

Clyde Holland

Age: 53 (born about 1960)

Family: Wife, Rena, and two sons

Lives in La Center, Wash.

Transit: Aside from apartment complexes that his companies buy and manage, his new construction projects are urban developments near transit. Holland recalled taking multiple buses to get to work as a young man, his wife walked to work as well

Philosophy: "You have to decide what's important in life and being a good dad is important."

Holland Partners Group, 111 Main Street, #500, Vancouver, Wash, hollandpartners.net

By Andrew Theen,

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May 20 2013

The Oregonian/OregonLive

A pair of wealthy southwest Washington businessmen, developer Clyde Holland and investment guru Ken Fisher, have emerged as major benefactors for state Republicans fighting to control the Legislature.

Clyde Holland spent much of his childhood packing.

Nineteen moves in 17 years will teach a young man a lot: how to build connections, develop relationships, make friends quick.

Today, the 53-year-old Air Force brat and real estate developer is firmly rooted in the Northwest and seems to have it all.

A dream house on 20 acres in Clark County, projects and regional offices in Seattle, Denver and Los Angeles, satellite operations in Phoenix and Northern California.

Thirteen years after leaving the national development firm Trammell Crow Company to start Holland Partners Group, he has \$2.5 billion in projects in development across the West and employs 700 workers.

"Our focus is on how much value can we create," Holland said of his firm and its philosophy.

Holland's largest project to date, a 40-story apartment tower, is rising up in downtown Seattle, but he is unequivocal about which development is his "legacy project" and could add the most value.

"What we're doing in the city of Hillsboro is unique to all the projects that we have," Holland said of his \$120 million Platform District at Orenco, a public-private deal to add density and ground-floor retail centered around an urban plaza.

The first of the district's mixed-use buildings, the 190-unit Platform 14, is already open and 60 percent full with one ground-floor business open and three more soon to follow. Tessera, a 304-unit complex nearby, is under construction, too. The three additional platform buildings, each six stories tall with structured parking, will include up to 25,000 square feet of retail. A four-acre site south of Northeast Cornell and west of Northeast 231st Avenue will be developed as a park, Holland said.

He gets animated just talking about Hillsboro, calling it a tremendously rich job market with a dire need for housing.

Seattle, Denver, Los Angeles all have well-defined urban cores but in Hillsboro, Holland said he can create something new, an urban offshoot in a suburban area.

Early riser

Holland has been an early riser since the days of bottle-feeding day-old calves on his family's 60-acre plot in the Shenandoah Valley.

"Day-old calves need to eat at 4:30 or 5 in the morning," Holland said, and that's an everyday chore. He looked forward to it.

In a carefully scripted day filled with meetings and deadlines, dawn is still his time, for personal devotions, to clear his head.

At 17, Holland left home to make his way. He worked odd jobs before settling into construction. After a few years, he headed west, and went to college in Napa Valley before moving to nearby San Francisco.

"I didn't start out to become a real estate developer," Holland said recently from his **seventh-floor corner office in downtown Vancouver**. He wanted to do his very best at every single step of the development process.

First step was as an auditor for Peat Marwick International in the early 1980s, during tumultuous economic times with spiking interest rates. "I thought I'd died and gone to hell," he said of the position.

For the man who was always the new kid in town, forced to make connections quickly, nobody liked seeing the auditor, he recalled. But the experience was invaluable.

Holland started to figure out how to put an entire financial package together. He landed with Trammel Crow Company in San Francisco, rising the ranks to managing partner of the western region, settling first in Seattle before moving to the Portland area.

The first project in Hillsboro was in 1994. Trammel Crow got involved in Tanasbourne. During a six-year stint, Holland would oversee construction of some 2,700 multi-family units and a 135-room hotel.

"What's different and what's telling is what's the same," Holland said of Hillsboro, nearly two decades after first working in the city. Hillsboro is business-friendly, he said, and the city is on board with his plans to create an "urban node."

Rob Dixon, Hillsboro assistant city manager, said Holland first approached the city two years ago. "He was a very good salesman," Dixon said of the Orenco Station proposal.

Holland's passion was infectious, Dixon said. In a time when few were signing up to deliver large housing projects, Holland was pitching nearly 1,000 units coupled with retail centered around light rail.

Negotiations were intense, lengthy, fun.

"Clyde brought in a higher level game," Dixon said. "We had to step up to his game, I liked it."

First out of the ground

The recession hit many developers hard, and Holland said that's where he got ahead. He saw problems coming in 2005, he said, and battened down the hatches.

In 2009 and 2010, he started buying land. "Everybody was dying," Holland said of competitors. "We were out trying to buy their sites."

Brian O'Connor, principal of O'Connor Consulting Group, LLC in Seattle said Holland "was the first guy out of the ground" there and in other markets.

"He saw the market turn from nothing," O'Connor said.

His 815 Pine apartment tower in Seattle is perfectly designed to lure employees at nearby Amazon's corporate headquarters, O'Connor said, and Hillsboro is a play for the Intel community.

O'Connor, Dixon and others see his resounding success as a tribute to smarts, relentless energy and his strong track record in the region as a straight shooter and honorable businessman.

"I've never seen him lay an egg," Kirk Taylor, executive vice president of CBRE, Inc. in Portland, said of Holland, whom he's known since the early 1990s.

"He doesn't need sleep like the rest of us do," Taylor said, calling Holland "focused, intense and a very positive guy to be around."

The three platform buildings haven't broken ground, but Holland expects they will soon. Holland said he's going to stay laser-focused on adding housing in rapidly expanding job centers in the western U.S., saying "we have no interest in going anywhere else."

When asked why, he responded, "how much land does a man need?"

The Columbian

By Cami Joner

Published: January 14, 2012, 4:00 PM

Like a seasoned player on the real estate stage, Clyde Holland never misses his exit cue.

He is just as effective at making a grand entrance.

Holland has burst onto the West Coast apartment scene with gusto of late, as chief executive officer and chairman of Vancouver-based Holland Partner Group. Founded in 2001, the multifamily development and management company has more than \$1.1 billion worth of apartment projects either under construction or planned to start this year in high-demand urban rental markets from Los Angeles to Seattle.

"I've always thrived in situations where people asked me to step up," said Holland, 52, who operates the apartment acquisition, management and development firm from offices at 1111 Main St.

That self-proclaimed fortitude was put to the test in 2008, as the nation teetered on the brink of a financial meltdown that threatened to dry up the free-flowing construction lending that had been the life blood of the decade's unprecedented real estate boom.

Holland and his top executives hunkered down just after mega investment bank Lehman Brothers declared bankruptcy in September 2008. Recognizing the crisis at hand, Holland mapped out a plan to respond to the calamity and preserve operations.

The seasoned real estate executive had already anticipated a downturn and begun to steer his 7-year-old company to safety, shelving all new development projects in 2005. Holland and his executives next cut company expenses to the bone and implemented a cash incentive program to extend rental leases of the 9,000 apartment units the business owned at that time.

When Lehman faltered, “we realized this wasn’t a dress rehearsal. It was the real thing,” said Holland, who has now managed **to time his company’s comeback to the rental market’s rapid return.**

Setting the stage

Those who knew Holland early in his career as an accountant might be surprised by how quickly he mastered the nuances of property investing. Working the numbers for a series of employers had helped him learn about the real estate business, said Holland, who said he chose to locate in Clark County for its rural charm and the absence of a state income tax.

His company employs 85 people in Vancouver and operates regional offices in Seattle, Denver and Northern California.

Holland wasn’t planning a career in real estate when he worked his way through college as a truck driver hauling produce in California’s Santa Rosa Valley. He graduated in 1983 with a business degree in accounting from Pacific Union College in Angwin, Calif., a private Seventh-Day Adventist-affiliated school.

“I really didn’t know what I wanted to do,” Holland said. “I chose accounting because I figured if I could track the dollar and how it affected the bottom line, I’d be worth the most to companies.”

In 1986, Holland joined Trammell Crow Co., then one of nation’s largest apartment development companies, as an accountant. By 1992, he had worked his way up the ladder to the title of division partner.

That background, combined with his track record and experience, has helped Holland woo lenders and investors who are funding his company’s massive expansion today. The analytical skills he employed at Trammell Crow still play a big role in his work today, said Holland, who early on developed concise reporting methods to clearly spell out the profitability of a project.

It’s an investor’s main priority, Holland said.

“An equity partner wants to know it’s valuable,” he said. “And banks want to know it’s safe with a return on investment.”

Script analysis

Holland said Holland Partner Group is now well-positioned to meet today’s demand for apartment rentals, caused by the slump in single-family home sales.

Average vacancy rates in the Portland-Vancouver metro area were at 3.6 percent in 2011, down from a peak of 5.6 percent in 2009, according to The Barry Apartment Report, a regional publication.

According to Holland, the living option is being seriously considered by people of all different income levels, especially on the West Coast.

Like Holland, many investors are focused on young twenty- to thirty-something-year-olds, said Phillip Barry, author of *The Barry Apartment Report* and a broker who specializes in apartment building transactions with Joseph Bernard Investment Real Estate in Portland. Barry predicts pent-up demand could fuel a two- to three-year period of profitable apartment construction for developers building for young adults.

People in their 20s and 30s also are more likely to seek urban settings where they can walk or bike to nearby mass transportation, Barry said.

“All the trends we’re seeing indicate the echo boomers (also called the Millennial Generation, born roughly from 1981 to 2000) are consistently moving to these locations,” Barry said.

Live performance

Although Holland has not yet started any Clark County projects, his company and its financing partners — which include a mixture of everything from wealthy individuals to public and private equity firms — broke ground or acquired approximately \$400 million worth of projects in 2011. The work includes the \$25 million, 100-unit 717 Dexter in Seattle’s upscale South Lake Union neighborhood. The project incorporates townhouse units, studios, one- and two-bedroom apartments in an urban-hip design.

The development’s location, on Seattle’s South Lake Union Trolley line, is an example of how Holland is no longer just balancing the books. He also is thinking hard about which apartment complexes will pencil out over the long run. That was one of the reasons behind his exodus from Trammell Crow in 2000. Leaving allowed him to narrow his focus to a smaller niche of appealing, market-rate apartment developments.

“We’re focused on only the very best core urban infill projects on direct (mass) transit lines,” Holland said.

His research indicates fuel prices will continue to rise, increasing demand for the new projects his company will manage, adding to more than 30,000 units it already has under management.

Holland sees the projects as a sure-fire way to generate profit for his company’s supporters.

“Present it in a way that they can see it,” he said. “If you want exceptional returns, do your homework.”

Editor’s note: This story has been modified to reflect a correction. The development cost is approximately \$25 million for the company’s Seattle project, 717 Dexter. Holland Partner Group acquired or launched about \$400 million worth of apartment developments in 2011.

2 wealthy donors pour cash into state Republican races

Originally published October 10, 2016 at 6:00 am |

Seattle Times

Ken Fisher is a billionaire investor who dispenses financial advice on TV and in best-selling books.

Clyde Holland is one of Washington's most prolific apartment developers.

Until a few years ago, the pair of Southwest Washington businessmen weren't known as big political players in the state.

But in 2016 they've emerged as top donors to Republicans fighting to take control of the Legislature — and to forestall efforts by Democrats and liberal groups pushing for new taxes.

Holland and Fisher have donated more than \$100,000 apiece to the Reagan Fund, the soft-money account dedicated to electing Republicans to the state House. That's a fifth of the \$1 million raised by the fund this year.

They've given an additional \$580,000 this year to the state Republican Party, and legislative and judicial candidates. And they're the state's biggest donors to a national political committee backing Donald Trump.

Why the growing investment in GOP politics? Fisher and Holland declined interview requests.

But past public statements and interviews with some who know them point to a concern with taxes and government regulation.

Fisher, the founder of Fisher Investments, moved his company's headquarters over the course of a few years from California to Camas, Clark County, where it now employs about 1,000 people. The firm's website says it manages \$71 billion in investments for individuals and large institutions.

Forbes ranks him the 184th wealthiest American, with a net worth estimated at \$3.5 billion.

State Rep. Liz Pike, R-Camas, who talks with Fisher, describes him as "a legend" in her district. She says Fisher first contacted her to say he appreciated her opposition to a proposed fireworks ban.

Pike said Fisher wants a predictable business climate in his adopted state.

In 2010, he inveighed against Initiative 1098 proposing a state income tax on the wealthiest state residents, telling The Columbian newspaper he'd cancel plans to make Washington his corporate headquarters if the measure passed. The measure was overwhelmingly rejected by state voters.

“He makes no bones that it’s going to be a lot easier for him to leave the state of Washington than it was as a fourth-generation San Franciscan to leave the state of California,” Pike said.

With Washington Democrats including Gov. Jay Inslee pushing a capital-gains tax on the wealthy in recent years, it’s easy to see why Fisher and Holland felt motivated to give to the GOP, which has opposed such proposals.

For the first time in two decades, Republicans have a shot at taking a majority in the state House, which is currently split 50-48 in favor of Democrats. With the aid of a renegade Democrat, Republicans hold a 26-23 advantage in the state Senate.

Republicans have been hitting Democrats on taxes in legislative races, arguing a capital-gains tax is just another way of imposing a state income tax.

“Unequivocally, the 48 members of the House Republican caucus won’t vote for a state income tax, hands down,” said Kevin Carns, political director for House Republicans.

Democrats argue the political donations by Fisher and Holland are merely self-serving.

“For a modest investment of \$100,000, they see the ability to buy a majority that will not ask the wealthiest to pay more in taxes to pay for our schools,” said state Rep. Joe Fitzgibbon, D-Burien, who chairs the House Democratic Campaign Committee.

Both men have emerged as major donors to anti-tax initiative activist Tim Eyman. And Fisher this summer donated \$100,000 to a political committee opposing the re-election of Barbara Madsen, chief justice of the state Supreme Court, which in May struck down a voter-approved Eyman initiative requiring supermajority votes for tax increases.

Carns said support from Fisher and Holland is key for Republicans, given the 2-to-1 fundraising edge for House Democrats, who have landed big donations from major unions and wealthy progressive donors.

Carns recalled meeting with Fisher and Holland last spring in Olympia. “You know these are smart guys, very shrewd. And they had already done their homework,” he said.

In contrast with Fisher, the relative newcomer, Holland has been a longtime fixture in Clark County, where his Vancouver-based development firm, Holland Partner Group, was founded in 2001.

The company now boasts 30,000 apartments under management or in development in the Western United States.

Holland has built or is developing more than 3,300 units in the Puget Sound region since 2010, including several Seattle projects, according to the research firm Dupre + Scott.

Previously he wasn't a big political donor, but since 2012, Holland has become a major benefactor for state Republicans, donating nearly \$1 million to state GOP committees and candidates.

Earlier this year, the state GOP thanked him at its annual dinner with the party's second annual "Courage Award." (The first went to Bellevue developer Kemper Freeman.) The glass trophy goes to backers who generously give to the party "without fear of attacks from the left," said Caleb Heimlich, the state GOP's executive director.

Heimlich said both Holland and Fisher donate in support of Republican principles, not for any particular outcome.

As for Holland, in addition to being a big contributor, he's an elected GOP precinct- committee officer. "He's as grass roots as they come in that sense," Heimlich said.

Last year, Holland hosted a fundraiser for a super PAC supporting the presidential ambitions of former Florida Gov. Jeb Bush at Premiere on Pine, a luxury Seattle apartment tower developed by Holland.

But more recently, Holland has embraced Trump, who has been shunned by some other traditional state GOP donors. In late June, he donated \$94,600 to the Trump Victory Fund, making him the largest state donor to the pro-Trump joint fundraising committee.

Holland also co-hosted a private fundraiser with Trump before the candidate's Everett rally last month.

Fisher and his wife also donated \$50,000 to the Trump fund. He sounded bullish on Trump in July, writing in his long-running financial-advice column for *Forbes*, "I actually see Trump winning (which means a good second half for stocks)."

But his column declared "either way, there's a way to profit," recommending investors buy stock in CVS Health and Hormel Foods.

This story was reported in partnership with the public-radio Northwest News Network.

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Apr 19, 2013, 10:01am PDT

Updated Apr 19, 2013, 10:17am

Clyde Holland heads the region's most active multifamily developer, Vancouver-based Holland Partners Group.

Holland delivered the keynote address Wednesday for the biannual Multifamily NW breakfast, sharing the fast-growing company's evolving philosophy of what works — and doesn't work — in the apartment development business.

Here are the high notes:

Location, location, location

Holland Partners Group increasingly emphasizes core urban locations that attract Generation X renters who have embraced the 20-minute lifestyle. It has six such projects in Seattle. Not suburban Seattle. But Seattle proper. Its projects are within blocks of major employers such as Amazon.com and the hospitals on Seattle's "Pill Hill."

Pearl is too pricey

Holland loves Portland's Pearl District, but said it's too expensive to develop there. In its home market, Holland is actively developing urban-style properties on transit corridors in high-employment areas such Hillsboro and Wilsonville. It's Platform 14 project in Hillsboro (14 Max stops from downtown) is an urban node in a suburban location.

On age-related housing

Holland will break ground this fall on its first age-related project, a property catering to those 55 and over. The single challenge in developing senior housing is seniors. They don't like living with old people, he said.

Energy crisis in the offing

Holland anticipates an energy crisis in the next five years and is positioning the company to offer rentals in walkable, transit-oriented locations. Those in edge-of-town locations where residents have to drive to reach services will drop in value as renters seek out homes where they don't need to own a car.

Hug your contractor

Construction prices are going up. Lumber alone is up double digits and will go up another 30 percent as the nation's residential housing recovery solidifies. Go hug your contractor and get a fixed-price contract now.

The Cascadia Advocate

Wednesday, March 11th, 2015

Meet Tim Eyman's new wealthy benefactor: Developer Clyde Holland of Holland Partners

The gears of **Tim Eyman's initiative factory** appear to be spinning with full force once again following a major infusion of cash from two wealthy right wing developers, new reports filed with the Public Disclosure Commission show.

The campaign committee for I-1366, Eyman's initiative for 2015, reported that for February of 2015 (its first month of operation), it raised a total of \$452,444.04 (principally from three sources) and spent \$158,111.78.

(I-1366, for those readers unaware, is a scheme to coerce the Legislature into passing a constitutional amendment to require a two-thirds vote to raise revenue. It would wipe out \$1 billion a year in funding for schools and other vital public services if the Legislature doesn't pass such an amendment by April of 2016.)

\$150,000 of the nearly half a million the committee raised is a previously-reported loan taken out by Tim Eyman against his home to fund the initial weeks of the signature drive for I-1366, which remains underway.

A further \$100,000 came from Bellevue developer Kemper Freeman, Jr., who ranks number second on the list of Tim Eyman's top ten all-time wealthy benefactors, behind only the late Michael Dunmire, an investment banker. Freeman has a long history of giving to Eyman, but hasn't written a check this big to him since 2012.

And then there's a **\$150,000 donation from a new wealthy benefactor, exactly matching the amount of money Eyman borrowed against his home: Developer Clyde Holland** of Vancouver, Washington.

Holland is the CEO of Holland Partners, which appears to consist of several related firms. One, Holland Development, calls itself "a **premier developer of core urban infill residential and mixed-use trophy communities with a disciplined focus on high barrier-to-entry markets that appeal to the rising creative class.**"

The Oregonian profiled Holland in 2013 and had this to say about him:

Clyde Holland spent much of his childhood packing.

Nineteen moves in 17 years will teach a young man a lot: how to build connections, develop relationships, make friends quick.

Today, the 53-year-old Air Force brat and real estate developer is firmly rooted in the Northwest and seems to have it all.

A dream house on 20 acres in Clark County, projects and regional offices in Seattle, Denver and Los Angeles, satellite operations in Phoenix and Northern California.

Thirteen years after leaving the national development firm Trammell Crow Company to start Holland Partners Group, he has \$2.5 billion in projects in development across the West and employs 700 workers.

“Our focus is on how much value can we create,” Holland said of his firm and its philosophy.

Holland’s philosophy of creating value evidently doesn’t extend to politics, or he wouldn’t have agreed to become Tim Eyman’s newest wealthy benefactor.

Eyman is all about destroying value — whether that’s sabotaging our Constitution, attacking our cherished tradition of majority rule, wiping out funding for our vital public services, spreading misinformation, or polluting our political discourse. Running initiatives to wreck government is the only thing he does.

Holland has given to Eyman once before, PDC data shows, but that was a donation of just \$500, made on March 17th of last year to Eyman’s failed I-1325, which didn’t make the ballot. (I-1366 is nearly identical to I-1325). Eyman has now persuaded him to give three hundred times more than what he gave last year.

PDC reports list the date of Holland’s contribution as having been received on February 20, 2015, ten days after Eyman announced he was taking out the loan. Likely Eyman secured a promise from Holland to write a big check prior to taking out the loan. In the past, every single time Eyman has borrowed against his home, his loans have been repaid thanks to contributions from wealthy benefactors.

A search of the PDC database reveals that Holland has been active in Republican Party circles as a major giver since 2012.

He has written checks to the Washington State Republican Party, the Republican caucus campaign committees, Rob McKenna, Don Benton, Ann Rivers, Lynda Wilson, Jan Angel, Liz Pike, and Ed Orcutt.

The Washington State Republican Party also received a large contribution from him last month, for \$40,000 February 2, 2015.

A previous contribution Holland made to the WSRP last year is the subject of a complaint filed with the Public Disclosure Commission by former State Senator Al Bauer. Bauer alleged that after maxing out to Republican Clark County Council candidate Jeanne Stewart, Holland and another major Republican donor illegally funnelled money through the state Republican Party to her candidacy.

Holland's company is presently developing a new residential tower in Seattle, Premiere on Pine, which will be located at Ninth Avenue and Pine Street.

Holland is most likely the "successful businessman" Eyman has been talking about in his most recent emails to his followers, in which he says that any donation made to the I-1366 campaign this month will be matched, dollar for dollar.

From Eyman's March 2, 2015 email:

Thankfully, we've been given a tremendous opportunity to maximize this month's effort: one of our supporters — a successful businessman — has offered to match dollar-for-dollar all donations our supporters give during the month of March.

It's a very generous offer and an even greater opportunity for the campaign. Please maximize your support for I-1366 by contributing this month.

This isn't the first time Tim Eyman has spearheaded a matching campaign like this to spur his less-wealthy followers to donate... he did it years ago with Dunmire, too.

Eyman will need more of Holland's money. History has shown that when he doesn't have a wealthy benefactor, he doesn't get on the ballot. He needs rich people like Freeman and Holland to write him multiple six figure checks every year so that he can stay relevant. Otherwise his factory sputters to a halt.

The last time Eyman ran a successful signature drive was in 2012; when he qualified I-1185 and I-517 as initiatives to the people and the Legislature, respectively.

(I-517 appeared on the ballot in 2013, where it was overwhelmingly rejected. The I-517 campaign committee remains under investigation by the Public Disclosure Commission for serious violations of the state's public disclosure laws.)

Based on what I've read of Holland so far, he doesn't strike me as the kind of person who would be careless with his money. But by shelling out big bucks to Tim Eyman, that is exactly what he is doing. **Is Holland not aware that Eyman has a history of lying to his donors and using their money for his own personal use or for other projects?** Or is he giving to Eyman in spite of that knowledge?

Either way, this is an incredibly troubling development.

But it's not one that surprises us. Having fought Tim Eyman for over 13 years, we know he's a first-rate snake oil salesman. He's very good at conning and duping people. That's why we've been expecting that a new wealthy benefactor for his initiative factory might emerge. Now we have evidence that that's happened.

As we announced last month, we have already begun organizing opposition to I-1366, under the assumption Eyman will be able to buy his way onto the ballot.

We are grateful to the King County Democrats, 30th District Democrats, 45th District Democrats, and 32nd District Democrats for moving quickly to take positions against I-1366. Many more organizations will be joining the coalition in the weeks to follow, and we look forward to working with them to build an effective campaign against I-1366, Tim Eyman's most destructive initiative to date.

the deals that were the most rewarding were those that enabled us to define new standards for pedestrian and transit orientations," said Holland.

United Neighbors for Reform blog:

May 14 2018

But what about the Trumper thing?

For this we have guest poster N.E. Lettanay laying it out:

"Take a look at this recent O article:

http://www.oregonlive.com/business/index.ssf/2018/03/growing_number_of_high-rise_ap.html

"It exposes a major exemption to the 'one host, one home' policy negotiated by Airbnb recently (apparently there are exemptions for zoning as well as proximity to downtown). It also makes it clear that there is a blatant disregard for the housing crisis as well as short-term rental regulations on the part of developers/owners/operators of new market-rate apartments.

If you thought something didn't smell right with 1000 Friends' turnabout and the coyly named Portland for Everyone, now you know why.

"Affordable housing advocates are infuriated and rightfully so. But the other wrinkle is that the building featured in the article, The Ladd, is owned and operated by Holland Residential. Both Holland and Airbnb are major donors to 1000 Friends of Oregon (parent of Portland for Everyone) in addition to being major sponsors of their annual 'McCall Gala.'

"Holland calls itself 'a premier developer of core urban infill residential and mixed-use trophy communities with a disciplined focus on high barrier-to-entry markets that appeal to the rising creative class.'

"In FY 2016, 1000 Friends accepted donations totaling at least \$10,000 to \$20,000 from the CEO, Clyde Holland, as well as separate donations through Holland Partner Group. The 2017 annual report is not available yet, but both Holland and Airbnb are listed as major sponsors of the 2018 gala.

"1000 Friends even runs positive PR for Holland.

<https://www.friends.org/latest/seeing-demographic-shifts-developers-refocus>

"And here's the kicker: The CEO of Holland is a right-wing billionaire who was the largest donor in Washington state to the Trump Victory Fund with his \$94,600 contribution, but also co-hosted a private fundraiser for Trump before the candidate's rally in Everett, Washington.

<https://www.seattletimes.com/seattle-news/politics/2-wealthy-donors-pour-cash-into-state-republican-races/>

"In his home state of Washington, he donated \$150,000 toward an effort that would have wiped out \$1 billion a year in funding for schools and other vital public services.

<https://www.nwprogressive.org/weblog/2015/03/meet-tim-eymans-new-wealthy-benefactor-developer-clyde-holland-of-holland-partners.html>

"If the partnership with the Home Builders Association in last year's HB 2007 debacle was enough to prompt some people to remove 1000 Friends from their estate plans, I think this new information might be even more compelling."

Tower at 14th & Glisan receives Design Advice (images)

Posted on January 13, 2016 by nextportland

Ankrom Moisan Architects have gone before the Design Commission for advice on a 16 story tower proposed for NW 14th & Glisan in the Pearl District. The developer behind the 174.5' tall project is Holland Partner Group. The mixed use building will contain 244 residential unit and

approximately 4,285 sq ft of ground floor retail. Parking for 201 vehicles is planned in three levels of below grade parking.

<https://www.upforgrowth.org/about>

Washington DC office

Up for Growth is a national 501(c)(6) organization that represents a vibrant, diverse and growing coalition of advocates urging and promoting federal and state policies to enable smart, modern and walkable community development with housing opportunities for working families with equitable access to jobs and public transportation.

Clyde Holland, executive chairman of the board

WASHINGTON, DC, July 12, 2018 (GLOBE NEWSWIRE) -- The American housing shortage is approaching crisis-levels, according to panelists who participated in a housing briefing on Capitol Hill, hosted by the Up for Growth National Coalition. Panelists spanned the housing spectrum: housing developers, economists, affordable housing advocates and developers, and city planners. The panelists discussed the United States' severe housing shortage – pegged at 7.3 million units – as well as potential policies for solving it. Rep. Denny Heck (D-WA), who chaired the New Democrat Coalition's Housing Task Force that recently released its "Missing Millions of Homes" report, moderated the panel discussion that took place in the Rayburn House Office Building. Rep. Heck was joined by Rep. Cathy McMorris Rodgers (R-WA) and Rep. Steve Stivers (R-OH), an indication that housing can and should be a bipartisan issue.

"For too long, the growing housing crisis has been ignored outside of the coasts, but it is indeed a nationwide problem," said Clyde Holland, CEO of Holland Partner Group and Chairman of the Board of Up for Growth National Coalition, who recently penned an op ed in Morning Consult on the housing crisis. "I hope today's Congressional briefing spurs a serious conversation about how we can address something as important as housing. Few issues impact as many aspects of public policy as housing – the economy, the environment, employment, land use, and social services, to name just a few. We need 12 million more units of housing, including three million affordable units, by the end of the next decade. We need to build this new housing the smart way."

Up for Growth National Coalition was formed earlier this year to bring together diverse stakeholders to advocate for transit-oriented development policies at the federal level. In April, the Coalition released its report entitled "Housing Underproduction in the U.S.," which determined that from 2000 – 2015 the U.S. fell 7.3 million units short of meeting historic housing demand. The shortage was felt in 22 states and the District of Columbia, from California

to Maine, New Mexico to Michigan. The shortage is responsible for increasing rents, slowing economic growth, and increasing CO2 emissions and cars on the road. “Homebuilding isn’t keeping up with growth,” read the Wall Street Journal headline on the report.

“The time is now,” said Make Room USA President and CEO Ali Solis, who is also an Up for Growth National Coalition Board Member. “The affordable housing crisis can no longer take a back seat to other issues. With over 25 million Americans struggling to pay rent and housing costs continuing to rise, making homes affordable must be a top national priority. Through bipartisan support, solutions to the United States’ severe housing shortage can be put into action. I’m honored to represent Make Room and be part of the Up for Growth National Coalition, which is at the forefront of identifying policy changes that will help curb the rental housing crisis and create safe and sustainable homes for all Americans.”

“I am grateful Up for Growth National Coalition has brought us all together today,” said Liz Osborn, Senior Director of Congressional Relations of Enterprise Community Partners. “Up for Growth is made up of a diverse range of stakeholders – not just housers -- all dedicated to making sure everyone has a safe stable place to live. Housing is important, particularly because it can serve as a platform to improve health outcomes and enable educational and economic opportunities. However, a family spending too much on housing is forced into impossible economic decisions. Unfortunately, that is what is happening now for millions of families across the country. We can and must do more to ensure that every American has a quality and affordable place to call home.”

Up for Growth’s research and the Congressional briefing also touched on policy solutions to address the housing shortage and affordability crisis, focusing on a “smart growth” approach to development. This approach would allow for denser development within ½ mile of transit stations, creating livable and walkable communities that many in younger generations desire. Existing federal housing and transportation programs can and should be used to incent state and local government to enact policies that encourage this type of development – through by-right approval of projects, impact fee recalibration, and financing measures that create affordable housing options. Taking these steps will increase the number of homes built in America, while improving broad affordability.

One thing is clear: housing will continue to increase in political importance. As The Atlantic’s CityLab noted in a recent story about Up for Growth and other organizations raising awareness of housing, “The American Housing Crisis Might Be Our Next Big Political Issue.”

Participants in the briefing were:

Mike Kingsella – Executive Director, Up for Growth National Coalition

Clyde Holland – Chairman & CEO, Holland Partner Group & Chairman of the Board of Up for Growth National Coalition

John Tapogna – CEO, ECONorthwest (Economic consulting firm that produced Housing Underproduction in the U.S. on behalf of Up for Growth National Coalition)

Ali Solis – President & CEO, Make Room USA

Liz Osborn – Senior Director, Congressional Relations, Enterprise Community Partners

Sasha Marshall – Planner for the City of Houston, Housing & Community Development Department

Caitlin Sugrue Walter – Vice President, Research, National Multifamily Housing Council

About Up for Growth: Up for Growth National Coalition represents a vibrant, diverse and growing coalition of advocates who believe communities should grow for the benefit of every person. We support federal and state policies that improve equitable, environmental and economic health by promoting vibrant, walkable communities with housing close to jobs, transportation and amenities.

Homebuilding Isn't Keeping Up With Growth, Development Group Says

Arizona, Utah among states that haven't built enough housing

By Laura Kusisto

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America's housing shortage is more wide-ranging than cloistered coastal markets, stretching from pricey locales such as California and Massachusetts to more surprising places, such as Arizona and Utah.

Some 22 states and the District of Columbia have built too little housing to keep up with economic growth in the 15 years since 2000, resulting in a total shortage of 7.3 million units, according to research to be released Monday by an advocacy group for loosening building regulations.

California bears half of the blame for the shortage: The state built 3.4 million too few units to keep up with job, population and income growth.

The research was commissioned by Up for Growth National Coalition, a newly formed group that includes real estate developers and owners such as Holland Property Group in Vancouver, Wash., and Essex Property Trust Inc. in California, along with affordable-housing builder BRIDGE Housing. It also includes local California chambers of commerce and TechNet, a network of technology-company executives.

The data adds details to a housing-shortage picture painted by government data, industry results and economists.

Home construction per household remains near the lowest level in 60 years of record-keeping, according to Jordan Rappaport, an economist at the Federal Reserve Bank of Kansas City.

There is growing awareness that the housing shortage is widespread and it affects states not often thought of as being especially anti-development. Home prices nationally rose 6.2% in the year that ended in January, roughly twice the rate of incomes and three times the rate of inflation, according to the S&P CoreLogic Case-Shiller National Home Price Index.

"The artificial barriers to housing production aren't constrained just to California," said Mike Kingsella, executive director of the Up For Growth National Coalition. "As we dug into the numbers behind this, at a local market level, we're seeing a pronounced affordability challenge in places like even Arizona."

Arizona and Utah are among the states that have built too little housing in the 15-year period, according to the report. The shortage in these places likely reflects strong demand as they become top destinations for retirees and people priced out of the Northeast and California.

At the same time, it is becoming more difficult to build all across America due to shortages of land, labor and materials.

Southern Nevada has about a two months' supply of homes for sale at the current sales pace, when about six months is considered a balanced market between sellers and buyers. Las Vegas saw home prices rise 11% in the year ended January, making it the second-fastest growing market for home prices in the country, according to Case-Shiller.

Las Vegas has historically swung from extreme home-building binges to severe busts, but a decade after the housing crash it looks more like the rest of the country. Builders have been more cautious about putting up new homes, and the economy has become more diverse.

"We have home builders that are building like crazy trying to keep up with demand, and they can't build fast enough," said Chris Bishop, president of the Greater Las Vegas Association of Realtors, which isn't part of the advocacy group.

Developers who are part of the Up for Growth coalition have a vested interest in advocating for loosening planning regulations; they stand to make money from increased housing production.

The Up for Growth report, conducted by ECONorthwest, an economic consulting firm, examines how much housing was built in the U.S. compared with economic drivers of housing demand, such as home prices, population growth and incomes. It compares production from 2000 to 2015 with rates of production since the 1970s.

Economists who have reviewed the report caution that measuring the present need for housing by extrapolating from past production is imperfect. Western states that were sparsely populated 60 years ago and experienced huge building booms in the latter half of the 20th century may not need to build at such a rapid clip today.

Housing shortages also are difficult to measure because most people will find somewhere to live by doubling up with family or roommates or moving to areas where homes are abundant but jobs may be scarce.

Nonetheless, the data underscore what economists say is a clear trend. "We have a housing deficit," said Chris Herbert, managing director at Harvard University's Joint Center for Housing Studies. "I think we can all agree we should be building more."

The Phoenix metropolitan area has about three months of supply at the current sales pace. Prices rose 5.9% in the year ended January, according to Case-Shiller. In Boise, Idaho, buyers are reporting bidding wars and some are paying in cash, a new phenomenon for what was once a sleepy market.

California has environmental and other regulations that can add years and tens of thousands of dollars to development costs. That has collided with a booming technology sector to help the median price of a home in the state more than double to nearly \$540,000 since 2000.

Most recently, California state Sen. Scott Wiener proposed allowing developers to build taller buildings near public transit even if local zoning doesn't permit it, in an effort to promote more housing near transportation.

"California is certainly the poster child of what happens when you don't build enough housing and when you don't fund enough affordable housing," the Democrat said. "It's going to take years and frankly decades to truly resolve the problem."

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