



*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

As an old budget officer, I am delighted with this year’s City Budget. The City Manager, Glen Steckman, the Finance Director, Perry Peregoye and many City staffers have put together a very compressive analysis of the City’s finances for the City Council to approve. In addition to all the numbers on the different accounts which make up the first 95 pages, the staff has included in the back of the budget a special analysis on population, income, housing, and education. This is in order to give the Council some basic facts on the direction in which Cambridge is going. This is the section that I would like to focus on.



Population: The 2020 Census has Cambridge at 13,096 residents and the current estimate is 13,152 residents, which is flat growth overall. Cambridge comprises 40% of Dorchester County's population. The number of city residents 65 and older rose to 21.1% compared to the State statistic of 17.6%. This could strongly suggest that older folks like to come here for retirement, lower priced homes and the water. The increase of older residents has been offset by a loss of many of our younger residents aged 19 to 29 who may be leaving in search of good jobs. Our population is 44% Black or African American, 39% White, 8% Hispanic, 2% Asian and 8% two or more races, so we are a very diverse City.

Education: In Cambridge 89% of people over 25 have a high school degree or higher which is a little better than the County at 86% but a little less than the State at 91%. However, the number of people in Cambridge who have a Bachelor's degree or higher is only 20% which is way below the State statistic of 45%. The education system used to rank very low at 22 out of Maryland's 24 counties. However, Dr. Thompson, our Superintendent of Schools, has been able to move us to the high teens in his short tenure here. While we are making progress, the school system remains an issue with the people who live here or are thinking about coming here.

Housing: Cambridge has 6,652 houses of which 1023 are vacant. The median value of a house in Cambridge is \$257,900 which is \$46,000 less than the U.S. average and almost \$140,000 less than the Maryland average. With 3,300 houses under \$257,900, it is hard to believe that we have a "missing middle" housing issue that is featured so prominently in the City's new Comprehensive Plan. Cambridge has a home ownership rate of only 41% compared to Maryland's rate of 68%. It is unusual for a city to have more rental units than owner-occupied units. The gross rent of a unit in Cambridge is \$1,058 which is up \$200 from 5 years ago. However, it is still \$700 lower than the State average. Nine percent of our occupied units have no vehicle associated with them which means that residents in almost 500 units need other forms of transportation or must walk to get around the City.

Income: The employment rate in Cambridge is 54% which is 10% below the State average of 64%. The median household income in Cambridge is **\$47,323** which is \$55,600 under the Maryland median of \$102,905, so people in Cambridge make less than half of the median income of the State. 26.4% of our people in Cambridge are below the poverty level compared to 9.1% for the State and 11.1% for the U.S. This is an alarmingly high number and we need new ideas to work our way out of this situation. Our two largest employers are Cambridge Mack Senior Center and the Hyatt with each employing over 500 people, but on average, not at very high wages. The City lists 3 Manufacturing units – Cambridge Engineering Solutions, DS Smith and EGIDE which each employ 100 to over 250 people. Walmart, health centers and schools make up the bulk of the rest of the large employers. So again, we need new ideas to bring better jobs to Cambridge.

What do the numbers mean? All the numbers tell a story but the one number that jumps out at me is the median household income of \$47,323. Note, this is not an individual worker's income, but the combined income of all employed people in a household. This number is way under the State and National medians. Increasing the median household income would solve a multitude of problems around poverty levels, housing and employment. The City Council and City Government should stay laser focused on this number



and ways to increase it. This number should be discussed at every meeting and decisions on expenditures should take it into consideration. The City has taken a step toward addressing this problem in this year's budget by hiring an Economic Development Director, but more needs to be done. The City needs to set aside substantial funds to create a study as to which industries/businesses are best for the City in order to give some focus on the direction we should take. They should also hire brokers to bring in manufacturing and other higher income jobs. We have the financial reserves and we should use them on this core problem.

CAMBRIDGE CORNER

CAMBRIDGE REAL ESTATE TRENDS

Fred Phillips-Patrick

National Residential Real Estate Developments:

According to Freddie Mac, "The 30-year fixed-rate mortgage (FRM) averaged 6.53% this week. Pending home sales have increased three months in a row, indicating there's latent demand and homebuyers are ready to jump back into the market if mortgage rates decline.

The 30-year fixed-rate mortgage averaged 6.53% as of May 28, 2026, up from last week when it averaged 6.51%. A year ago, at this time, the 30-year FRM averaged 6.89%. The 15-year fixed-rate mortgage averaged 5.87%, up from last week when it averaged 5.85%. A year-ago at this time, the 15-year FRM averaged 6.03%." How did Cambridge fare in this market environment in April and May 2026? Let's look at the data.

Cambridge Market Update:

Redfin.com characterizes Cambridge as somewhat competitive, which means sold prices tend to be a bit higher than asking but homes stay on the market longer. "Over the three months ending April 2026, the latest available, Cambridge home prices were up 6.4% compared with the same period last year, selling for a median price of \$264K. On average, homes in Cambridge sell after 106 days on the market compared to 66 days last year." Let's see how sales went in Cambridge in April and May.

Sales

Currently, Realtor.com shows that there are 220 homes for sale (171 single family homes and 49 condos and townhouses) in the Cambridge area. There are also 46 farms and plots of land for sale. The property asking prices range from \$15,000 for a small plot of land on Center Street to \$2,295,000 for a mansion on 1301 Broadview Drive.

Trulia.com details that in April and May 2026 sixty-eight houses, condos, and townhouses were sold in Cambridge. The properties sold ranged in value from \$14,000 for 614 Douglas Street to \$1,200,000 for 2208 Horns Point Road.



315 Sheperd Ave	\$220K	1105 Holland Ave	\$190K	2208 Horns Pt Rd	\$1,200K
5471 Ragged Pt. Rd	\$ 80K	700 Cattail #408	\$235K	5511 Casson Neck	\$600K
213 Belvedere Ave	\$420K	314 Muir St	\$ 77K	123 Choptank Ave	\$ 85K
400 Wood Duck Dr	\$224K	48 Riverside Wharf	\$399K	638 Douglas St	\$230K
213 Hibiscus Lane	\$325K	6033 Conners Wharf	\$470K	106 Pintail Ct.	\$330K
5302 Suburban Dr	\$175K	120 Mariners Way	\$346K	1205 Hambrooks	\$315K
9 Hatsawap Rd	\$550K	1200 Race St	\$150K	2700 Willow O. #409E	\$435K
5726 Ross Neck Rd	\$950K	2719 Marsh Elder Rd	\$620K	634 Douglas St	\$235K
317 Belvedere Ave	\$160K	110 Riverside Dr	\$810K	628 High St	\$215K
818 Center St	\$ 58K	814 Center St	\$ 58K	904-906 Oakley Ter	\$325K
5 Willis St	\$270K	3202 Holly Lane	\$350K	Regulator Dr	\$325K
304 Gay St	\$160K	Beaver Neck Village	\$675K	1303 Colonial Ave	\$235K
5 Oakley St #102	\$268K	205 Byrn St	\$290K	103 Night Heron Ct	\$298K
810 Center St	\$ 68K	819 Seabreeze Rd	\$186K	2164 Winterberry Ln	\$393K
909 Pine St	\$ 65K	601 Moores Ave	\$ 60K	634 Douglas St	\$235K
904 Talisman Lane	\$295K	10 Riverside Wharf	\$318K	16 Bay View Ave	\$165K
210 Choptank Ave	\$245K	900 Marshy CV #104	\$225K	2 Algonquin Rd	\$270K
116 Oakley St	\$330K	2564 Southside Dr	\$217K	6026 Twin Pt Cove	\$270K
402 Ruddy Duck Ct	\$200K	1104 Locust St	\$ 50K	Regulator Dr	\$395K
26 Riverside Wharf	\$390K	2721 Marsh Elder Rd	\$410K	104 Maple Ave	\$ 70K
916 Race St	\$ 98K	500 Regulator Dr S	\$395K	159 Regulator Dr N	\$325K
200 Market Sq #14A	\$370K	614 Douglas St	\$ 14K	4 Mimosa Ct	\$370K
2146 Winterberry #D	\$310K	500 Robins St	\$ 55K		

City of Cambridge Housing Quality Study

According to our city’s website (choosecambridge.com), “Beginning June 2, 2026, the City of Cambridge GIS and Housing Departments will host students from Salisbury University (SU) who will conduct updates to the City’s 2021 Housing Quality Study. The data collected during the 2016 and 2021 Housing Quality Studies, as well as follow-up work completed since that time, have helped guide the City of Cambridge in revitalization efforts and resulted in the creation of the City’s Housing Department.

The Housing Quality Study is being administered by the Eastern Shore Regional GIS Cooperative (ESRGC), an outreach entity of Salisbury University, and is being conducted by students from Salisbury University’s Department of Geography and Geosciences.

Salisbury University students will be driving around the city (in Salisbury University marked cars) and will be wearing bright vests as they do their work. On occasion, they may be accompanied by City staff. They will be joined by staff from the Eastern Shore Regional GIS Cooperative (ESRGC).



The Studies have been key in furthering our partnership with the Maryland Department of Housing and Community Development (DHCD), as they have supported the City in working to make our housing stock affordable, safe, and healthy for all residents.

Though housing studies have been conducted in sixteen other Eastern Shore municipalities by Salisbury University students, Cambridge piloted the surveys and has been the leader in utilizing it as a tool to support funding requests and to guide community reinvestment efforts.”

FUN FACTS AND LOCAL LORE

Martha Phillips-Patrick

Located at 409 Race Street, this historic downtown Cambridge site originally opened in 1914 as the Grand Opera House, an ornate 600-seat theater. In 1948, the building was purchased by Philip Frankel, who dismantled the ornate façade and converted the space into a modernized, high-end department store. After the Frankel Department Store closed, the building was eventually repurposed into its current occupant, Craig’s Drug Store (now widely known as Craigs’ Pharmacy). Craig’s itself is a major piece of local history, having served the Cambridge community in various downtown locations since 1867.

116 Mill Street and the Frankel Family and the early years of Bea Arthur: In 1933 Philip and Rebecca Frankel, immigrant parents of three daughters, moved their family from Brooklyn, NY, to Cambridge amid the Great Depression, when financial troubles prompted the relocation. Once in Cambridge, the family opened and operated a women’s clothing store in downtown Cambridge with the help of their three young daughters: Gertrude (b 1915), Bernice (b. 1922) and Marian (b. 1926).

Bernice (who preferred “Bea” later) and her younger sister Marian (also known as “Kay”) attended Academy Elementary School, just across the street from their home at 116 Mill Street. Both attended Cambridge High School where Bernice showcased her emerging comedic talent and wit and honed a sharp Mae West impersonation earning her “wittiest girl in her class” recognition. After her high school graduation, Bernice spent time away from Cambridge in school and a year and a half serving in the Women’s Marine Reservists unit (1943-44), though she returned regularly to her family in Cambridge, taking local jobs, she found unsatisfying.

Finally with her father’s approval, Bernice moved to New York City in 1947, adopted the name Bea Arthur and began studying acting formally at the New School in NYC where she went on to achieve recognition for her dramatic acting off and on Broadway. Her television breakthroughs in the 1971 sitcom “All in the Family” as Maude Findlay and in her own spin off “Maude” (1972-1978) and later as Dorothy Zbornak in “Golden Girls” (1985-1992) assured her worldwide recognition and legendary fame in popular culture for her ground-breaking comedic talents and acerbic social commentary in television as well as for her stage performances. Bea Arthur died April 25, 2009. She never lost touch with her parents or her sisters and to some extent with her Cambridge upbringing and comedic start.



Note: Bea Arthur is one of the 12 notable women from Dorchester County pictured in the Dorchester Women's Mural on the outside walls of the Main Street Gallery and Chesapeake Radio Station on Poplar Street in Cambridge, Maryland. The Mural was completed in 2022 by artist Bridget Cimino of Baltimore.

COMMUNITY NEWS

SHORERIVERS

Bethany Ziegler, Director of Communications

Swimmable ShoreRivers is Back!

Is it safe to swim in the river? That is exactly the question ShoreRivers is working to help answer through our Swimmable ShoreRivers bacteria monitoring program. A longtime community favorite, this program gives families, paddlers, swimmers, anglers, and waterfront communities the information they need to make more informed decisions about enjoying the rivers we all love.

The good news is that many days throughout the summer, our rivers are absolutely safe and enjoyable for recreation. But we also know that bacteria pollution can spike after heavy rain events, increasing health risks for swimmers and people recreating in the water. That pollution comes from a variety of familiar sources including agricultural runoff, failing septic systems, stormwater runoff, aging sewer infrastructure, marinas and boats, pets, and wildlife. Rain itself is not the problem. Rain simply transports pollution already sitting on the landscape into our creeks and rivers. Thanks to years of monitoring, we now know one of the most important takeaways for river users: **after major storms, it is often best to wait at least 24 hours before swimming.**

For those new to the program, ShoreRivers monitors bacteria levels at 17 sites across the Choptank River watershed every week from Memorial Day through Labor Day. Results are compared against Maryland's Healthy Beach standards and shared every Friday all summer long through the Choptank Riverkeeper and ShoreRivers' social media pages, our website (Shorerivers.org/swim), local media outlets, and the Swim Guide app. These weekly updates have become an important tool for river lovers across the Eastern Shore who want to know when and where conditions are best for swimming, paddling, fishing, and enjoying the water with family and friends.

Most importantly, this program exists because of community support. Swimmable ShoreRivers is powered by volunteers, supported by local sponsors, and funded by people who believe clean and swimmable rivers matter. Every donation helps support sample collection, laboratory testing, public reporting, and expanded access to water quality information throughout the summer. If you value having real, science-based information about the health of our rivers, please consider supporting the program today at www.shorerivers.org/bacteria-monitoring-donation.



CAMBRIDGE EMPOWERMENT CENTER

Judy Prah

Exciting News from the Cambridge Empowerment Center!

We are excited to share some wonderful news! The Cambridge Empowerment Center is beginning plans for important updates and renovations that will make the Center an even greater asset to our community. Thanks to funding from The Campbell Foundation, architect Tim Crosby and his firm, Crosby & Associates, will prepare architectural drawings for several exciting improvements. Planned upgrades include expanding the kitchen, adding a new bathroom, enlarging the children's area, creating a beautiful backyard playground, and completing other much-needed renovations.

We are deeply grateful to Samantha Campbell, CEO of The Campbell Foundation, and Kenneth Turner, Program Director, for partnering with us on this project and helping us expand and improve our programs and services. Once the drawings are completed, they will be submitted to the State for Capital Funding consideration.

Preschool Program Continues to Grow

We are also very grateful for the continued support of the J2W Program through the Wyatt Foundation for our Preschool Program. This summer, we are excited to welcome children ages 3 and 4 to participate in our summer learning program and benefit from year-round educational enrichment. We hope that the summer program will allow the current pre-k students to continue with fun academic learning activities to prepare them for kindergarten. (See flyer at the end of the newsletter.)



DORCHESTER COUNTY HEALTH DEPARTMENT

Hannah Mayhew, Public Health Emergency Planner

Dorchester County Health Department Emergency Preparedness Program Recruiting Community

Champions: We are looking for Community Champions who care about improving the health, environment, and quality of life in Dorchester County. Community Champions help share information, identify local concerns, connect with neighbors, and support efforts to create a cleaner, healthier, and more resilient community. No special experience is required—just a passion for making a positive impact and a willingness to get involved.

Summer Preparedness Kickoff Party for Families on Saturday, June 27th from 1-3pm at the Dorchester County Health Department in Cambridge, Maryland. This family-friendly event supports the neurodivergent community by connecting attendees with local organizations, valuable resources, engaging activities, and important summer safety information. Participants can enjoy games, snacks, giveaways, and interactive information booths while learning how to stay safe and prepared throughout the summer season.

(See flyers on pages 10 & 11.)

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. Current Board Members: President – Chuck McFadden; Vice President – Roman Jesien; Treasurer – Judd Vickers; Secretary – Alison Kennedy; Members at Large – Amy Craig, Andre Duerinckx, Chuck Fadely, Lashon Foster, Mary Ellen Jesien, Sheila Jones, and Sharon Smith.



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 Raqttime31@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 Raqttime31@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 Raqttime31@gmail.com to volunteer.

POWER WASHER AVAILABLE - CAN has an electric power washer available to members. *Contact* Chuck McFadden at Raqttime31@gmail.com.



DORCHESTER COUNTY HEALTH DEPARTMENT
**ENVIRONMENTAL
JUSTICE COUNCIL**

Healthy Communities.
Clean Environments.
Stronger Futures.

COMMUNITY CHAMPIONS WANTED!

Be a Voice. Be a Leader. Be the Change.

Help build a healthier, safer, and more resilient Dorchester County for everyone!



DO YOU CARE ABOUT?

- Climate change & extreme weather
- Flooding & environmental hazards
- Clean air, clean water & healthy homes
- Community health & health equity
- Protecting future generations

Then we need YOU!

WHAT IS A COMMUNITY CHAMPION?

Community Champions are trusted local residents who help create positive change by:

- ✓ Sharing community concerns and ideas
- ✓ Connecting residents with resources
- ✓ Supporting outreach and events
- ✓ Encouraging community involvement
- ✓ Helping create environmental justice solutions



WHO WE ARE LOOKING FOR

- ✓ Residents
- ✓ Youth Leaders
- ✓ Parents
- ✓ Teachers
- ✓ Faith Leaders
- ✓ Health Advocates
- ✓ Community Organizers
- ✓ Students
- ✓ Local Business Owners
- ✓ Anyone who wants to make a positive impact!

AS A COMMUNITY CHAMPION, YOU CAN:

- Make your voice heard
- Help shape local environmental decisions
- Protect community health
- Support climate resilience efforts
- Connect with local leaders and organizations

FOCUS AREAS

- ✓ Climate & Health
- ✓ Flood Preparedness
- ✓ Community Education
- ✓ Youth Engagement
- ✓ Environmental Justice
- ✓ Emergency Preparedness
- ✓ Health Equity
- ✓ And More!

Together, we can create healthy communities, clean environments, and stronger futures.



JOIN THE MOVEMENT!

*Your voice matters.
Your community needs you.*

INTERESTED?

Contact us to learn more or sign up to become a Community Champion!



- La'Toya Jackson
443-205-7305
- latoya.jackson@maryland.gov
- Serving All of
Dorchester County, Maryland



Summer Preparedness Kickoff Party
Saturday, June 27th
1-3pm

Dorchester County Health Department
627 Race St
Cambridge MD 21613

Join us for a fun event serving the Neurodivergent community!
Partnering with local organizations to provide resources, activities, and summer safety tips!

Games! Info Booths!
Snacks! Giveaways!

Scan to Signup