

Schoharie County Housing Development

Executive Director / CEO

EIN 141700591

NY · NTEE L22Z

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Ronald S Filmer Jr, Executive Director / CEO** (\$23,474) against **every comparable organization** that fit the selection criteria — **16** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **25th** percentile of comparable organizations within the typical range

Benchmarked executive: Ronald S Filmer Jr — reported title “EXECUTIVE DIRECTOR”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR Organizations sharing the subject's NTEE classification (L22Z).

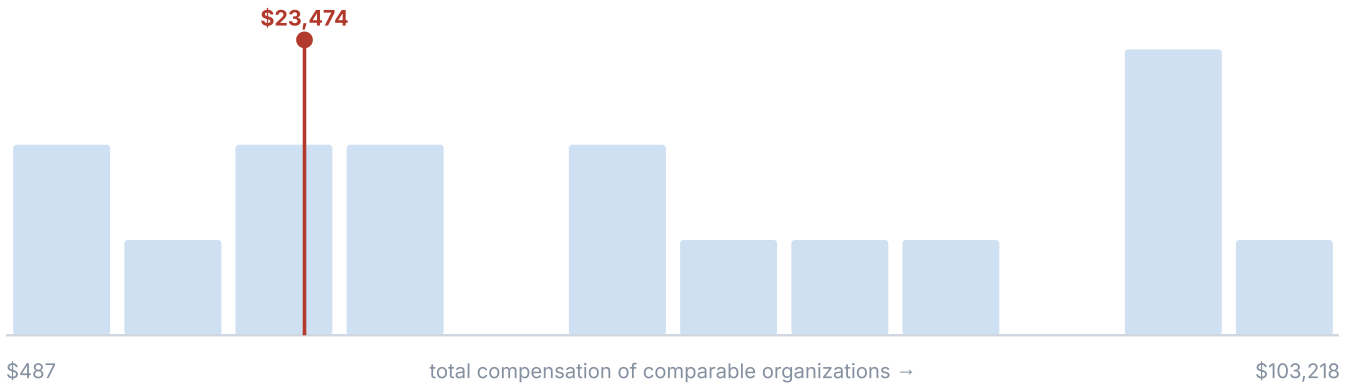
BUDGET Total revenue between \$296,176 and \$663,082 — 0.67x to 1.50x the subject's \$442,055 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (L22) + NY + budget 0.67–1.5x revenue.

16 organizations qualified on sector, size, and geography

→ **16** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,183	\$24,166	\$49,875	\$76,180	\$90,068	\$23,474
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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
Chv Buckingham Housing Development Fund	NY	\$445,249	President	\$87,526	\$90,111	2023
Brocton Housing Development Fund	NY	\$408,983	Board Member/president	\$7,518	\$7,518	2024
Sandstone Housing Corporation	NY	\$477,374	Executive Director	\$69,056	\$67,276	2025
Rph-east Inc	NY	\$490,556	Financial Officer (Through 4/24)	\$487	\$487	2024
Syracuse Ymca Senior Citizen Housing	NY	\$370,973	Secretary	\$28,992	\$28,992	2024
Menorah Park Group Residences Inc	NY	\$514,650	Ceo	\$10,848	\$10,848	2024
Apple Valley Senior Housing Corp Inc	NY	\$366,054	Manager	\$48,984	\$48,984	2024
Upper South Street Housing Dev Fund	NY	\$363,246	President/ceo	\$49,310	\$50,766	2023
The Wartburg Residential Community Inc	NY	\$349,539	President	\$90,025	\$90,025	2024
Buffalo Mercy Housing Development Fund	NY	\$339,655	Board Member/board President	\$25,080	\$25,821	2023
Jawonio Residential Opportunities Iii Inc	NY	\$322,555	Chief Executive Officer	\$72,553	\$72,553	2024
Good Samaritan Senior Housing	NY	\$321,830	Ceo	\$57,200	\$57,200	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Fellowship Fund For The Aged Housing Co	NY	\$321,011	President/ceo/director	\$103,218	\$103,218	2024
Episcopal Community Housing Inc	NY	\$314,851	President/c.e.o.	\$29,230	\$29,230	2024
Bridge House #11 Corporation	NY	\$307,568	Ceo	\$18,651	\$19,202	2023
Meadow Lane Housing Development Fund	NY	\$585,313	President & Ceo	\$87,060	\$87,060	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 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 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 16 organizations. Compensation range \$487–\$103,218; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$442,055); for reference, expenses \$445,840 and assets \$976,491.

ROLE MATCH Ronald S Filmer Jr, reported title *"EXECUTIVE DIRECTOR"*, benchmarked as Executive Director / CEO. The title maps directly to this role.

RELATED-ORG PAY 14 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

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

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	25th

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), as reported (no adjustments)	25 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	25 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 (Ronald S Filmer Jr) 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 16 similarly situated organizations (Same NTEE sector (L22) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$23,474 is reasonable (approximately the 25th 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.