

June 11, 2026

Ohio Housing Finance Agency
2600 Corporate Exchange Dr.
Suite 300
Columbus, OH 43231

Submitted via email: DAS@ohiohome.org

Re: Public Comments on the State of Ohio's 2027 Draft Design and Architectural Standards

Dear Members of the Ohio Housing Finance Agency,

My name is Abbey Benesh and I'm the Director of Advocacy at the Green Building Initiative (GBI). I want to sincerely thank the Ohio Housing Finance Agency (OHFA) for including Green Globes, our flagship green building certification program, in the 2027 Draft Design and Architectural Standards (DAS) and to clarify a few points related to how Green Globes is listed.

Green Globes provides a rigorous yet cost-effective method of verifying a building's environmental performance. It ensures that sustainability measures are not just promised, but implemented and measured. This is especially important when constructing affordable housing, where public resources are being invested and long-term operating costs matter deeply.

Third party certifications, such as Green Globes, encourage lower energy and water use, improve indoor air quality, and lower maintenance costs over time. For affordable housing residents, that translates into healthier living environments and lower utility burdens; and for developers and housing agencies, it means greater accountability, transparency, and confidence that projects are delivering on performance outcomes. By recognizing Green Globes in the DAS, OHFA is encouraging measurable yet flexible approaches to sustainability across the state. That flexibility allows development teams to select the pathway that best fits their project while still meeting strong environmental standards.

We greatly appreciate OHFA's inclusion of Green Globes in the Draft DAS. For clarity and to ensure consistent treatment of nationally recognized green building certification programs, **we recommend revising the current language from "Green Globes by Green Building Initiative, Inc. (GBI)" to "Green Globes – Two Green Globes or higher."** This revision would establish a certification threshold comparable to the standards already applied to the other third-party green building certifications listed in the DAS, in turn providing applicants with clear guidance and ensuring that Green Globes is evaluated on an equivalent basis within the DAS framework.

On behalf of GBI, thank you again for your leadership and for your continued commitment to advancing high-quality, sustainable affordable housing in Ohio, we truly appreciate your work.

Please let us know how we can support you through this next phase of development.

Best regards,

Abbey Benesh
Director of Advocacy
Green Building Initiative