

# Rivertree Apartments Inc

Executive Director / CEO

EIN 311552940

OR · NTEE L25

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Jason Elzy, Executive Director / CEO** (\$34,877) against **every comparable organization** that fit the selection criteria — **20** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **60<sup>th</sup>** percentile of comparable organizations within the typical range

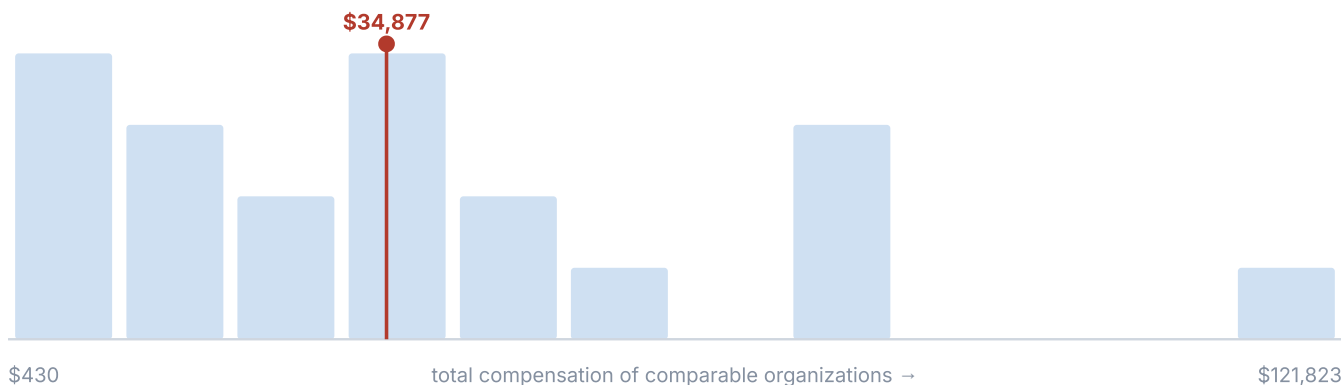
**Benchmarked executive:** Jason Elzy — reported title “EXECUTIVE DI”, a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L25).
BUDGET	Total revenue between \$127,432 and \$285,297 — 0.67x to 1.50x the subject's \$190,198 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L25), nationwide + budget 0.67–1.5x revenue.

**20** organizations qualified on sector, size, and geography → **20** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$5,332	\$15,916	\$31,546	\$51,845	\$74,685	<b>\$34,877</b>
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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 OR 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="#">Friends Development Corporation</a>	MA	\$194,971	Clerk	\$21,036	<b>\$20,356</b>	2024
<a href="#">Asi Helena Inc</a>	MN	\$184,029	President/tr	\$65,715	<b>\$71,988</b>	2023
<a href="#">Jeremiah Development Nfp</a>	IL	\$198,403	Outreach Specialist	\$12,939	<b>\$13,698</b>	2024
<a href="#">Lower North Philadelphia Community Development Corporation</a>	PA	\$172,010	Administrative Assistant	\$400	<b>\$430</b>	2024
<a href="#">Rebuilding Together Muscatine County Inc</a>	IA	\$218,296	Executive Director	\$14,500	<b>\$16,655</b>	2025
<a href="#">Jacobs Ladder Community Development Corporation</a>	TN	\$226,011	Exec Director/ceo	\$27,621	<b>\$31,264</b>	2024
<a href="#">Grand Forks Community Land Trust</a>	ND	\$227,864	Executive Director	\$103,090	<b>\$121,823</b>	2024
<a href="#">Rebuilding Together Of South Al</a>	AL	\$228,897	Executive Director	\$65,441	<b>\$74,167</b>	2025
<a href="#">Hfhmd Navajo Building Qalicb Inc</a>	CO	\$150,336	Chief Executive Officer	\$5,756	<b>\$5,943</b>	2024
<a href="#">Christmas In Action</a>	TX	\$233,619	Executive Director	\$25,000	<b>\$26,929</b>	2024
<a href="#">Newton Housing Development Corporation</a>	IA	\$143,024	Director	\$25,000	<b>\$29,476</b>	2024
<a href="#">Andover Community Trust</a>	MA	\$238,748	Executive Dir.	\$50,972	<b>\$49,323</b>	2024
<a href="#">Otr Adopt Inc</a>	OH	\$244,767	Executive Director/president	\$42,000	<b>\$49,317</b>	2023
<a href="#">Crotched Mountain Of New York I East</a>	NH	\$249,035	President & Ceo	\$32,010	<b>\$31,828</b>	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Framingham Housing Development</a>	MA	\$255,305	Eecutive Director	\$33,846	<b>\$32,751</b>	2024
<a href="#">Mental Health Care Affordable</a>	FL	\$255,330	Ceo	\$38,786	<b>\$40,395</b>	2023
<a href="#">West Oak Lane Community Development Corp</a>	PA	\$257,628	Director	\$53,737	<b>\$59,409</b>	2023
<a href="#">Outreach For Addiction Ministry Inc</a>	KY	\$274,351	Vice President Director	\$5,000	<b>\$5,785</b>	2024
<a href="#">Grace House Of Baton Rouge Inc</a>	LA	\$278,630	Executive Director	\$65,000	<b>\$79,349</b>	2023
<a href="#">The Mountain Moving Ministry</a>	MO	\$279,591	President	\$1,100	<b>\$1,255</b>	2024

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

## Sample, role match & sensitivity

PEER COUNT	20 organizations. Compensation range \$430–\$121,823; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$190,198); for reference, expenses \$212,792 and assets \$518,506.
ROLE MATCH	Jason Elzy, reported title "EXECUTIVE DI", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	6 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	1 peer 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	60 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	60 <sup>th</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	85 <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 (Jason Elzy) 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 20 similarly situated organizations (Same NTEE sector (L25), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$34,877 is reasonable (approximately the 60<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 9, 2026.