



*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

A nor'easter brought modest rainfall to Cambridge this week but much heavier rain to other areas around the Bay. The Bay rose 2.2 feet above normal, flooding streets in the zero blocks. When I walked my new pup, Leo, on Sunday night after the Commanders' upset win, water covered the entire street up to Hambrooks. This was a severe storm, but not a hurricane.

The City has been in a process for six years to design a system to help stop the flooding which will protect an estimated 250 homes in the flood zone. The City has hired professionals with experience in other localities.



Because of the package this group put together and presented to the Federal Emergency Management Agency (FEMA), the City received approval for a \$17million grant. FEMA does not hand out multimillion grants for crazy ideas. Doing this time, the City group, led by Larry White, made several presentations to the City Council and Civic groups, such as CAN and got very little negative feedback, in fact, at the CAN meeting people were impressed with the science and architectural aspects of the design.

Now at the last minute before the City claims the funds and starts on the projects, everyone has become a Marine environmental expert. It seems that there are some vocal people that prefer the existing water front instead of a landscaped berm. They should walk down to the end of Belvedere, Oakley, Willis or Choptank and look at the broken concrete, bricks and asphalt that the City threw into the water years ago to help protect the shoreline. This is what they want to protect.

I do think the City Council should move forward with the project as is. I don't think this project was designed to solve all the water problems in Cambridge, just some of them. I don't think a few people living on the water should be able to stop a City wide project. Let's move forward.

CAMBRIDGE CORNER

DORCHESTER COUNTY PUBLIC SCHOOLS

THRIVE 21613: From Vision to Action

Casey O'Bier, DCPS Communications Specialist

Last month, we introduced readers to THRIVE 21613, a community-wide vision for ensuring that children and families in Cambridge have the relationships, resources, and opportunities they need to thrive. This month, we are excited to share that THRIVE 21613 is officially underway, and we are beginning to see that vision take shape across our schools and community.

THRIVE 21613's main focus is the goal of building a coordinated network of supports that follows students from cradle to career across our feeder pattern, which includes Choptank Elementary School, Mace's Lane Middle School, and Cambridge-South Dorchester High School. While these schools are at the center of the initiative, the work is already creating opportunities to strengthen supports for students across other Dorchester County Public Schools campuses.

Just recently, our growing partnership with the Maryland Department of Service and Civic Innovation, has allowed us to place tutors in our schools to provide additional academic support and meaningful relationships for students. Choptank Elementary, our THRIVE elementary school, is among the schools benefiting from this partnership, alongside our other Title I elementary schools which includes Sandy Hill Elementary, Maple Elementary, and Hurlock Elementary. These tutors are helping us expand the network of adults invested in student success and provide additional support to create greater impact.



We are also excited about the opportunities emerging through Girls on the Run, an important part of the social and emotional enrichment and empowerment work connected to THRIVE 21613. All of our elementary schools across the district, along with Mace's Lane Middle School, are beginning their fall seasons or preparing to launch their program in the spring. Girls on the Run provides girls with opportunities to build confidence, develop positive relationships, set goals, and recognize their own strengths—all while creating a supportive community around them.

As these programs grow, we are actively seeking community investment to help make Girls on the Run accessible to every girl who wants to participate. Sponsorship is one of the most tangible ways local businesses, organizations, and community members can invest in the young people of Dorchester County and help foster the kinds of experiences that build confidence, connection, and resilience.

These early efforts represent exactly what THRIVE 21613 is designed to do: bring people and resources together around the needs, aspirations, and futures of our students. Whether through tutoring, enrichment, mentoring, family support, career exploration, or wellness opportunities, the goal is not to create isolated programs. It is to build a connected system of support in which schools and community partners work together to help students reach their full potential.

There is still much work ahead but implementation has begun, and it will take all of us to make THRIVE 21613 successful. Businesses, nonprofits, families, civic organizations, and individual residents all have a role to play.

THRIVE 21613 is our invitation to the community to invest in the future of our community and the children in it. Together, we can turn a shared vision into lasting opportunities for students and families across Cambridge and all of Dorchester County. For more information, contact Casey O'Bier at obierc@dcpsmd.org.

CAMBRIDGE REAL ESTATE TRENDS

Fred Phillips-Patrick

National Residential Real Estate Developments:

The national real estate market in September 2026 is undergoing a noticeable transition as an expansion of active listings collides with intense affordability constraints. High mortgage rates hovering between 6.6% and over 7% have kept transaction volumes subdued, causing existing home sales to contract compared to last year. However, the long-standing "lock-in effect"—which previously discouraged homeowners from selling due to their low pandemic-era rates—is gradually waning. According to the latest Homes.com national housing report, this shift has helped nationwide for-sale inventory rise to roughly 1.4 million homes, giving buyers more choices.

Realtor.com monthly housing market trends report show that this environment has forced motivated sellers to adjust their expectations, driving the national share of listings with price cuts to over 20%. While



the broader market is transitioning toward a more balanced state that grants buyers greater negotiating power, significant regional variations persist, leaving deep affordability gaps between struggling first-time buyers and equity-rich repeat buyers. How did the real estate market in Cambridge fare in this environment?

Cambridge Market Update:

Redfin.com characterizes Cambridge as not very competitive, which means sold prices tend to be a bit lower than asking and homes stay on the market for a while.

Over the three months ending August 2026, Redfin reports that “Cambridge home prices were down 0.44% compared to the same period last year, selling for a median price of \$255K. On average, homes in Cambridge sell after 107 days on the market compared to 64 days last year.”

Let’s see how home sales went in Cambridge in August and September 2026.

Sales

Currently, Realtor.com shows that there are 224 homes for sale (171 single family homes and 53 condos and townhouses) in the Cambridge area. There are also 50 farms and plots of land for sale. The property asking prices range from \$8,000 for a small plot of land on Edgewood Avenue to \$2,295,000 for an estate at 1301 Broadview Drive.

Trulia.com details that in August and September 2026, seventy-one houses, condos, and townhouses were sold in Cambridge. The properties sold ranged in value from \$25,000 for 428 High Street to \$2,950,000 for an estate at 4890 Drawbridge Road.

5440 Moose Lodge Rd \$315K	5 Choptank Ave \$283K	885 Hudson Rd \$265K
41 Algonquin Rd \$280K	913 Roslyn Ave \$170K	1007 Hambrooks Ave \$440K
3416 Indianbone Rd \$309K	2820 Persimmon #B4 \$389K	5453 Casson Neck Rd \$340K
636 Douglas St \$225K	307 Cemetery Ave \$ 65K	2713 Marsh Elder #53 \$530K
5704 Ross Neck Rd \$1,300K	1005 Willowmere Ln \$260K	406 Sheperd Ave \$209K
205 Somerset Ave \$225K	4890 Drawbridge Rd \$2,950K	5260 Wilson Rd \$205K
102 Oyster Catcher Ct \$210K	704 Meadow Ave \$ 80K	1110 High St \$250K
700 Cattail #212 \$194K	312 Camb. Lnd #312B \$525K	2523 Southside Dr \$250K
1007 Hudson Rd \$199K	408 Ruddy Duck Ct \$206K	131 Mariners Way \$288K
107 Regulator Dr N \$385K	700 Cattail Cv #212 \$194K	204 Market Sq #12C \$310K
1911 Dailsville Rd \$445K	2145 Winterberry Ln \$329K	430 Leonards Ln \$145K
12 Bay Heights Ave \$156K	178 N. Regulator Dr \$390K	2185 Winterberry Ln \$250K
1617 Stone Boundary \$310K	5 Oakley St #304 \$300K	2129 Winterberry Ln \$348K
5302 River Dr \$325K	1201 Glasgow St \$265K	303 Appleby Sch. Rd \$234K
319 Appleby Sch. Rd \$239K	1007 Roslyn Ave \$ 55K	2185 Winterberry Ln \$249K
2198 Winterberry Ln \$350K	1307 Colonial Ave \$ 73K	303 Terrapin Cir \$347K
500 Robbins St \$210K	530 Harrington Ave \$ 30K	426 Willis St \$ 70K



2728 Marsh Elder Rd	\$615K	428 High St	\$ 25K	2709 Marsh Elder Dr	\$460K
609 Moores Ave	\$365K	1610 Hudson Rd	\$270K	200 Regulator Dr S	\$385K
5422 Moose Lodge	\$240K	1109 High St	\$215K	505 Edlon Park	\$275K
5202 Heron Rd	\$1,650K	2269 Jenkins Creek	\$396K	5188 Aireys Rd	\$365K
606 Water St #6	\$165K	406 High St	\$250K	9 Oak St	\$245K
604 Edlon Park	\$335K	10 Willis St	\$165K	6046 Todds Point Rd	\$400K
409 Bayly Ave	\$262K	208 Camb Lnd #208B	\$425K		

RECENT ASSESSED VALUE INCREASES RAISING REAL ESTATE TAXES IN CAMBRIDGE

Heinrich Kuhn and Fred Phillips-Patrick

One of our neighbors was recently subjected to a substantial increase in their real estate tax assessment, as were many of us. They decided to appeal their case. Each property owner is entitled to pull their property worksheet at any time. It turns out that if you have an active appeal with the County then you can request any property worksheets in the neighborhood in preparation for the case.

Our neighbors went ahead and requested 12 property worksheets in their immediate neighborhood. Their research revealed that the County tax system divides the West End Historic district into small neighborhood zones demarcated by streets forming a rectangle, for example, Locust, Travers, Choptank, and West End.

Each property's valuation is based on comparable properties recently sold in that neighborhood zone and is the sum of the assessed values of the land and the improvements on the property. Their analysis of these 12 property worksheets revealed several inconsistencies from property to property within neighborhood zones and between neighborhood zones. But the biggest anomaly turned out to be an across-the-board increase in the Land Value Primary Improvement rate for Vue De Leau and William Street. The rate changed from 13 to 20 for the tax year 2026, a +55% increase, just for those two streets. The neighboring streets' rates did not increase significantly.

Our neighbors concluded that this is a neighborhood wide issue and beyond the scope of their individual property tax appeal, so they have dismissed their MD Tax Court appeal. However, the issue their work revealed is that the mass tax appraisal format and rate assignment that the property tax system uses probably works well in newer homogeneous neighborhoods but appears to be ill suited for a historic district like the West End that has a unique and distinct development history.

As 2026 is a property tax assessment year (done every 3 years) all property owners would have received their property tax assessment notice in January of this year. This is to underscore the importance of scrutinizing every assessment notice and bill that you receive from the County as it may have immediate and long-term impact on your tax obligation.



CAMBRIDGE AT THE CROSSROADS

How One Night in Maryland Rippled to the Vice Presidency and the First Amendment

Mike Starling

On July 24, 1967, H. Rap Brown, SNCC's newly elected chairman, spoke to a few hundred people on Pine Street, the heart of Black-owned Cambridge, at Gloria Richardson's invitation. He closed by warning that "if this town don't come round, this town should be burned down," but "whenever you decide" not to "burn up your own stuff" and instead to "take it to (the man's) battleground...that's money. That's his god."

Soon after, a white deputy shot and wounded Brown; he was spirited out of town, reportedly in a coffin. Hours later, a fire broke out near Pine Street Elementary – the volunteer fire department, told by the National Guard it wasn't safe to enter, stayed back – and it burned roughly two blocks and 17–20 buildings, gutting the Second Ward's commercial core. Historian Peter Levy has argued there was no "riot" in any conventional sense, just a fire the town let burn.

The prosecution and the constitutional collision. Maryland indicted Brown for arson and inciting to riot. His lawyers argued the state's riot statutes were unconstitutionally vague and swept up protected speech, taking the fight to a three-judge federal panel in 1969. That case ran on a nearly parallel track to *Brandenburg v. Ohio*, decided the same June, which held that advocacy can only be punished if it's directed at inciting *imminent* lawless action and is likely to produce it – replacing the older *Whitney v. California* standard that had allowed prosecution for mere advocacy of future violence.

That imminence test traces back to Justice Brandeis's 1927 *Whitney v. California dissenting concurrence*, often called the greatest defense of free speech ever written by a justice who sided with the government. Brandeis tied the danger requirement to time: suppression is justified only when harm is so imminent that there's no opportunity for counter-speech – for an audience to "talk it through, cool off" – before it occurs. Absent that, the constitutional remedy is "more speech, not enforced silence." He grounded this in the founders' vision of self-government, where citizens must be free to criticize policy without fear – reasoning captured in his famous line that "men feared witches, but burnt women. It is the function of free speech to free men from the bondage of irrational fears."

Maryland's case against Brown was to punish the words themselves as inherently dangerous. Brown's actual rhetoric was conditional – "if," and "whenever you decide" – pointing to future action, not the imminent lawless action *Brandenburg* would soon require. When *Brandenburg* adopted the Brandeis framework as binding law, it undercut the very theory Maryland was using: a 10 p.m. speech, after which Brown left, followed hours later by a fire of disputed origin – exactly the loose causal chain the imminence test was built to reject.

The trial itself was repeatedly delayed and relocated. The night before it was to begin in Bel Air in March 1970, a car carrying two Brown associates exploded near the courthouse, killing both; the FBI concluded they'd been carrying a bomb meant for the building. A bomb also hit Dorchester County's courthouse after



CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

Building a Better Community, Block by Block

midnight the next day. The case dragged on for years in Howard County before prosecutors dropped it in 1973 for insufficient evidence.

Agnew's ascent. Spiro Agnew rushed to Cambridge the next morning, and declared "I hope they pick him up soon, put him away and throw away the key," and announced a policy of arresting inciters before they could finish speaking – a sharp turn from his moderate reputation. That posture hardened further after the 1968 Baltimore riots and caught Nixon's attention, helping win Agnew the vice-presidential nod. Aide Pat Buchanan, drawn to Agnew's law-and-order image, became his chief speechwriter, penning the 1969 "nattering nabobs of negativism" speech that made Agnew the administration's attack dog.

The chain runs: Cambridge fire → Agnew's hardline rhetoric → the Nixon ticket → Buchanan's speeches. The legal fight over Pine Street outlived Agnew's own career, survived two courthouse bombings, and ended with dropped charges in 1973 – the same year Agnew resigned over a construction kickbacks bribery scandal from his days as Baltimore County's Chief Executive.

COMMUNITY NEWS

ONE MISSION CAMBRIDGE

Turn your unused or like-new treasures into hope. Please consider donating your quality items to help One Mission raise funds for their vital community services. The next collection date is Saturday, October 24 from 10:00am to noon. Drop off location is the Grace Methodist Church parking lot.

**ONE MISSION**
C A M B R I D G E
FOOD, RESOURCES, COUNSELING

See Our Page: [ebay.com/usr/onemissioncambridge](https://www.ebay.com/usr/onemissioncambridge)

Turn Your Unused Treasures Into Hope

Donate **quality** items. We'll sell them in our eBay store to raise funds that support our programs and services for individuals and families in need in our community.

Your donations make a difference! 



Examples of Brand Names We'd Love to Have!

Patagonia	Nike	Lululemon	Coach	Le Creuset	KitchenAid
Ralph Lauren	UGG	Dooney & Bourke	All-Clad	LEGO	Disney & more!



**NEXT DONATION
COLLECTION DAY!**
Saturday October 24th
from 10am-12pm
Grace Methodist Church Parking Lot
501 Race Street, Cambridge, MD



QUESTIONS? CONTACT
Shelly Houlihan
443-521-5226
manager@onemissioncambridge.org



SHORERIVERS

Bethany Ziegler, Director of Communications

Have you ever been told you have an eye for capturing the moment? Perhaps a passion for photography? Do you love your local waterways and want to promote and protect them? **ShoreRivers is running our annual photo contest from September 1 through October 31, so snap a picture and send it our way!** Your photo could be seen across the Eastern Shore — contest photos are featured in ShoreRivers' print and digital publications as well as at our events, which collectively reach thousands of people each year.

We are looking for images that highlight the beauty and resilience of the Eastern Shore waterways that ShoreRivers works to protect and restore through science-based advocacy, restoration, education, and engagement. We are particularly interested in images that exemplify our vision statement: Thriving rivers cherished by all Eastern Shore communities. Shore rivers are your rivers, and we want to see your representation of the beloved natural resources that we all strive to conserve. Contest winners will be announced December 1, visit shorerivers.org/photo-contest to learn more.

You're also invited to **join ShoreRivers at the Talbot Country Club on Sunday, November 8, for our annual fall Rendezvous**, a gathering of friends — both new and deep-rooted — who value the beauty and bounty of our rivers and creeks, and the shores that trace them. Sponsorships, ticket sales, and our enticing silent auction will help support healthier waterways through ShoreRivers' focused mission of science-based advocacy, restoration, education, and engagement. This year's Rendezvous will also include the presentation of the 2026 Award for Environmental Stewardship to Dr. Tom Fisher, Professor Emeritus at the University of Maryland Center for Environmental Science, and long-time Chesapeake champion. Visit shorerivers.org/events for tickets and additional details.





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 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.
