

Newbury Elderly Housing Inc

Executive Director / CEO

EIN 264372247
 NH · NTEE L21
 FY ending 2024-08-31
 June 9, 2026

This analysis benchmarks the total compensation of **Jeanne Agri, Executive Director / CEO** (\$27,947) against **every comparable organization** that fit the selection criteria — **197** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **36th** percentile of comparable organizations within the typical range

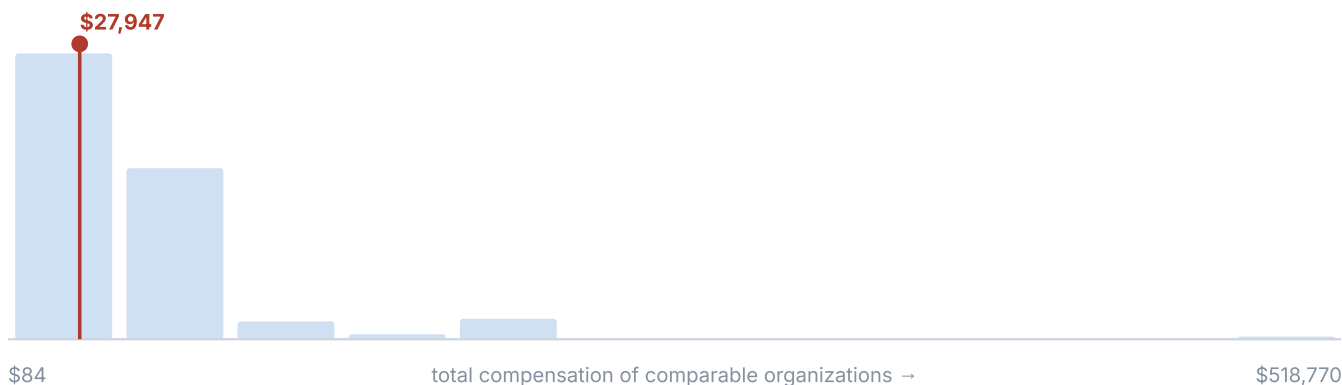
Benchmarked executive: Jeanne Agri — reported title “PRESIDENT”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

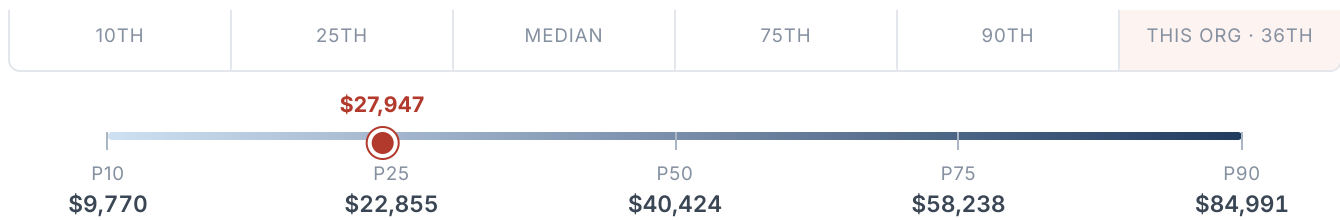
SECTOR	Organizations sharing the subject's NTEE classification (L21).
BUDGET	Total revenue between \$253,631 and \$567,832 — 0.67x to 1.50x the subject's \$378,555 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

197 organizations qualified on sector, size, and geography → **197** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,770	\$22,855	\$40,424	\$58,238	\$84,991	\$27,947
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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 NH 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
New Hull Street Housing Development Fund	NY	\$379,115	President	\$38,386	\$38,675	2023
Decro Epsilon Corporation	CA	\$379,614	Chief Executive Officer	\$6,300	\$6,066	2023
National Church Residences	OH	\$380,113	President	\$48,755	\$54,483	2025
Gregene Housing Development	NY	\$376,891	Executive Di	\$7,170	\$7,224	2023
Regency Apartments Rhf Housing Inc	CA	\$380,268	President/ceo	\$76,739	\$71,764	2024
Saxonburg Presbyterian Senior Housing I	PA	\$376,015	Director And President	\$37,604	\$40,612	2024
Oswego Housing Development Council Inc	NY	\$375,888	Excutive Director	\$50,000	\$50,377	2023
United Church Residences Of Winder Georgia Inc	OH	\$374,657	Treasurer	\$50,772	\$58,238	2024
Uc Independent Inc	CA	\$374,336	President	\$43,669	\$42,044	2023
Maximum Accessible Housing - Avon	OH	\$382,874	President	\$24,629	\$28,251	2024
Harry S Truman Community	MO	\$373,077	Executive Di	\$76,761	\$85,779	2025
Home Trust Of Skagit	WA	\$372,472	Executive Dir.	\$70,000	\$67,873	2024
Asi Homes Inc	MN	\$370,749	President/tr	\$65,715	\$72,400	2023
Lutheran Social Services Of Central Ohio	OH	\$387,972	President & Ceo	\$9,088	\$10,732	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
45th Avenue Housing Company	NY	\$368,486	President/ceo/director	\$103,218	\$101,012	2024
Nela Housing And Supportive Services Corporation	LA	\$367,842	Executive Director	\$50,218	\$61,655	2023
The Arc Of Delaware Inc	DE	\$367,737	Executive Director	\$122,578	\$129,985	2024
Manteca Senior Housing Corporation	CA	\$363,382	President	\$43,669	\$42,044	2023
Chesapeake Housing Mission Inc	MD	\$394,062	Executive Director	\$22,604	\$23,563	2023
The Union Club	OH	\$362,454	Secretary	\$14,500	\$16,632	2024
Diamond Sunrise Corporation	CO	\$362,038	President	\$22,009	\$22,855	2024
Ph Affordable Housing Fund Inc	NY	\$395,703	President/ceo	\$172,076	\$173,372	2023
Gardella Plaza Inc	CA	\$361,384	President	\$43,669	\$42,044	2023
J B Housing Group Inc	TX	\$396,176	President	\$105,154	\$117,282	2023
3250 Sacramento Housing Inc	CA	\$396,450	Ceo	\$47,732	\$45,956	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NH 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 NH 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 **197** organizations. Compensation range \$84–\$518,770; filing years 2023–2025.

SIZE BASIS	Matched on total revenue (\$378,555); for reference, expenses \$528,461 and assets \$5,572,908.
ROLE MATCH	Jeanne Agri, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	157 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	12 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	36 th
Total compensation (D + F), as reported (no adjustments)	37 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	37 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 (Jeanne Agri) 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 197 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$27,947 is reasonable (approximately the 36th 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.