

# North Street Elderly Housing Corporation

Executive Director / CEO

EIN 061072951

CT · NTEE L22

FY ending 2024-12-31

June 10, 2026

This analysis benchmarks the total compensation of **Jonathan Gottlieb, Executive Director / CEO** (\$16,625) against **every comparable organization** that fit the selection criteria — **54** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **37<sup>th</sup>** percentile of comparable organizations within the typical range

**Benchmarked executive:** Jonathan Gottlieb — reported title “MANAGING DIRECTOR”, a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

**SECTOR** Organizations sharing the subject's NTEE classification (L22).

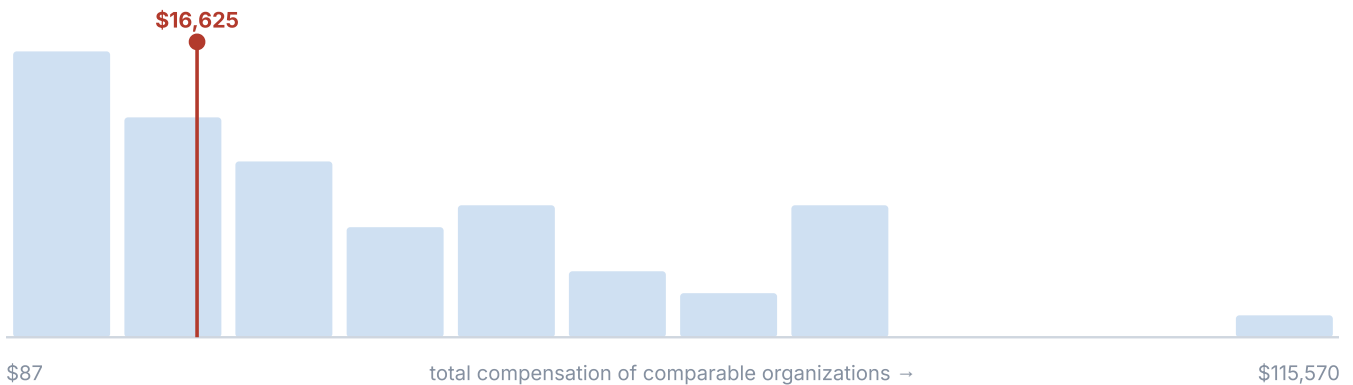
**BUDGET** Total revenue between \$66,095 and \$147,975 — 0.67x to 1.50x the subject's \$98,650 (the band tightens as size grows).

**GEOGRAPHY** Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

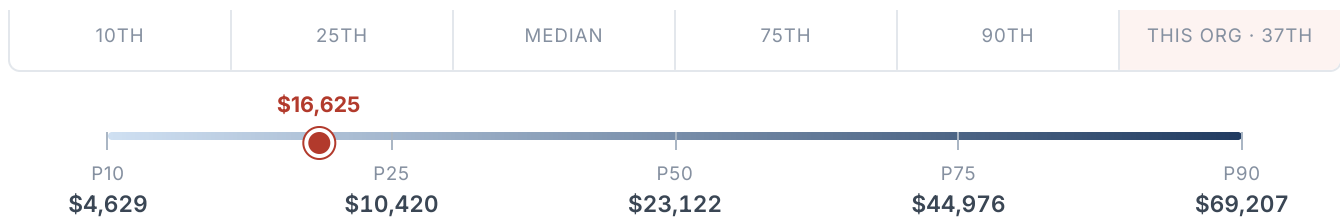
**54** organizations qualified on sector, size, and geography

→ **54** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$4,629	\$10,420	\$23,122	\$44,976	\$69,207	\$16,625
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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 CT 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
<a href="#">Wren's Way Inc</a>	OH	\$99,006	President	\$9,146	<b>\$10,332</b>	2024
<a href="#">Lss Housing Mill Road Inc</a>	WI	\$98,272	President	\$40,683	<b>\$45,315</b>	2024
<a href="#">The Village At Providence Point Inc</a>	MD	\$99,216	President/ceo	\$31,093	<b>\$31,003</b>	2024
<a href="#">Richardville Apartments Inc</a>	IN	\$99,724	President	\$44,374	<b>\$49,909</b>	2024
<a href="#">Project Share Iv Inc</a>	NY	\$101,194	Executive Director	\$70,564	<b>\$70,015</b>	2023
<a href="#">Mjf Housing No 3 Inc</a>	WI	\$101,244	Member - Term Ended 12/15/23	\$20,964	<b>\$23,351</b>	2024
<a href="#">Tau Crossing Housing Corporation Li</a>	WI	\$95,454	President (Thru June 2024)	\$8,312	<b>\$9,258</b>	2024
<a href="#">Elim Senior Housing Inc</a>	OH	\$95,392	Director/president	\$24,254	<b>\$27,398</b>	2024
<a href="#">Northland Lutheran Affordable Living For</a>	MI	\$103,048	Ceo	\$23,333	<b>\$25,686</b>	2024
<a href="#">Mckee Street Apartments Inc</a>	MO	\$93,336	President	\$7,448	<b>\$8,413</b>	2024
<a href="#">Senior Homes Of Colorado</a>	CO	\$92,951	Executive Dir.	\$72,616	<b>\$74,263</b>	2024
<a href="#">Mohn Street Accessible Housinginc</a>	PA	\$92,206	President	\$35,818	<b>\$39,221</b>	2023
<a href="#">Faith Residence Apartments Inc</a>	MN	\$91,636	President &	\$21,403	<b>\$22,556</b>	2024
<a href="#">Booth Manor-columbus Inc</a>	IN	\$105,877	President	\$9,613	<b>\$10,812</b>	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Manor Care Of Tacoma Wa Association</a>	OH	\$90,124	Ceo	\$14,012	<b>\$15,828</b>	2024
<a href="#">Vesta Pelden Inc</a>	MD	\$107,327	President	\$21,417	<b>\$21,355</b>	2024
<a href="#">Nassau Senior Housing Development</a>	NY	\$107,794	Executive Director (To Dec 2023)	\$11,334	<b>\$11,246</b>	2023
<a href="#">Arc Apartments Inc</a>	NY	\$88,907	Ceo	\$69,638	<b>\$69,096</b>	2023
<a href="#">Bethany Inc</a>	MI	\$108,731	President	\$1,500	<b>\$1,651</b>	2024
<a href="#">Egida Del Policia Inc</a>	PR	\$109,598	President	\$6,000	<b>\$6,177</b>	2023
<a href="#">Oak View Apartments Inc</a>	MN	\$111,623	Administrator	\$31,555	<b>\$33,255</b>	2024
<a href="#">Jones Manor On The Sound</a>	NY	\$83,605	Executive Director	\$12,000	<b>\$11,906</b>	2023
<a href="#">Abilities At San Juan Li Inc</a>	FL	\$83,482	President/ceo	\$38,173	<b>\$39,377</b>	2023
<a href="#">Lutheran Development Corporation</a>	OH	\$80,205	President/ce	\$54,426	<b>\$61,481</b>	2024
<a href="#">Lss Housing Eau Claire Inc</a>	WI	\$79,474	President	\$40,683	<b>\$45,315</b>	2024

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to CT cost of living and 2024 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 CT 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](https://peerbasis.org/methodology).

## ● Sample, role match & sensitivity

**PEER COUNT** 54 organizations. Compensation range \$87–\$115,570; filing years 2023–2025.

**SIZE BASIS** Matched on total revenue (\$98,650); for reference, expenses \$70,323 and assets \$0.

ROLE MATCH	Jonathan Gottlieb, reported title " <i>MANAGING DIRECTOR</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	47 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	1 peer 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	37 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	39 <sup>th</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	61 <sup>st</sup>

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 (Jonathan Gottlieb) 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 54 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$16,625 is reasonable (approximately the 37<sup>th</sup> 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.