

Icl Myrtle Avenue Housing

Executive Director / CEO

EIN 474658047

NY · NTEE L20

FY ending 2023-06-30

June 9, 2026

This analysis benchmarks the total compensation of **Jody Rudin, Executive Director / CEO** (\$25,107) against **every comparable organization** that fit the selection criteria — **49** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **29th** percentile of comparable organizations within the typical range

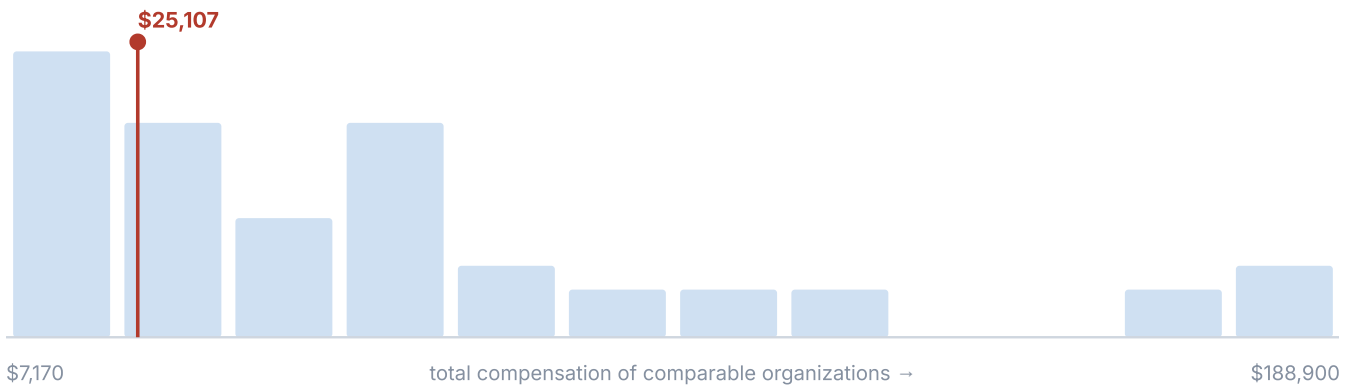
Benchmarked executive: Jody Rudin — reported title “Chair person”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

- SECTOR** Organizations sharing the subject's NTEE classification (L20).
- BUDGET** Total revenue between \$318,422 and \$712,887 — 0.67x to 1.50x the subject's \$475,258 (the band tightens as size grows).
- GEOGRAPHY** Same NTEE sector (L20) + NY + budget 0.67–1.5x revenue.

49 organizations qualified on sector, size, and geography → **49** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$14,056	\$23,006	\$50,310	\$74,919	\$130,095	\$25,107
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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 NY 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
Brookset Housing Development Fund	NY	\$472,312	President (Through 2/23/24)	\$16,551	\$16,076	2024
Geel East 182nd Street Corporation	NY	\$479,570	Executive Director	\$28,625	\$28,625	2023
Chautauqua Community Residence Inc	NY	\$480,741	Ceo	\$54,422	\$52,861	2024
DeKalb Throop Housing Development Fund Co Inc	NY	\$466,697	Executive Director	\$84,000	\$81,590	2024
63 Thompson Street Housing Development	NY	\$492,372	President/ceo	\$162,116	\$162,116	2023
Lower East Side Coalition Housing	NY	\$493,039	Secretary	\$125,696	\$122,090	2024
Grace View Manor Housing Development	NY	\$494,842	President	\$46,401	\$46,401	2023
Nycha li Housing Development Fund	NY	\$500,567	President & Ceo	\$96,272	\$93,510	2024
1347 Morris Avenue Corporation	NY	\$429,170	Ceo	\$18,651	\$18,651	2023
Churchpeople Housing Management	NY	\$525,090	President	\$8,518	\$8,274	2024
Taylor Brown Housing Development Fund	NY	\$525,494	President & Ceo	\$43,392	\$42,147	2024
1675 Westchester Avenue Housing	NY	\$423,426	President/ceo	\$172,076	\$172,076	2023
Housing Works East New York Housing	NY	\$417,473	Secretary	\$27,348	\$27,348	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Long Island Family & Elder Care Inc	NY	\$414,767	Associated Executive Director	\$52,400	\$50,897	2024
Wilson Commencement Park Housing	NY	\$552,319	Executive Director	\$30,990	\$30,101	2024
Lbsh Housing Corporation	NY	\$553,301	Executive Director	\$77,132	\$74,919	2024
Nassausuffolk Partnership Housing	NY	\$394,170	Exec. Vp/coo	\$66,592	\$64,681	2024
Islandview Housing Development Fund	NY	\$388,257	Cfo	\$23,006	\$23,006	2023
Acmh Convent Avenue Residence	NY	\$564,154	Executive Vp & Ceo	\$114,621	\$114,621	2023
573 Warren Street Housing	NY	\$385,815	Secretary	\$13,130	\$12,753	2024
139-141 Avenue D Housing Development Fund	NY	\$571,632	Vice President	\$61,207	\$61,207	2023
Ws Housing Development Fund Co Inc	NY	\$371,966	Board Member/president & Treasurer	\$25,080	\$24,360	2024
Cortland Housing Assistance Council	NY	\$371,424	Executive Dir.	\$51,796	\$50,310	2024
55 Whipple St Housing Development Fund	NY	\$580,315	Executive Director	\$17,573	\$17,573	2023
228 East 46th Street Housing Development	NY	\$363,165	Ceo	\$59,698	\$57,985	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY 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 NY 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	49 organizations. Compensation range \$7,170–\$188,900; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$475,258); for reference, expenses \$266,818 and assets \$8,369,616. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Jody Rudin, reported title " <i>Chair person</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	37 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	5 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	29 th
Total compensation (D + F), as reported (no adjustments)	29 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	69 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 (Jody Rudin) 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 49 similarly situated organizations (Same NTEE sector (L20) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$25,107 is reasonable (approximately the 29th 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.