# RESUME Howard L. Campbell

902 Spanwood Road Indianapolis, IN. 46228 (765) 285-2255 (work)

## **EMPLOYMENT:**

### **BALL STATE UNIVERSITY**

8/04-current Assistant Professor, Family and Consumer Sciences, Residential Property Management Program

#### AMLI RESIDENTIAL

9/01-8/04	Regional Vice President – Supervising a portfolio of 22 properties in Chicago, Houston, and
	Indianapolis 7,000+units. All were owned by the REIT or its co-investment partners.
1/00 - 12/00	Regional Vice President – Supervising a portfolio of 16 properties in Kansas City and Indianapolis
	5,000+ units.
4/99 - 12/99	Regional Vice President – Supervising a portfolio of 16 properties in Chicago and Indianapolis 6,000+
	units.

#### VILLAGE GREEN MANAGEMENT COMPANY

3/98 - 4/99 Senior Vice President – Supervised a portfolio of 80+ properties totaling more than 23,000 units. The properties were both conventional and subsidized; owned and fee managed, and located in Illinois, Indiana, Michigan, Minnesota, Ohio, and Texas.

## APARTMENT INVESTMENT AND MANAGEMENT CO. (AIMCO)

12/97 - 3/98 Regional Vice President – Supervised a portfolio of approximately 100 properties with more than 16,000 units. The properties were both conventional and subsidized; owned and managed for others, located in Indiana, Ohio, Illinois, Michigan, Missouri, Minnesota, Kentucky, and Western Pennsylvania.

#### NHP MANAGEMENT COMPANY

12/93 - 12/97 Regional Vice President – Responsible for property management operations in the Midwest and Northeast Regions with almost 40,000 multi-family rental units in 13 states with 210 partnerships employing over 1,200 site personnel and 50 regional and district office personnel. Properties were located in Illinois, Indiana, Missouri, Ohio, Kentucky, New York, New Jersey, Connecticut, Pennsylvania, Delaware, Massachusetts, New Hampshire, and Rhode Island. The value of this real estate exceeded \$1 billion and generated over \$14 million in management fees.

#### OXFORD MANAGEMENT COMPANY, INC. (OMC)

10/87- 12/93 Regional Vice President – Responsible for all property management and marketing activities in the Midwest Region with almost 18,000 multifamily rental units in eight states, in 67 properties with 81 partnerships employing over 500 site personnel. Territory included Indiana, Kentucky, Tennessee, Michigan, Illinois, Ohio, Texas, and Minnesota. Overhead staff included 24 employees with operating budget of \$1.5 million with direct supervision responsibility for ten professionals. Portfolio value in excess of \$600 million generating \$6 million in management fees.

## OXFORD DEVELOPMENT ENTERPRISES, INC. (ODEI)

1/86-10/87 Senior Vice President and Operating Partner – Directed all development operations for the Midwest Region of ODEI which, in the last fiscal year (86-87), resulted in production of 2,300 units of multifamily rental housing valued at \$150 million. Supervised three Development Managers, three Development Associates, a Director of Market Research and Planning, and three Assistants. Had equity participation and profit compensation in all projects developed in the region.

4/81- 1/86

Vice President and Development Manager — Responsible for all aspects of multifamily residential development from concept initiation to project completion including site selection, market research, economic feasibility analysis, governmental agency coordination, mortgage and equity financing presentation, construction management and property management lease-up coordination. Had direct responsibility and personal profit participation in the development of approximately 4,300 multifamily units valued at over \$215 million in Indianapolis, Chicago, Lexington, Nashville, and Cincinnati.

## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

7/78- 3/81 Area Manager - Responsible for all HUD activities in the State of Indiana - programs of over \$300 million annually, including community development, FHA single family and multifamily mortgage insurance, rehabilitation loans, equal opportunity and fair housing, environmental protection, labor relations, public housing, and insured and subsidized housing management as well as administrative responsibilities for more than 225 employees. Worked with governmental officials on local, state and Federal levels. Had frequent public speaking responsibilities and news media contacts, handled situations and issues involving tenant groups, the housing finance industry, the building industry, neighborhood associations, public employee unions, etc.

#### CITY OF EAST CHICAGO, INDIANA

2/77 - 6/78

Director of Community Development - Responsible for all planning, zoning, building inspection, human relations commission, urban renewal, community development and public housing functions. Direct responsibility for and supervision of federally funded urban renewal, low -rent public housing and Community Development Block Grant Programs. The Community Development Block Grant Program was an annual program of \$2.1 million involving land acquisition, public works facilities, park and recreation development, relocation, site improvements, downtown business area improvements, land marketing, and rehabilitation loans and grants. This program was administered by the Department of Redevelopment. Also, had direct responsibility for the administration of four other municipal governmental functions under the Department of Community Development: Planning Division, Inspections Division (building, electrical, plumbing and health), Engineering Services Division, and Equal Opportunity Division. For the purposes of Indiana law, also held the title of Building Commissioner and City Planner. Supervised 15 professional and clerical level people employed in these four divisions, including a division director for each.

2/73 – 6/78 Executive Director, East Chicago Housing Authority - Responsible for development of housing goals and strategies for their implementation. Had management responsibilities for over 1,000 units of low-rent public housing, including 270 units leased on the private market and over 300 units for the elderly. Directed operations for project planning, budgeting and cost analysis, property management and leasing, maintenance, community services, tenant relations, and occupancy and rental standards. Supervised professional, clerical and maintenance staff of 32.

9/72 -6/78

Executive Director, Department of Redevelopment - Responsible for the research and presentation of objectives and plans for community development through urban renewal for approval by the Board of Commissioners, City Administration, citizens' advisory groups, and the Department of Housing and Urban Development (HUD). Responsible for implementation of specific urban renewal objectives, rehabilitation, property management, relocation, site clearance, and land marketing. Administration of the above described project activities affected 13,000 project area residents, 75% of whom were minority, residing in a 370 acre area. The \$50 million federal and city shared-budget made East Chicago's one of the largest single urban renewal projects in the United States. Administrative budget was \$400,000, with 35 employees, including professional, clerical, and maintenance personnel.

## EDUCATION AND PROFESSIONAL AFFILIATIONS

The American University - Ph.D. Latin American Area Studies, 1972.

National Science Foundation Fellowship

Ph.D. Dissertation: Bracero Migration and the Mexican Economy, 1951-1964.

The George Washington University - M.A., Government, 1966.

Graduate Teaching Assistantship, 1964-65.

Scottish Rite Foundation Fellowship, 1965-66.

<u>University of the Pacific</u> - B.A. with honors, International Affairs 1964.

Certified Property Manager (CPM) - Institute For Real Estate Management (#6399), 1979

Housing Education and Research Association, 2004-.

## **PUBLICATIONS**

Rosemary Goss, Howard L. Campbell\_, "The Evolution of Residential Property Management: From Caretaker to Income Maximization Managers" **Housing and Society**, Volume 35, No. 2, October 2008.

Howard L. Campbell, "NAAEI Launches Online RPM Program...." **UNITS,** Vol. 31, No.12, December, 2007.

Howard L. Campbell, Carla Earhart, Sue Whitaker, "Ball State College Recruitment Efforts Funded" **UNITS**, Volume 31, No. 3, March 2007.

Howard L. Campbell and Joan R. McFadden "Healthy Living: Housing Affordability and its Impact on Family Health", **Journal of Family and Consumer Sciences**, Volume 98, No. 4, 2006.

Howard L. Campbell "Commentary: Opportunities in Residential Property Management", **Housing and Society**, Volume 33, No. 1, 2006.

Howard L. Campbell, Editor, "Certified Apartment Manager Student Handbook", **National Apartment Association Education Institute**, 2006.

Howard Campbell, "Everybody Wins: Internships in real estate management prove beneficial for both students and industry", **Journal of Property Management**, Volume 71, No. 4, July/August 2006.

Howard L. Campbell, "The New CAM: A Preview", UNITS, Volume 29, No. 11, November, 2005.

### **ACCOMPLISHMENTS**

**IREM** 

"Certified Property Manager of the Year", 1992

Chairman - Legislative & Government Relations Committee, 1986-1991

Chapter President, 1984

Apartment Association of Indiana

Joe Rhodes Memorial Award, 1993, for contributions to the industry

President, 1991-1992

Vice-president, 1990

Government Relations Chairman, 1989, 1990

National Apartment Association

Board of Directors, 1993 - 2003

Member, Joint Legislative Committee, NAA/NMHC

Regional Vice President, Region 3, 1995 -2003

National Apartment Association Education Institute

Apartment Career and Education (ACE) Award, July 2008

#### **OTHER**

College Instructor - Calumet College, Whiting, Indiana (1971- 1978)

Taught courses on "Political Parties and Pressure Groups," "American State and Local Government" and "Latin American History"

Indiana University Northwest (1973 and 1974) - Taught courses on "Introduction to Public and Environmental Affairs" and "Urban Strategies."