

Building Dreams Inc

Executive Director / CEO

EIN 208175343

KY · NTEE L21

FY ending 2025-06-30

June 9, 2026

This analysis benchmarks the total compensation of **Jenifer Frommeyer, Executive Director / CEO** (\$8,929) against **every comparable organization** that fit the selection criteria — **93** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **17th** percentile of comparable organizations below the typical range for comparable organizations

Benchmarked executive: Jenifer Frommeyer — 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 (L21).

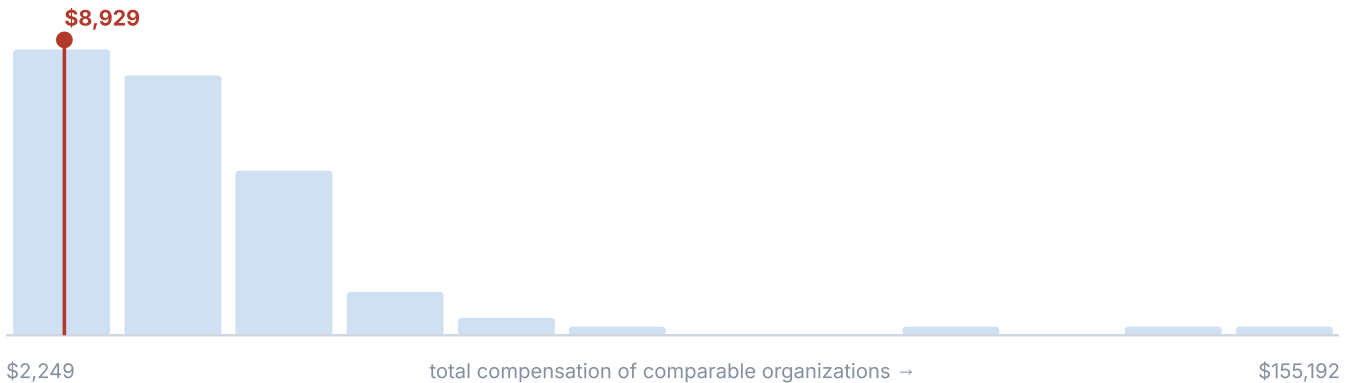
BUDGET Total revenue between \$39,995 and \$89,542 — 0.67x to 1.50x the subject's \$59,695 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

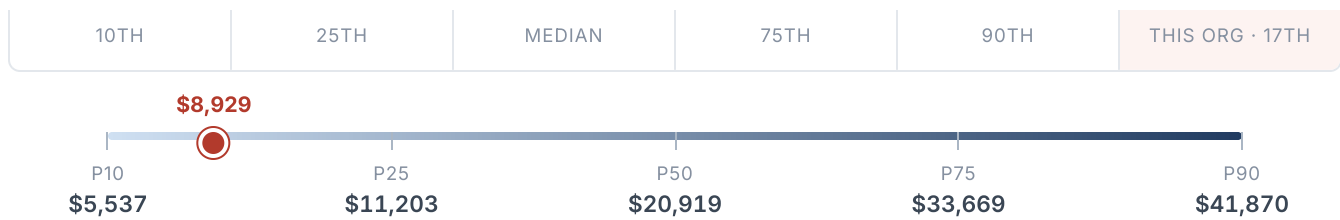
93 organizations qualified on sector, size, and geography

→ **93** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$5,537	\$11,203	\$20,919	\$33,669	\$41,870	\$8,929
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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 KY 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
Ocean Housing Development I Inc	NJ	\$60,278	Pres/ceo Non	\$42,001	\$34,904	2025
Warren Housing Opportunities Corporation	NJ	\$60,580	Treasurer	\$7,487	\$6,387	2024
Traskwood Complex Inc	AR	\$58,775	Executive Director	\$21,642	\$23,929	2023
Jfm No 5 Corp	ME	\$61,554	Ceo	\$14,253	\$13,284	2025
Dante House Inc	CA	\$61,860	Co-exec Directr	\$20,468	\$16,886	2024
People Improving Communities And	MA	\$57,247	President/ceo	\$37,728	\$32,391	2024
Passavant Memorial Homes X	PA	\$57,143	Ceo & President	\$36,502	\$34,778	2024
Lamont House Inc	CA	\$57,063	Co-exec Directr	\$20,468	\$16,886	2024
Passavant Memorial Homes V	PA	\$57,057	Ceo & President	\$36,502	\$34,778	2024
Robstown Housing Facility Corporation	TX	\$56,963	Executive Director	\$2,425	\$2,258	2025
Coggins Square Inc	CA	\$56,550	President	\$47,242	\$40,125	2023
Evesham Section 811 Housing Corporation	PA	\$62,882	President & Ceo	\$25,525	\$25,037	2023
Forty West Street Corporation	MA	\$63,027	Chief Executive Officer	\$24,075	\$21,280	2023
Hamlin Hotel Corporation	CA	\$56,218	President	\$23,175	\$19,684	2023
Tcrc Cottonwood Cila Nfp	IL	\$55,791	President & Ceo	\$19,496	\$18,312	2024
Arc Cape May Housing Inc	NJ	\$55,752	President	\$14,105	\$12,032	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Greater Newark Housing Partnership Inc	NJ	\$63,655	President & Ceo	\$40,688	\$35,733	2023
Colosimo Apartments Inc	CA	\$55,114	Vice Chair	\$8,818	\$7,275	2024
Creative Housing Inc Xiii	OH	\$64,862	President	\$9,011	\$9,118	2024
Mental Retardation Community Serv Of Nassau Cty-project Ii Inc	NY	\$54,326	Chief Executive Officer	\$179,760	\$155,192	2024
Holt Apartments Inc	MO	\$53,301	Cfo	\$104,235	\$105,478	2024
Dd Housing Incorporated	CO	\$66,231	Chief Executive Officer	\$21,640	\$19,825	2024
Keystone Housing Development Corporation	PA	\$66,416	Director Of Construction	\$13,787	\$13,524	2023
Appletree Court	MN	\$52,852	President/ceo	\$40,349	\$39,217	2023
Shirley Bridge Bungalows	WA	\$66,720	President And Ceo	\$24,943	\$21,336	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to KY 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 KY 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 93 organizations. Compensation range \$2,249–\$155,192; filing years 2022–2025.

SIZE BASIS Matched on total revenue (\$59,695); for reference, expenses \$87,671 and assets \$719,822. **Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.**

ROLE MATCH Jenifer Frommeyer, reported title "*EXECUTIVE DIRECTOR*", benchmarked as Executive Director / CEO. The title maps directly to this role.

RELATED-ORG PAY 86 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

OUTLIERS 4 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	17 th
Total compensation (D + F), as reported (no adjustments)	16 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	14 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 (Jenifer Frommeyer) 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 93 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$8,929 is reasonable (approximately the 17th 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.