

Robert L Fortes House Inc

Executive Director / CEO

EIN 042699390

MA · NTEE L21

FY ending 2023-12-31

June 10, 2026

This analysis benchmarks the total compensation of **Vanessa Calderon-rosado, Executive Director / CEO** (\$42,255) against **every comparable organization** that fit the selection criteria — **208** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **53rd** percentile of comparable organizations within the typical range

Benchmarked executive: Vanessa Calderon-rosado — reported title “CHIEF EXECUTIVE OFFICER”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L21).
BUDGET	Total revenue between \$123,738 and \$277,027 — 0.67x to 1.50x the subject's \$184,685 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

208 organizations qualified on sector, size, and geography → **208** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,894	\$20,784	\$39,906	\$68,365	\$72,260	\$42,255
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● Comparable organizations

Each figure is Form 990 Part VII columns D + F (reportable pay plus other compensation and benefits; column F may include amounts from related organizations), normalized to MA cost of living (BEA RPP, 2023) and to its filing year (CPI-U); the reported amount is on each linked 990.

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
New Eve Ministries	VA	\$184,568	Executive Director	\$35,878	\$37,445	2024
Margaret B Mack Supportive Housing	CT	\$184,977	President & Ceo (Until 7/2/24)	\$99,790	\$101,133	2024
Harvard Supportive Housing Inc	MN	\$186,418	President/tr	\$68,006	\$70,761	2025
Aaa Elderly Housing - William Bill	AR	\$182,929	Executive Director	\$12,818	\$16,034	2023
Brewton Voa Elderly Housing Inc	AL	\$186,597	President/ceo	\$53,238	\$60,566	2025
Albert Lea Senior Housing Inc	MN	\$187,333	President/tr	\$68,006	\$70,761	2025
Asi Jackson County Inc	MN	\$181,566	President/tr	\$68,006	\$72,634	2024
Armenia-eddy Apartments Inc	FL	\$187,807	Ceo	\$38,719	\$39,316	2024
Nar Roberts Jr Inc	WV	\$188,016	Vice Preside	\$16,639	\$20,048	2023
Brisbane Senior Housing Inc	CA	\$189,312	Evp/cfo	\$120,262	\$112,247	2024
Usa Housing Inc	AZ	\$190,003	Executive Director/treasurer	\$37,200	\$38,671	2024
Mental Retardation Communityservices Of Nassau County - Project	NY	\$179,171	Chief Executive Officer	\$179,760	\$175,577	2024
Belmont Commons Inc	RI	\$178,763	Chief Executive Officer	\$47,926	\$49,673	2024
Bledsoe Lane Supportive Housing Inc	MN	\$190,659	President/tr	\$68,006	\$70,761	2025
Cedar Street Apartments Inc	CA	\$190,900	Executive Director	\$19,654	\$18,886	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Federation Housing Ii Inc	NY	\$191,054	Cfo	\$50,911	\$49,726	2024
Snhs Elderly Housing Viii Inc	NH	\$191,317	Treasurer	\$53,564	\$52,082	2025
Tampa Housing Funding Corporation	FL	\$177,850	President/se	\$75,530	\$76,694	2024
House Of James Ministries Internati	AZ	\$177,563	President	\$89,000	\$92,518	2024
Abilities At College Pines Inc	FL	\$177,131	President/ceo	\$38,173	\$39,906	2023
Alameda Gardens Inc	PA	\$176,940	Ceo	\$18,725	\$20,184	2024
New Urban Community Development Corporation Inc	FL	\$176,681	Ceo	\$46,478	\$47,195	2024
Nazareth House Housing Development Fund	NY	\$192,701	Executive Director	\$2,057	\$2,068	2023
Delta Partners Ii Inc	MS	\$176,618	Executive Director	\$28,000	\$33,708	2024
Snhs Elderly Housing Ix Inc	NH	\$192,810	Treasurer	\$53,564	\$52,082	2025

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MA cost of living and 2023 dollars. Click any organization to verify the figure on ProPublica.

■ Methodology

Comparable organizations were drawn from electronically filed IRS Form 990 returns and matched on sector (NTEE code), budget (a size-adaptive revenue band that tightens as the organization grows), and geography (same-state first, broadening only when too few peers qualify); every organization within the band forms the peer set. To compare fairly across regions and years, peer compensation is normalized to MA cost of living (BEA Regional Price Parities, 2023) and to the subject's filing year (CPI-U). The figure benchmarked is Form 990 Part VII, Section A, columns D + F — reportable pay plus other compensation, benefits, and deferred amounts (column F may include amounts from related organizations) — with the chief executive matched by role. Related-organization amounts (column E) and institutional trustees are excluded. Full methodology: peerbasis.org/methodology.

■ Sample, role match & sensitivity

PEER COUNT 208 organizations. Compensation range \$299–\$315,544; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$184,685); for reference, expenses \$0 and assets \$188,962. **Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.**

ROLE MATCH	Vanessa Calderon-rosado, reported title " <i>CHIEF EXECUTIVE OFFICER</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	180 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	3 peers fall outside 1.5× the interquartile range — consider whether any reflect one-time payments (severance, deferred-comp payouts).

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	53 rd
Total compensation (D + F), as reported (no adjustments)	55 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	65 th

If the percentile moves materially across these definitions, the result is sensitive to methodology choices, and the board should weigh which basis best fits its facts.

● **Rebuttable presumption of reasonableness · 26 CFR 53.4958-6**

Compensation paid by a tax-exempt organization is presumed reasonable — shifting the burden to the IRS — when three requirements are met. This report supplies the comparability data for the second. The board should record the following in its minutes *concurrently* with its decision:

Draft board minutes – executive compensation

1. The compensation of the Executive Director / CEO (Vanessa Calderon-rosado) was approved in advance by [the Board / Compensation Committee], composed of members with no conflict of interest with respect to the arrangement.
2. Prior to its determination, the authorized body obtained and relied upon appropriate comparability data, namely the PeerBasis Compensation Comparability Determination dated June 10, 2026, comparing compensation against 208 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$42,255 is reasonable (approximately the 53rd percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [__ for / __ against].

Sources: IRS Form 990 e-file data (apps.irs.gov); IRS Business Master File (NTEE classification). Every figure traces to an original public filing — click any organization above to verify it on ProPublica. PeerBasis is a service of Prismind Analytics; its [methodology is published](#), was commissioned for independent adversarial review, and discloses its own limitations. This report is comparability

data to support a board's good-faith determination under IRC 4958; it is not legal or tax advice. Generated by PeerBasis on June 10, 2026.