

# Germantown Section 811 Housing

Executive Director / CEO

EIN 201952464  
 PA · NTEE L22  
 FY ending 2023-06-30  
 June 13, 2026

This analysis benchmarks the total compensation of **Dyann Roth, Executive Director / CEO** (\$25,525) against **every comparable organization** that fit the selection criteria — **166** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **40<sup>th</sup>** percentile of comparable organizations within the typical range

**Benchmarked executive:** Dyann Roth — reported title “PRESIDENT & CEO”, 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 \$145,888 and \$326,616 — 0.67x to 1.50x the subject's \$217,744 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

**166** organizations qualified on sector, size, and geography → **166** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$9,548	\$18,188	\$33,150	\$57,299	\$82,389	\$25,525
---------	----------	----------	----------	----------	----------



## ■ 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 PA 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="#">Wellstone Commons Senior Housing</a>	MN	\$218,737	Executive Vice President	\$18,918	<b>\$18,745</b>	2023
<a href="#">Jamestown Lutheran Housing Corporation</a>	PA	\$219,092	Chief Executive Officer	\$39,302	<b>\$39,302</b>	2023
<a href="#">Garrison Place Inc</a>	OH	\$215,277	Chief Executive Officer	\$8,517	<b>\$8,787</b>	2024
<a href="#">Good Shepherd Senior Apartments</a>	MN	\$215,235	Administrator	\$2,256	<b>\$2,171</b>	2024
<a href="#">Monterey Road Supportive Housing Corp</a>	CA	\$221,237	President	\$39,896	<b>\$33,554</b>	2024
<a href="#">201 Thurbers Inc</a>	RI	\$221,295	Executive Director	\$10,257	<b>\$9,863</b>	2023
<a href="#">Owatonna Senior Housing Inc</a>	MN	\$221,450	President/tr	\$68,006	<b>\$63,763</b>	2025
<a href="#">United Methodist Senior Services Of</a>	MS	\$221,759	President/ceo	\$161,976	<b>\$175,711</b>	2024
<a href="#">Clark County Supportive Housinginc</a>	MN	\$221,935	President/tr	\$68,006	<b>\$63,763</b>	2025
<a href="#">Aaa Elderly Housing - Brett H Bradshaw</a>	AR	\$222,250	Executive Director	\$12,818	<b>\$14,448</b>	2023
<a href="#">Garden Way Housing Inc</a>	PA	\$222,506	Ceo	\$18,725	<b>\$18,188</b>	2024
<a href="#">Eagle Valley Senior Associates Inc</a>	PA	\$212,362	President	\$30,792	<b>\$29,909</b>	2024
<a href="#">Franklin Senior Housing</a>	MN	\$223,134	Executive Vp Of Commonbond Housing	\$18,918	<b>\$18,745</b>	2023
<a href="#">River Town Heights Inc</a>	MN	\$224,666	President And Ceo	\$41,871	<b>\$40,298</b>	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Cabell-huntington Unity Apts Inc</a>	WV	\$224,685	President	\$53,483	<b>\$56,403</b>	2024
<a href="#">Rayne Elderly Housing Corporation</a>	FL	\$210,474	Vice Preside	\$75,384	<b>\$68,976</b>	2024
<a href="#">Ebenezer Lakes Senior Housing</a>	MN	\$225,186	President	\$77,189	<b>\$76,483</b>	2023
<a href="#">Hermann Senior Housing Corporation</a>	MO	\$210,047	Director	\$3,000	<b>\$3,095</b>	2024
<a href="#">Cass County Housing Corporation</a>	IA	\$209,629	Property Manager	\$72,292	<b>\$77,097</b>	2024
<a href="#">Jubilee Senior Homes Inc</a>	CA	\$209,224	Ceo	\$47,732	<b>\$41,331</b>	2023
<a href="#">Plum Presbyterian Supportive Housing In</a>	PA	\$209,104	Director And President	\$37,604	<b>\$36,525</b>	2024
<a href="#">Asi Freeport Senior Housing Inc</a>	MN	\$227,228	President/tr	\$65,715	<b>\$63,246</b>	2024
<a href="#">Sterling Senior Housing</a>	CO	\$207,426	President	\$42,779	<b>\$41,134</b>	2023
<a href="#">St Joseph Community Land Trust</a>	NV	\$229,318	Executive Dir.	\$98,462	<b>\$98,970</b>	2023
<a href="#">Central Park Senior Residences Inc</a>	KS	\$231,128	President	\$2,639	<b>\$2,777</b>	2024

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to PA 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 PA 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](http://peerbasis.org/methodology).

## Sample, role match & sensitivity

PEER COUNT	166 organizations. Compensation range \$278–\$466,562; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$217,744); for reference, expenses \$385,174 and assets \$2,922,154. <b>Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.</b>
ROLE MATCH	Dyann Roth, reported title " <i>PRESIDENT &amp; CEO</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	142 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	11 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	40 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	37 <sup>th</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	66 <sup>th</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 (Dyann Roth) 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 13, 2026, comparing compensation against 166 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$25,525 is reasonable (approximately the 40<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 13, 2026.