

Main-best Housing Development Fund Co

Executive Director / CEO

EIN 161423146

NY · NTEE L210

FY ending 2025-06-30

June 9, 2026

This analysis benchmarks the total compensation of **Gigi Grizanti, Executive Director / CEO** (\$26,458) against **every comparable organization** that fit the selection criteria — **19** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **32nd** percentile of comparable organizations within the typical range

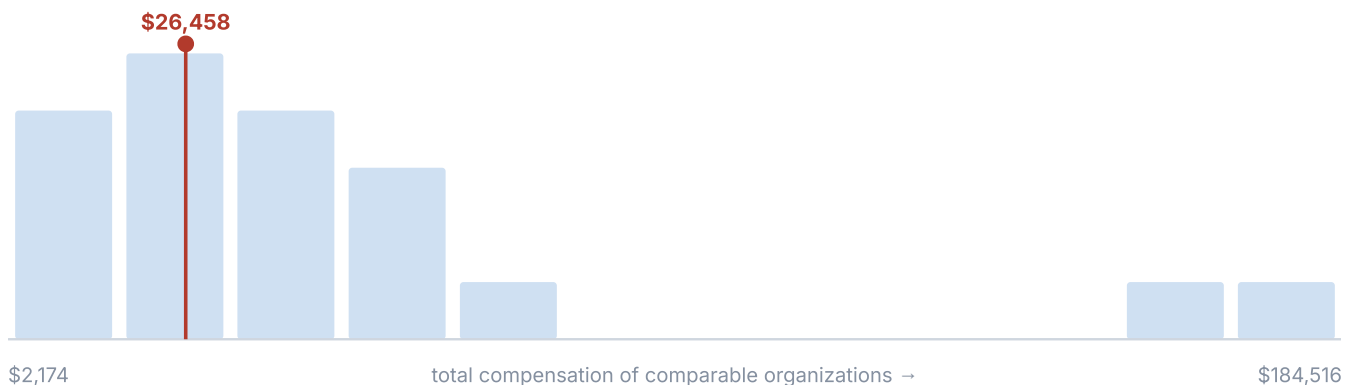
Benchmarked executive: Gigi Grizanti — reported title "PRESIDENT & C.E.O.", a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L210).
BUDGET	Total revenue between \$155,346 and \$347,790 — 0.67x to 1.50x the subject's \$231,860 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L21) + NY + budget 0.67–1.5x revenue.

19 organizations qualified on sector, size, and geography → **19** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$4,933	\$24,863	\$33,154	\$53,022	\$91,359	\$26,458
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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
Boston Post Road Housing Development Fund	NY	\$223,467	President & Ceo (Thru 4/23)	\$56,332	\$59,530	2023
Mcgee Plaza Housing Development Fund	NY	\$248,489	Executive Director	\$150,000	\$158,517	2023
Ellenburg Housing Development Fund	NY	\$212,855	Manager	\$31,412	\$32,243	2024
Westfall Heights Housing	NY	\$252,359	President (Until 1/19/24)	\$32,299	\$33,154	2024
Castorland Housing Development	NY	\$200,935	Member/site Manager	\$32,500	\$33,360	2024
Nazareth House Housing Development Fund	NY	\$192,701	Executive Director	\$2,057	\$2,174	2023
Federation Housing li Inc	NY	\$191,054	Cfo	\$50,911	\$52,258	2024
Tb Housing Development Fund Company Inc	NY	\$276,508	Cfo	\$23,006	\$24,312	2023
Mental Retardation Communityservices Of Nassau County - Project	NY	\$179,171	Chief Executive Officer	\$179,760	\$184,516	2024
Harlem Restoration Project Inc	NY	\$175,330	Exe Dir	\$40,000	\$40,000	2025
Bronxview Housing Development	NY	\$174,918	Treasurer/secretary	\$44,892	\$46,080	2024
Share Xinc	NY	\$169,049	Executive Director	\$70,564	\$74,570	2023
Spiti Housing Development Fund	NY	\$309,417	Executive Director	\$24,759	\$25,414	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Lancaster Housing Development Fund	NY	\$313,548	Board Member/board President	\$25,080	\$26,504	2023
Loretto-malta Manor Housing Development	NY	\$330,815	Chairperson	\$27,907	\$28,645	2024
Vanmew Housing Development	NY	\$334,251	Executive Di	\$7,598	\$7,799	2024
Hsc No 6 Housing Development Fu	NY	\$334,685	Accountant	\$4,800	\$4,927	2024
Vip West 184th Street Hdrc	NY	\$336,879	President/ceo	\$50,896	\$53,786	2023
58-60 Manhattan Avenue Housing	NY	\$347,565	Vice President	\$4,935	\$4,935	2025

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY cost of living and 2025 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	19 organizations. Compensation range \$2,174–\$184,516; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$231,860); for reference, expenses \$232,007 and assets \$331,057.
ROLE MATCH	Gigi Grizanti, reported title "PRESIDENT & C.E.O.", benchmarked as Executive Director / CEO. The title maps directly to this 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	2 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	32 nd
Total compensation (D + F), as reported (no adjustments)	37 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	16 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 (Gigi Grizanti) 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 19 similarly situated organizations (Same NTEE sector (L21) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$26,458 is reasonable (approximately the 32nd 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.