



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

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CURRENT LINKS

- CAN’s Website – <https://cambridgecan.org>
- JOIN CAN FOR FREE – <https://cambridgecan.org/join-can/>
- CAN Meeting Minutes – <https://cambridgecan.org/category/meetings/>
- CAN Meeting Videos – <https://www.facebook.com/WHCPRadio/videos> or <https://www.youtube.com/@whcpstudio4716>
- 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 on Facebook – <https://www.facebook.com/groups/cambridgeassociationofneighborhoods>
- Contact CAN – cambridgecan.org@gmail.com

PRESIDENT'S MESSAGE

Chuck McFadden, President, CAN

The first 137 pages of the Cambridge Comprehensive Plan came out last week. The City has spent several hundred thousand dollars on this effort to create a vision for where the City should go in the next 10 years.

Two interesting facts are given in the introduction. The average income in Cambridge is \$46,261 compared to a state-wide average of \$94,991, a difference of \$48,730 and the average cost of a house in Cambridge is \$254,400 compared to a state-wide average of \$397,700 a difference of \$143,300. When I look at these numbers, I see our greatest need is for economic development to provide for better job opportunities and better salaries so that our citizens can afford better housing and a better life. The City Council should be laser focused on economic growth opportunities. However, the Comprehensive Plan takes a different approach. One of the main themes of the Plan is the popular urban planning concept of “the Missing



Middle”. This concept says that what is wrong with Cambridge is that it does not have enough entry level housing for young professionals, trades people and seniors and the solution is to convert the large older homes in the West End, Pine St., Race St. and Maryland Av. to multi-family units. This would be a reversal of years of progress in restoring these historic homes. The Comprehensive Plan also suggests that we In-fill the vacant lots in these areas with “less expensive” duplexes, triplexes, and quadplexes.

By emphasizing these lower priced housing alternatives, the City seems to be trying to reduce our already low average housing costs. This makes us more attractive and vulnerable to slum landlords and outside investors of group homes and rehab centers than to young professionals and middle income people.

The City has approximately 800 vacant homes that can be fixed up to meet the City’s middle income housing needs. While the City created a “land bank” (plan to rehab vacant houses) to get these properties back into use, that effort needs to be pursued more aggressively. We don’t need to ruin our large historic homes by turning them into multi-family units or by crowding our neighborhoods with far too many group homes and rehabs centers.

Let’s have a vision for the City that builds up our economic opportunities, not one that lowers our standards. More to come on this issue.

CAMBRIDGE CORNER

CAMBRIDGE REAL ESTATE TRENDS

Fred Phillips-Patrick

National Residential Real Estate Developments:

According to Freddie Mac, the 30-year fixed-rate mortgage rates have been shifting within a narrow ten-basis point range over the last month. This rate stability is a positive sign for both buyers and sellers, as it helps provide greater certainty in the housing markets. How did Cambridge fare in this market environment in October 2025? Let’s see.

Cambridge Market Update:

Redfin.com characterizes Cambridge as a Buyers Housing Market, which means sold prices tend to be lower and homes stay on the market longer. In October 2025, Cambridge home prices were up 9.1% compared with last year, selling for a median price of \$275K. On average, homes in Cambridge sell after 87 days on the market compared to 49 days last year. There were 29 homes sold in October this year, the same as last year.



Sales

Currently, Realtor.com shows that there were 211 homes for sale (154 single family homes and 57 condos, townhouses, and multifamily units) in the Cambridge area. There are also 48 farms and plots of land for sale. The property asking prices range from \$10,000 for a small plot of land on Edgewood Avenue to \$2,500,000 for a mansion on 1301 Broadview Drive.

Realtor.com details that in October 2025, 29 houses, condos, and townhouses were sold in Cambridge. The properties sold ranged in value from \$49,000 on 622 Washington Street to \$1,295,000 on 5470 Moose Lodge Road.

821 Bradley Ave	\$ 50K	515 Burton Ave	\$ 60K	5470 Moose Lodge	\$1,295K
5951 Ross Neck Rd	\$368K	1624 Osprey Cir	\$390K	209 Linthicum Dr	\$205K
603 High St	\$200K	411 Edlon Park Dr	\$275K	801 Wood Duck Dr	\$215K
402 Bayly Ave	\$254K	107 Somerset Ave	\$390K	3217 Indianbone Rd	\$205K
511 Seaway Ln	\$275K	1535 Global Cir	\$275K	604 Water St 604-2	\$275K
700 Cattail Cv 107	\$204K	2154 Winterberry D	\$316K	110 Regulator Dr N	\$440K
1704 Race St	\$335K	2535 Boeing Way	\$216K	807 Blue Wing Ct	\$224K
18 Oak St	\$292K	2194 Winterberry G	\$273K	622 Washington St	\$ 49K
6138 Twin Cove Rd	\$550K	402 Robbins St	\$105K	301 Belvedere Ave	\$385K
6 Mimosa Ct	\$301K	527 Seaway Ln	\$308K		

Cambridge Commercial Façade Improvement Program

The City of Cambridge Press Release on November 14, 2025, stated that: “The City of Cambridge is pleased to announce the award of \$50,000 in grant funding from Maryland Department of Housing and Community Development (DHCD) in support of a Commercial Façade Improvement program.

“The City of Cambridge Façade Improvement Program encourages commercial property owners and business owners to improve the appearance and historic appeal of building exteriors within the Sustainable Community Areas through the Maryland Façade Improvement Program. The goal of this program is to create visual changes which contribute to the overall community development process and support our local Sustainable Community Action Plan.”

“The program offers up to 50% reimbursement for qualifying façade improvements on commercial structures throughout the city.” “We are grateful to DHCD for their continued support in enhancing the vibrancy of our community.

Applications and program guidelines are available on the City’s website at: <https://chooscambridge.com/169/Business-Incentives>.”

This should help pull more people to our downtown.



FUN FACTS AND LOCAL LORE

Martha Phillips-Patrick

Thanksgiving in Maryland

Maryland adopted the fall celebration of Thanksgiving when it was officially declared a national holiday in 1863 by Abraham Lincoln during the Civil War. Prior to that, Thanksgiving was a more regional New England tradition. Though Maryland followed the general New England traditions with family gatherings and a large meal with turkey and side dishes, Maryland early on incorporated unique regional dishes, like crab cakes and oyster stuffing, that reflected its location on the Chesapeake Bay and sauerkraut, a custom tied to German immigrant history in the State.

The date of Thanksgiving was definitively set as the fourth Thursday in November by a Congressional Joint Resolution in 1941, after a brief, unpopular period during which President Roosevelt attempted to move it earlier in November -- to extend the Christmas shopping season!

The tradition of using oysters in dressings and stuffings in Maryland has deep roots stemming from the historical abundance of oysters in the Chesapeake Bay and the culinary traditions brought by early settlers and enslaved African Americans. The Chesapeake Bay region, at one point, produced almost half the world's supply of oysters.

Native Americans in the region ate oysters, long before European arrival, as a readily available and inexpensive source of protein, especially during the colder months. The practice of stuffing poultry with oysters, though, was likely brought to Maryland by British colonists in the 17th century.

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

DORCHESTER COUNTY HEALTH DEPARTMENT

Hannah Mayhew, Public Health Emergency Planner

Climate Ready Youth Committee: We are launching a Climate Ready Youth Committee – an initiative designed to educate students about the impacts of climate change and the related health risks that affect our communities. Through this program, participants will:

- Learn about emergency and disaster preparedness
- Engage in community events and outreach activities
- Develop and lead their own projects to help reduce climate impacts locally

Our audience for this program are students in grades 6 -12 residing in Dorchester County. Brochures about the program are available at the DCHD. Please contact Theresa Perry at theresa.perry@maryland.gov or simply fill out the interest form at: <https://forms.gle/9VZpXCCWhKKuadRT7>



Extreme Cold - Supply Drives & Cold Weather Outreach Volunteer Recruitment:

It's chilly outside! To support preparedness activities associated with a county-wide extreme temperature advisory group, the DCHD CARES Team (formerly DCHD Community Engagement Team), has been asked again to host a Winter Supply Drive for some of the most vulnerable members of our community. Please note that the intended collected supplies of the Winter Clothing & Supply Drive are the guests at the Dorchester Temporary Shelter & our unsheltered community members. The most needed items are socks, gloves, winter coats, and hats. **Big emphasis on thick socks, men's thick winter coats, waterproof over boots/galoshes, and gloves (of all sizes) so no one gets frostbite!** We are looking to collect gently used or new items.

Please clean gently used items prior to donation. Additional warming supplies (hand warmers, cold weather sleeping bags, and outdoor blankets will also be accepted. For those of you who may be interested in donating supplies, there is a tall white donation box in the front lobby of 627 Race Street in Cambridge. Boxes will be emptied and items distributed to those who need it the most as they are received. **We will be collecting supplies from November 2025 through February 2026.**

Dorchester County Health Department is also actively recruiting volunteers for our **MD Responds Unit** for Extreme Cold Outreach & Warming Center Activities. While it may be called the "medical" reserve corps, please note we are always willing and accepting of volunteers from diverse professions and backgrounds. You do not need to have a medical background. We simply ask for individuals to have an interest in promoting community health in Dorchester County. In the short-term, our hope is that we can get these volunteers more engaged through missions aimed at conducting street outreach during extreme temperatures by providing warming items (in the winter) and cooling items (in the summer).

In addition to getting volunteers to potentially staff overnight overflow warming shelters, our long term goal is to incorporate these same folks into local community health initiatives on a regular basis. We need more public health volunteers - to register: <https://health.maryland.gov/mdr/Pages/Registration.aspx> If you know any health care professionals, retired professionals, and/or community health workers, we are eager to bring them aboard as volunteers. If any Dorchester County folks have any questions or concerns, you can reach out to me by email at hannah.mayhew@maryland.gov or call me at 410-901-8108. We are eager to recruit volunteers especially ahead of our Extreme Cold Season as it is quickly approaching. Stay warm! 🧤 ❄️

CAN MISSION, MEMBERSHIP, BOARD of DIRECTORS, and COMMITTEES

MISSION. 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. CAN protects and enhances 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's Bylaws can be found on the CAN website at <https://cambridgecan.org/welcome/about/bylaws/>.

MEMBERSHIP. CAN welcomes members from **all Cambridge area neighborhoods** (broadly defined) 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/>

CAN BOARD OF DIRECTORS. CAN is governed by a Board of Directors elected by CAN members at its annual January Business Meeting. Board Members: President – Chuck McFadden; Vice President – Roman Jesien; Acting Treasurer – Mary Ellen Jesien; Secretary – Alison Kennedy; Members at Large – Andre Duerinckx, Brad Rice, Sharon Smith, Donna Tower, and Judd Vickers.

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 Raqtime31@gmail.com to volunteer.

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 Raqtime31@gmail.com to volunteer.

CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED. CAN'S Communications Committee needs writers, including volunteers to take unofficial notes at public meetings. *Contact* Chuck McFadden at Raqtime31@gmail.com to volunteer.

POWER WASHER AVAILABLE - CAN has an electric power washer available to members. Contact Chuck McFadden at Raqtime31@gmail.com.