



Beth J. Breda
Architect

Professional Experience

Beth Breda is a registered Architect with over 20 years experience in the field of architecture. Her experience has focused on facility assessments and design projects for housing, elder care, hospitality and educational clients. Beth has served as a project Architect of a large private architectural and consulting firm, providing services to private and public clients throughout the United States.

Beth Breda began consulting with Creative Housing Solutions Inc. in 2009, providing project architect and consulting services including: physical needs assessments, reports related to public and assisted housing programs, energy audits, utility allowance calculations and HUD Multi-Family Accelerated Processing (MAP) architectural and cost reviews.

Creative Housing Solutions – Consulting

Physical Needs Assessments, Viability Analysis, Section 504 Assessments, Energy Audits and Transition Plan:

- Physical Needs Assessment, Section 504 Assessment and Transition Plan, for 75 developments, Greater Dayton Premier Management (formerly Dayton Metropolitan Housing Authority), May 2011.
- Physical Needs Assessment, Viability Analysis, Section 504 Assessment, & Energy Audit for all HA housing stock, Cincinnati Metropolitan Housing Authority, January 2010.
- Energy Audit at 521 Oak Street, Cincinnati, OH, for Flyco Management Corporation, November 2010.

Green Physical Condition Assessments:

- The Green Initiative focuses on HUD's Section 8 portfolio, specifically properties in the Mark to Market (M2M) Program administered by the Office of Affordable Housing Preservation (OAHP).
- Compared Green renovation options with Traditional methods, demonstrating a potential 35% water use reduction and a 25% energy savings.
 - Wilshire Place Apartments – Lima, Ohio, May 2009.
 - Slate Creek Apartments – Effingham, Illinois, May 2009.
 - Cambridge Square Apartments – Beech Grove, Indiana, May 2009.
 - Harbor Meadows Apartments – East Chicago, Indiana, May 2009.
 - Ravinia Housing – Highland Park, Illinois, May 2009.
 - Belmont Estates – Decatur, Indiana, May 2009.

Utility Allowance Calculations:

- Greater Dayton Premier Management (formerly Dayton Metropolitan Housing Authority), Windcliff Village Expansion Phase II, December 2011.
- WODA Management & Real Estate, LLC, Alston Park Apartments, September 2011.
- T. Elias & Associates / Lycoming County Housing Authority, PA, Mary Slaughter Apartments, February 2011.
- Community Properties of Ohio, Partner Groups CPR1, Marigold, NR2, NR3, Spruce Bough and Summerfield, June 2010.
- Greater Dayton Premier Management (formerly Dayton Metropolitan Housing Authority), Governors Square and Hawthorn Village, May 2010.

Architectural Design, Contract Document Development:

- Design and Construction Documents for the Space Planning of the offices of Cincinnati Metropolitan Housing Authority, currently ongoing.
- Design and Construction Documents for the Renovation of Alston Park Apartments, WODA Management & Real Estate, LLC, November 2011.

Representative Tenure Projects

Senior and Assisted Living Projects

- Marriott MapleRidge Assisted Living and Alzheimer's Care - Palm Springs, Hemet and Laguna Creek, California
 - Multiple Cottages in a neighborhood setting with dining facilities and lifestyle services
- Sisters of Charity Motherhouse Residence Renovation – Mount St. Joseph, Ohio
 - Renovation of 44 Independent Living Suites

Housing Projects

- Neighborhood Foundations (formerly Newport Housing Authority) – Newport, KY
- Captain's Watch at Adam's Landing - Cincinnati, Ohio
- Bluffs of Tierra Contenta - Santa Fe, New Mexico

Hospitality Projects

- Marriott Renaissance – Raleigh, North Carolina
- Hilton Garden Inn – Various sites throughout the United States
- Comfort Inn and Suites, Choice Hotels International – Dayton, Ohio

Education Projects

- North Avondale Montessori, Cincinnati Public Schools – Cincinnati, Ohio
- The K-12 School for Creative and Performing Arts, Cincinnati Public Schools – Cincinnati, Ohio
- Evendale Elementary School, Princeton City Schools - Evendale, Ohio
 - **Architectural Portfolio Outstanding Design Award, Evendale Elementary School, American School & University, 2008**
- Sharonville Elementary School, Princeton City Schools - Sharonville, Ohio
 - **Architectural Portfolio Outstanding Design Award, Sharonville Elementary School, American School & University, 2007**
 - **Educational Interiors Showcase, Common Areas Outstanding Design Award, Sharonville Elementary School, American School & University, 2007**
- Stewart Elementary School, Princeton City Schools - Sharonville, Ohio
 - **Architectural Portfolio Outstanding Design Award, Stewart Elementary School, American School & University, 2007**
- Maple Dale Elementary Renovations, Sycamore Community Schools – Blue Ash, Ohio
- Sycamore High School Security Evaluation and Renovation, Sycamore Community Schools - Montgomery, Ohio
- Oak Hills High School, Oak Hills Local School District - Cincinnati, Ohio
 - **Ohio Honor Award, Engineering Excellence Awards Competition, Oak Hills High School, 2001**
- Bethel-Tate Middle and High School – Bethel, Ohio
 - **Educational Design Excellence Award, Bethel-Tate High School, Architectural Portfolio, American School & University, 2004**
- Bick and Hill Elementary School's Renovation and Additions – Bethel, Ohio
- Goshen Middle School Renovation and Addition – Goshen Local School District – Goshen, Ohio
- Spaulding Renovation and Addition, Goshen Local School District – Goshen, Ohio
- Marr/Cook Elementary Renovation and Addition, Goshen Local School District – Goshen, Ohio
- Orion Academy and Alliance Academy, National Heritage Academies K-6 Elementary – Cincinnati, Ohio
- School of Science & Discovery, National Heritage Academies K-6 Elementary – Dayton, Ohio

Facility Assessments

- Gate of Heaven Cemetery Mausoleums – Montgomery, Ohio
- Isaac M. Wise Temple – Cincinnati, Ohio
- Mayerson Hall at Hebrew Union College – Cincinnati, Ohio
- Covenant First Presbyterian Church – Cincinnati, Ohio
- Bayley Place Retirement Community – Mount St. Joseph, Ohio
- Sisters of Charity Motherhouse Chapel and Residence – Mount St. Joseph, Ohio
- Immaculate Heart of Mary Church and School Master Plan – Cincinnati, Ohio
- St. Jude Church and School Master Plan – Cincinnati, Ohio

Renovation Projects

- Sisters of Charity Motherhouse Chapel – Mount St. Joseph, Ohio
 - Preservation Award , Cincinnati Preservation Association, 2001
 - Design Award, AIA Cincinnati Chapter, 2000
- Cincinnati Children’s Museum Reinstallation at Cincinnati Museum Center – Cincinnati, Ohio
- Christ Church Cathedral – Cincinnati, Ohio

Education

Bachelors of Architecture, University of Cincinnati, Cincinnati, Ohio 1994

Registration

Architect – OH #13132

Certifications

National Council of Architectural Registration Boards – No. 55,926

Construction Document Technologist (Construction Specifications Institute), 2002

Professional Organizations

American Institute of Architects (AIA)

The Boyer Guild of Women in Architecture

International Code Council (ICC)

The National Association of Housing and Redevelopment Officials (NAHRO)