

330 East 4th Street Housing Development Fund

EIN 133562768

NY · NTEE L99Z

FY ending 2023-06-30

June 10, 2026

Executive Director / CEO

This analysis benchmarks the total compensation of **Lawrence Rosenblatt, Executive Director / CEO** (\$61,207) against **every comparable organization** that fit the selection criteria — **42** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **60th** percentile of comparable organizations within the typical range

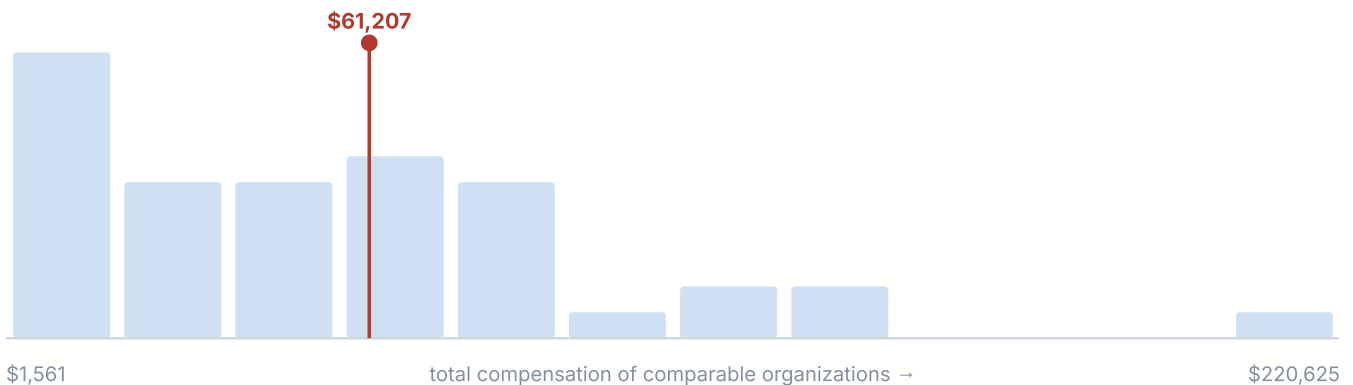
Benchmarked executive: Lawrence Rosenblatt — reported title “Vice President”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L99Z).
BUDGET	Total revenue between \$208,476 and \$466,738 — 0.67x to 1.50x the subject's \$311,159 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L99), nationwide + budget 0.67–1.5x revenue.

42 organizations qualified on sector, size, and geography → **42** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$8,115 10TH	\$20,090 25TH	\$50,959 MEDIAN	\$79,491 75TH	\$112,796 90TH	\$61,207 THIS ORG · 60TH
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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
Midwifery Education Accreditation	MN	\$307,222	Executive Director	\$117,783	\$125,100	2024
Housing Works Lyman Prospect Hdrc	NY	\$302,476	Secretary	\$27,348	\$27,348	2023
Anayat House Inc	TX	\$300,277	Executive Director	\$63,723	\$70,541	2023
Mercy House Ministries Inc	TX	\$329,287	Director	\$57,430	\$61,750	2024
Turn The Hearts	CA	\$332,375	Director Of Operations	\$24,000	\$22,934	2023
Cass Clay Community Land Trust	ND	\$288,678	Executive Director	\$106,923	\$129,852	2023
St Martin De Porres Residence Inc	ME	\$284,357	Executive Director	\$63,069	\$67,884	2024
The Innovative Housing Institute Inc	MD	\$340,116	Executive Dir.	\$93,148	\$96,372	2023
Wilson County Casa	TN	\$281,479	Executive Director	\$75,000	\$84,740	2024
Obx Room In The Inn	NC	\$279,914	President Ceo	\$26,000	\$28,877	2024
Santa Fe Community Housing Trust	NM	\$279,879	Ceo	\$190,833	\$220,625	2024
Warriors Center For Women Hardeman County	TN	\$344,209	Executive Director	\$33,208	\$37,520	2024
New Mexico Affordable Housing	NM	\$275,453	Executive Director	\$56,077	\$64,831	2024
Montana Fair Housing Inc	MT	\$347,061	Executive Director	\$68,450	\$79,311	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Dollys Dream Home Rabbit Rescue	MO	\$267,532	Director	\$16,154	\$18,392	2024
Grace Place Inc	MN	\$366,805	Presidentexecutive Director	\$53,083	\$56,381	2024
Open Arms Development Corporation	OH	\$368,146	Executive Director	\$45,540	\$51,846	2024
Main Street Apartments Inc	CA	\$369,002	President	\$21,168	\$19,142	2025
Accessible Space North Inc	MN	\$252,035	President/tr	\$65,715	\$71,859	2023
123 Crawford Street Inc	MA	\$372,992	Cfo	\$1,616	\$1,561	2024
Armi Washington Heights	NY	\$248,610	Executive Vp & Ceo	\$114,621	\$114,621	2023
Architectural Salvage Warehouse Of	MI	\$389,144	Executive Di	\$76,648	\$85,039	2024
Forest Grove Senior & Community Center	OR	\$231,332	Ex. Director	\$56,699	\$56,597	2024
Accessible Country Trail Inc	OH	\$222,760	Executive Director	\$6,211	\$7,280	2023
Usvets - Arizona	CA	\$399,672	President & Ceo	\$18,095	\$17,291	2023

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 42 organizations. Compensation range \$1,561–\$220,625; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$311,159); for reference, expenses \$195,676 and assets \$2,348,485.

ROLE MATCH	Lawrence Rosenblatt, reported title " <i>Vice President</i> ", benchmarked as Executive Director / CEO. Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.
RELATED-ORG PAY	16 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	60 th
Total compensation (D + F), as reported (no adjustments)	64 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	93 rd

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 (Lawrence Rosenblatt) 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 42 similarly situated organizations (Same NTEE sector (L99), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$61,207 is reasonable (approximately the 60th 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.