

EXHIBIT Z

Sustainable Building Selection

Development Name: Broughton Senior Apartments

Sustainable Building Option: Home Innovation Research Labs

National Green Building Standard, Bronze or higher

I, James M. Bernstein (applicant name) have selected the above sustainable building option from the current year's Qualified Allocation Plan for the South Carolina State Housing Finance and Development Authority's Low-Income Housing Tax Credit Program.


Signature and Certification of Applicant

5/12/2026
Date

Sustainable Building Professional's Certification: Neither I nor the company I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession. I also certify that the project will meet the requirements of the sustainable building option selected above.


Signature and Certification of Sustainable Building Professional

05/08/2026
Date

Claudia Aguilar M.
Name of Sustainable Building Professional



CLAUDIA MONTENEGRO

Operations Manager Building

☎ (704) 467-9429

✉ claudia@theperformancepoint.com

🌐 greenproserv.com

📍 San Juan, PR.

EDUCATION

Masters

Spanish Institute of Ecologic
Investigations

EXPERTISE

Adaptability

Problem-Solving

Critical Thinking

Creative

Active Listening

Organized

Teamwork

LANGUAGE

Spanish

English

ABOUT ME

As an architect from El Salvador with a Master's degree in sustainability and complementary studies in tropical architecture, I have extensive experience in architectural design, planning, and energy efficiency projects for residential and commercial sectors. My expertise lies in creating sustainable and efficient designs that meet clients' needs while minimizing environmental impact. I am currently based in Puerto Rico and eager to apply my skills to new, challenging projects.

WORK EXPERIENCE

○ 2016 - Present

Green Professional Services Ltda. (Puerto Rico & Costa Rica)

Green Building Projects Coordinator

I'm experienced in Green Building Verification for single-family and multifamily projects in Puerto Rico and skilled in energy modeling for certifications like HERS, EnergyStar, REScheck, and NGBS. As an experienced leader, I have expertise in hiring and training employees.

○ 2012 - 2014

CIVITAS S.A de C.V. (El Salvador)

Designing Architect

The architectural design of the corporate building and offices of Banco Agrícola has been completed, as well as the AEROMAN Master Plan for expansion.

○ 2011 - 2012

CORTROPIC S.A de C.V. (El Salvador)

Architect Assistant

Developed urban and residential plans, design model homes, and prepare permit documentation.

○ 2010

Santa Tecla's City Hall

Engineer's Department, Internship

Proposal for city development, including zoning, park renovation and restoration, and other city projects.



Home Innovation
NGBS GREEN VERIFIER™

M A S T E R

THIS CERTIFICATE SIGNIFIES

Claudia Aguilar Montenegro
Performance Point, LLC
Harrisburg
NC

IS AN

ACCREDITED MASTER VERIFIER

Michelle Foster

Michelle Foster, Vice President, Sustainability

04/14/25

Accreditation Date

10/16/26

Expiration Date

This certificate becomes invalid upon suspension, cancellation, revocation, or expiration of certification.



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05/31/24 10/16/26

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