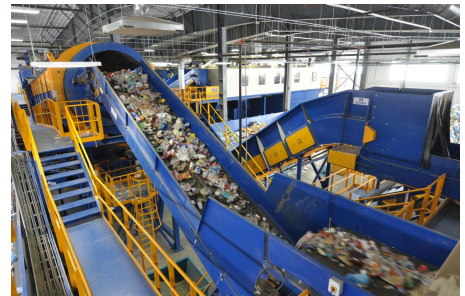
During the rest of the three-hour summit on Saturday, various legislators presented climate bills they are sponsoring in the 2023 legislative session.

The second part of the summit on Sunday addressed a variety of issues such as recycling, truth in labeling, safe well water, zero emission trucks, conservation of protected land, and much more. Salisbury Mayor Jake Day closed the summit with descriptions of his environmental achievements. For example, Salisbury now runs completely on renewable energy.

Other speakers included our new Lt. Governor, Aruna Miller. Speaker Pro Tempore Sheree Sample Hughes also spoke to participants. Delegate Sample Hughes has supported this annual summit since the first one which was held at Washington College in Kent County.

If you were unable to attend this year's summit and would like to know more about the environmental bills being presented to the 2023 Maryland General Assembly (MGA) session, please take advantage of this link to the recordings and slides:

[Eastern Shore Environmental Legislative Summit 2023 – Maryland Legislative Coalition \(mdlegislative.com\)](https://www.mdlegislative.com/eastern-shore-environmental-legislative-summit-2023)





## **CAMBRIDGE EMPOWERMENT CENTER (CEC)**

The Cambridge Empowerment Center is a 501c nonprofit, multi-use community center in the heart of the Pine Street Historic District in Cambridge. Opened in 2003, it sits on the former site of the 1918 Pine Street School in the heart of the African American community. The Center is governed by a board of directors, known as The Pine Street Committee, Inc., who oversee the programs and use of the building.

The Empowerment Center serves basic needs as well as social and recreational opportunities for the entire community, regardless of age. Programs are developed to help in times of emergency with food, clothing, children's programs, and other resources. The Center partners with many other organizations to provide more extensive services. It is updating its facility and revamping its organization and programs to become a Maryland State licensed childcare facility. The "Pine Street Enrichment Program" for children emphasizes learning in a fun way. Reading and math is the focus for many children who have been left behind academically. An additional goal is to make the Center a thriving hub of activity for all ages, 7 days a week.

Donations are critical to the Center's 2023 success and are much appreciated. You can donate at our website – [cambridgeempowermentcenter.org](http://cambridgeempowermentcenter.org), or send a check to The Pine Street Committee, PO Box 494, Cambridge, Md. 21613. We are thankful to the City and County for their support.



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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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## CAN MISSION, MEMBERSHIP, and COMMITTEES

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The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance; and protect and enhance 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 **all Cambridge neighborhoods** who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. **Membership is FREE** – 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 needs writers, including volunteers to take unofficial notes at public 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.

