

Bridge East #5 Corporation

Executive Director / CEO

EIN 133522151

NY · NTEE L00Z

FY ending 2023-06-30

June 9, 2026

This analysis benchmarks the total compensation of **Susan Wiviott, Executive Director / CEO** (\$18,651) against **every comparable organization** that fit the selection criteria — **443** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **37th** percentile of comparable organizations within the typical range

Benchmarked executive: Susan Wiviott — reported title “CEO”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L00Z).
BUDGET	Total revenue between \$50,946 and \$114,060 — 0.67x to 1.50x the subject's \$76,040 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (L), nationwide + budget 0.67–1.5x revenue.

443 organizations qualified on sector, size, and geography → **443** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$5,584	\$11,544	\$23,534	\$39,656	\$70,255	\$18,651
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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 NY 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
Maxcen Housing Society Inc New Mexico Branch	NM	\$75,884	Ceo	\$5,162	\$5,968	2024
Central Coast Housing Corporation	CO	\$76,221	Vice President	\$45,695	\$47,098	2024
Washington Court Inc	NH	\$75,524	Executive Director	\$1,242	\$1,201	2025
First Shared Housing Corp	PA	\$76,617	Asst Secretary	\$7,018	\$7,523	2024
Union Apartment Project Inc	NJ	\$75,452	President(term 12/2022)	\$98,598	\$97,421	2023
Ken-crest Housing Pa 2000 Inc	PA	\$76,628	Ceo	\$29,531	\$31,655	2024
Adirondack Housing Development Fund Co	NY	\$75,437	Project Manager	\$11,997	\$11,653	2024
Vesta Twelve Inc	MD	\$75,392	President	\$21,417	\$21,523	2024
Ocean Housing Development Iii Inc	NJ	\$76,749	Pres/ceo Non	\$40,426	\$38,797	2024
Loretta Village Housing Ii Inc	MD	\$75,094	Board Member	\$11,222	\$11,610	2023
Renewed By You Inc	TN	\$75,000	President	\$14,123	\$15,957	2024
Abilities At St Andrews Cove Inc	FL	\$77,093	President/ceo	\$38,173	\$39,685	2023
Bsdc Neighborhood Homes Hdrc	NY	\$74,983	President And Ceo	\$17,701	\$17,193	2024
Bucks Villa Inc	PA	\$77,189	Ceo (Thru. 12/24)	\$9,365	\$9,780	2025
Willard & Alpha Wiegrefe Foundation	MN	\$77,295	President	\$3,600	\$3,937	2023
Collaborative Development Corporation	FL	\$74,770	Presidentceo	\$17,312	\$17,481	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Family Services Of Western Pennsylvania	PA	\$74,768	Ceo	\$28,093	\$31,003	2023
Middletown Homes Inc	NJ	\$77,446	Chief Executive Officer	\$29,476	\$28,288	2024
Habitat For Humanity Of Greater Watertown Region	SD	\$77,452	Executive Director	\$55,592	\$67,897	2023
New Visions Housing Corporation	CA	\$74,606	Executive Director	\$26,967	\$25,770	2023
Maxcen Housing Society Inc Rhode Island Branch	RI	\$74,583	Ceo	\$5,188	\$5,347	2024
Affordable Senior Housing Of	MA	\$74,574	Executive Director	\$7,138	\$7,390	2022
Evans Place Housing Inc	NJ	\$74,331	Ceo	\$11,980	\$11,497	2024
Mosaic Housing Corp Xx - Garden City	NE	\$74,256	President	\$26,896	\$31,094	2024
Frankford Elderly Housing Corporation	MO	\$74,027	Vice President	\$2,208	\$2,514	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY 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 NY 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 443 organizations. Compensation range \$88–\$316,608; filing years 2021–2025.

SIZE BASIS Matched on total revenue (\$76,040); for reference, expenses \$0 and assets \$1,909,386. **Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.**

ROLE MATCH	Susan Wiviott, reported title "CEO", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	352 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	30 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	37 th
Total compensation (D + F), as reported (no adjustments)	40 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	70 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 (Susan Wiviott) 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 9, 2026, comparing compensation against 443 similarly situated organizations (Same NTEE major group (L), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$18,651 is reasonable (approximately the 37th 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 9, 2026.