


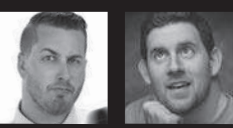
the deuce

presented by



DRIVE A LITTLE - SAVE A BUNCH!
3893 COMMERCIAL ST SE • SALEM
MORE INFO AT NORTHERNLIGHTSTHEATREPUB.COM

Lights, Comedy, Laughs!



LIVE STAND-UP COMEDY!
SATURDAY, MAY 7
Heath Harmison & Aaron Woodhall
7 pm & 9 pm (21 & Over)
Admission only \$10.
Info and tickets at our website.

UFC197 - Sat, Apr 23
Cormier v. Jones 2
LIGHT HEAVYWEIGHT TITLE
9 FIGHTS IN ALL ON THE HUGE SCREEN
Live Fights at 5:00 (21 & Over) - Tickets \$12
Reserved Seating Available Now Online.

Saturday, APRIL 16, at 11:00 am
MOVIE: KUNG FU PANDA 3 [PG]
Sensory Sensitive Show ONLY \$3
Special showing for kids and adults with Autism or other sensory sensitivities.

Today in History

Hank Aaron of the Atlanta Braves hits his 715th career home run, breaking Babe Ruth's legendary record of 714 homers. A crowd of 53,775 people, the largest in the history of Atlanta-Fulton County Stadium, was with Aaron that night to cheer when he hit a fourth inning pitch.

— April 8, 1974

Food 4 Thought

“The search for human freedom can never be complete without freedom for women.”

— Betty Ford, former First Lady, born April 8, 1918

The Month Ahead

Continuing Through Saturday, April 30

Colored Pencil Show at Keizer Art Association's Enid Joy Mount Gallery at Keizer Heritage Center. Gallery hours are 1-4 p.m. Thursdays and Fridays, 10 a.m.-4 p.m. Saturdays. keizerarts.com.

Friday, April 8

Oregon Symphony at Willamette University-Smith Auditorium 8 p.m. A *Midsummer Night's Dream Overture*. Tickets range from \$5 to \$50. For more information contact dtrevett@willamette.edu Tickets are available online at orsymphonysalem.org.

An evening with three-time Super Bowl champ, NFL Hall of Famer, all-time leading rusher and *Dancing with the Stars* champion Emmitt Smith at 6:30 p.m. at The Historic Elsinore Theatre 170 High St. SE, Salem. A benefit presented by the Medical Foundation of Marion & Polk Counties to support its programs. Tickets \$20-\$40. For more info 503-375-3574. www.elsinoretheatre.com

Saturday, April 9

Public mural painting class, 9:30 a.m. to 2 p.m. in Keizer Art Association classroom at Keizer Heritage Center, 980 Chemawa Road NE. Nancy Ericksen-Ward will be teaching about image development and transfer. Free.

Willamette Valley Genealogical Society meets at 10:30 a.m. in the Heritage Room of the Salem Public Library (585 Liberty St, SE). Helen Wand will speak about German Immigrants to Oregon.

Monday, April 11

Long Range Planning Task Force meeting, 6 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Tuesday, April 12

Theo Bleckmann & Ben Monder Duo at Willamette University Hudson Concert Hall, Tuesday April 12, 7:30 p.m. Tickets available at boxofficetickets.com. Adults \$23, Willamette faculty/staff \$18, Willamette students with ID \$5, students with children \$8, Willamette ICL students \$12, Oregon Trail Card \$5 (at box office only the night of the performance).

Wednesday, April 13

Keizer Planning Commission meeting, 6 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Thursday, April 14

Keizer Traffic Safety/Bikeways/Pedestrian Committee meeting, 6 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

West Keizer Neighborhood Association meeting, 7 p.m. at Keizer Civic Center, 930 Chemawa Road NE.

Saturday, April 16

Mr & Miss Olympian Pageant @ 7 p.m. Presented by Sprague High School at The Historic Elsinore Theatre 7:30 p.m. 170 High St. SE Salem. For ticket information contact 503-375-3574. www.elsinoretheatre.com

Monday, April 18

Keizer City Council meeting, 7 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Filing deadline for 2015 IRS tax returns and State of Oregon tax returns.

Tuesday, April 19

Keizer Points of Interest Committee meeting, 5:30 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Thursday, April 21

Volunteer Coordinating Committee meeting, 6 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Greater Gubser Neighborhood Association meeting, 7 p.m. at Gubser Elementary School, 6610 14th Avenue NE.

Add your event by e-mailing news@keizertimes.com.

Low cost housing a topic at meeting

By CRAIG MURPHY
Of the Keizertimes

There has been plenty of housing construction around Keizer recently.

Between multiple senior living centers, the project in Keizer Station Area C and the new subdivision in the north part of town, new housing options are plentiful.

None of them, however, are envisioned as low-cost options.

At the Mid-Willamette Homeless Initiative meeting March 29 at the Keizer Civic Center, lower cost housing was discussed.

Rob Justus, the founder of Home First Development who has been working in the homeless services business for 25 years, recalled sharing his frustrations about a lack of affordable housing with Portland General Electric (PGE) board member Dave Carboneau.

“I saw a lot of big talk, but I saw very few units being produced,” Justus said.

Justus came up with a formula to build apartment units for \$70,000 including land costs.

“I thought it was a brilliant idea,” he said. “I went to the Portland City Council because I thought the model could be replicated. Their response was you couldn’t sell to the affordable housing industry, which was a surprise to me.”

Justus did find a partner in Pacific Continental Bank and moved forward with his plans.

“For Dave and I, our goal was not to build housing for

ourselves,” Justus said. “There’s a long-term commitment to that affordability. We want to do turn-key projects for non-profits and churches. We shared the model with the Portland Habilitation Center. We were able to engage them and worked with them to hone the specifications. We look at affordability in three ways: to build, to operate and affordable rents.”

Justus said five projects have been built, with an average cost of \$75,000.

“We have had people from Salem look at our projects,” Justus said. “People assume it must be crap for that cost. We have given one state agency 12 hours. Their director is one of our champions. We have developed a model for affordable housing. Part of that is having new conversations about how to bring rents down.”

Justus noted he has had conversations with Portland mayor Charlie Hales about affordable housing.

“Bottom line, we have way too many people on our streets,” Justus said. “Way too many people are spending 80 percent of their paycheck just to keep a roof over their heads. That’s why I’m excited to see this conversation happening. We’ve had private investors say to us ‘We like your model, we’re happy to invest in your project’ for no or maybe 2 percent return.”

Justus said his company will break ground on 241 units this year and close to 375 units next year.

“If we’re going to be about ending homelessness, the af-



KEIZERTIMES/Craig Murphy
The Mid-Willamette Homeless Initiative task force met at Keizer Civic Center March 29.

fordable units have to be there,” he said. “Then we have to work with mental health providers and have people who help them find jobs. If we can create sustainability, they can get their stuff together. I’m pretty excited.”

Eric Olsen with Olsen Design and Development said regulations can make it hard to do affordable projects.

“A great struggle for a developer to doing affordable projects is the lack of flexibility in zoning codes,” Olsen said. “We just finished a project in Salem for a subdivision. The range of affordability skewed to the high side. The whole process took three years. That makes it hard to do an affordable project. There has to be some way to generate income, but the lack of flexibility makes it difficult. Often you can’t do something outside of the box. You have a building code that forces that, which makes subdivisions all look the same.”

Ron Hays, president of Mountain West Investment subsidiary Department of

Mission Advancement, has been studying homelessness for two months. He recently put out a report on the topic for Mountain West.

“Homelessness is one of the biggest social issues we’re facing in the community,” Hays said. “It has impacts on other social issues.”

Hays said he found poverty numbers in Marion and Polk counties are higher than both state and national averages.

Marion County Commissioner Janet Carlson said a strategic plan needs to be put together by the homeless initiative task force that takes into account several areas such as housing supply, support services and transitional housing.

“I want to take this framework, develop goals and objectives for each of these,” Carlson said. “We need you to look at this, to say if something is missing or is not worded correctly. Then we’ll come up with a draft version. We’ll come back with goals and objectives at the next meeting. I want to hear how you want to move forward. We don’t want to just have the conversation, we want to do something.”

The next meeting for the task force is May 2 at 4 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

More displays set for city hall

By CRAIG MURPHY
Of the Keizertimes

Members of the Keizer Public Arts Commission (KPAC) have been busy working out details regarding the upcoming public mural at Town & Country Lanes, but that’s not the only public art they are dealing with.

KPAC members are also in charge of setting the schedule for the gallery display inside the Keizer Civic Center. The all-student/Salem-Keizer Ed-

ucation Foundation art show is taking place in April and May, with June being set aside for building maintenance. Things resume in July and August with Red Raven Gallery Co-op work, with Columbia Fiber Arts doing a display for November and December.

As for September and October? There were no interested parties for months, but now two artists have come forward to offer their wares.

Nate Brown, the direc-

tor of Community Development who works with KPAC members, said at the March 22 KPAC meeting artist Randy Jones and photographer Michael Burkhardt contacted him recently. The two contacted Brown within hours of each other.

In an e-mail to Brown dated March 18, Jones acknowledged his art is “a little different than most, but that’s what makes it so unique and eye

Please see DISPLAY, Page A6

public hearings

Keizer Planning Commission will hold public hearings on Wednesday, April 13 at 6 p.m. to consider proposed revisions to procedures

of the Keizer Development Code, for proposed revisions to single family residential and for proposed revisions to the city’s fee scheduling. The hearings take place in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Keizer City Council will hold a public hearing

on Monday, April 18 for a license change for the liquor license at Groll Movement. The hearing starts at 7 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Council will also hold a hearing on April 18 to assess street lighting improvements for the Bowden Meadows subdivision.

looking back in the KT

5 YEARS AGO

Major crimes strain police budget

Lesser offenses may start falling through the cracks. The police department has held two town halls recently asking the public what they want out of Keizer Police. More everyday crimes could see less scrutiny if current budget trends continue the way they are.

10 YEARS AGO

River Road: Main street or highway?

Local scholar Alan Town, a history and geology teacher at Whiteaker Middle School, has spent time collecting old photographs of River Road and then taking recent photographs at the same location. He says with its large signs and bright lights River Road resembles a highway more than a small town.

15 YEARS AGO

Plan would shift park costs to water bills
The Keizer Parks Advisory Board wants to take parks out of the city budget and create a special per household fee for parks and recreation that Keizer residents would see on their water bills.

20 YEARS AGO

City examines major overhaul for Cherry
Cherry Avenue, long the ugly backporch to Keizer, would get completely rebuilt and spruced up under a plan unveiled last week.

sudoku

Enter digits from 1-9 into the blank spaces. Every row must contain one of each digit. So must every column, as must every 3x3 square.

	1	2	3			4		
						5		
	3	4			6		7	
	5	1			2			
1		8			4		9	
		6			9		3	
4		1			7		2	
	9							
3			6	5			8	

PART INFO GETTING PLUS PART IDEA SHARING


Equals total government connecting.




Get info. Find answers. Share ideas. Your connection begins at USA.gov – the official source for federal, state and local government information.

USA.gov
1 (800) FED-INFO


local weather

Fri 4/8 79/48 


Mix of sun and clouds. Highs in the upper 70s and lows in the upper 40s.

Sat 4/9 68/43 


Times of sun and clouds. Highs in the upper 60s and lows in the low 40s.

Sun 4/10 66/44 

Times of sun and clouds. Highs in the mid 60s and lows in the mid 40s.

Mon 4/11 65/43 

More clouds than sun. Highs in the mid 60s and lows in the low 40s.

Tue 4/12 63/45 

Partly cloudy. Highs in the low 60s and lows in the mid 40s.

KEIZERTIMES.COM

Web Poll Results

At what age did you stop participating in April Fool’s Day tricks?

60% – Doesn’t everyone still do April Fool’s Day jokes like I still do?
27% – High school **5%** – College
8% – Once I started my own family

Vote in a new poll every Thursday!
GO TO KEIZERTIMES.COM