

Mjf Housing No 2 Inc

Executive Director / CEO

EIN 391853067
 WI · NTEE L25L
 FY ending 2024-06-30
 June 9, 2026

This analysis benchmarks the total compensation of **Miryam Rosenzweig, Executive Director / CEO** (\$20,964) against **every comparable organization** that fit the selection criteria — **593** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **43rd** percentile of comparable organizations within the typical range

Benchmarked executive: Miryam Rosenzweig — reported title “MEMBER - TERM ENDED 12/15/23”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L25L).
BUDGET	Total revenue between \$71,641 and \$160,392 — 0.67x to 1.50x the subject's \$106,928 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (L), nationwide + budget 0.67–1.5x revenue.

593 organizations qualified on sector, size, and geography → **593** within the band from the benchmarked peer set.

Distribution of comparable compensation



\$5,228	\$11,234	\$25,588	\$47,546	\$64,621	\$20,964
---------	----------	----------	----------	----------	-----------------



● 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 WI 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
White's Livery Housing Development	NY	\$106,819	Interim Ceo (February - July)	\$7,500	\$6,681	2023
Housing Works 874 Jefferson Avenue	NY	\$106,811	President & Ceo	\$16,962	\$15,110	2023
Gracemont House Inc	TX	\$107,130	Secretary/treasurer	\$17,946	\$16,746	2025
Abilities At Fountain Square Inc	FL	\$106,666	President/ceo	\$38,173	\$35,352	2023
St Vincents Fruitland Apartments Ltd	ID	\$106,631	Executive Director	\$16,468	\$17,269	2023
Charles County Nursing & Rehabilitation	MD	\$107,267	President, Foundation	\$10,245	\$9,442	2023
Ottawa River Estates	OH	\$107,271	Executive Director	\$6,211	\$6,485	2023
Vesta Pelden Inc	MD	\$107,327	President	\$21,417	\$19,172	2024
Ken-crest Housing Pa 2009 Inc	PA	\$107,399	Ceo	\$29,531	\$28,198	2024
Bridgewell Lynn Housing Corporation	MA	\$106,456	Ceo	\$21,300	\$18,869	2023
Valentine Foundation Inc	NJ	\$107,474	Director	\$44,980	\$39,590	2023
Augusta Affordable Housing Corporation	GA	\$107,537	Secretary-treasurer	\$46,144	\$44,426	2024
Independent Living Horizons Five Inc	GA	\$106,098	President/ceo	\$21,151	\$20,965	2023
Nassau Senior Housing Development	NY	\$107,794	Executive Director (To Dec 2023)	\$11,334	\$10,097	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Abilities At San Juan Inc	FL	\$107,829	President/ceo	\$38,173	\$35,352	2023
Rall Place Inc	KY	\$106,026	Cfo	\$46,218	\$47,546	2024
Tuskegee Housing Development Corporation	AL	\$105,940	Secretary	\$8,751	\$9,052	2024
Booth Manor-columbus Inc	IN	\$105,877	President	\$9,613	\$9,707	2024
Guide Nashville Homes Inc	MD	\$105,857	President	\$20,272	\$18,684	2023
Delta Community Development And Law	AR	\$108,000	President And Ceo	\$6,000	\$6,458	2024
Thomas' Contentment Inc	MD	\$105,820	Ceo	\$7,826	\$7,006	2024
Aim Community Living Inc	NY	\$108,072	Executive Director	\$36,676	\$31,734	2024
Metro North Community Development Corp	FL	\$108,340	Executive Dir.	\$60,000	\$53,971	2024
Watertower Residential Inc	IN	\$108,546	Ex-officio & Regional Ceo	\$63,183	\$65,684	2023
Argonaut House 2	WA	\$108,603	Executive Director	\$10,769	\$9,232	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to WI 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 WI 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 **593** organizations. Compensation range \$78–\$328,083; filing years 2021–2025.

SIZE BASIS	Matched on total revenue (\$106,928); for reference, expenses \$149,037 and assets \$745,968.
ROLE MATCH	Miryam Rosenzweig, reported title " <i>MEMBER - TERM ENDED 12/15/23</i> ", benchmarked as Executive Director / CEO. Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.
RELATED-ORG PAY	453 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	21 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	43 rd
Total compensation (D + F), as reported (no adjustments)	40 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	73 rd

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 (Miryam Rosenzweig) 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 593 similarly situated organizations (Same NTEE major group (L), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$20,964 is reasonable (approximately the 43rd 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.