

Anchor Housing Corporation

Executive Director / CEO

EIN 521181447

DC · NTEE F34Z

FY ending 2023-06-30

June 9, 2026

This analysis benchmarks the total compensation of **John J Enzler, Executive Director / CEO** (\$78,710) against **every comparable organization** that fit the selection criteria — **274** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **84th** percentile of comparable organizations within the typical range

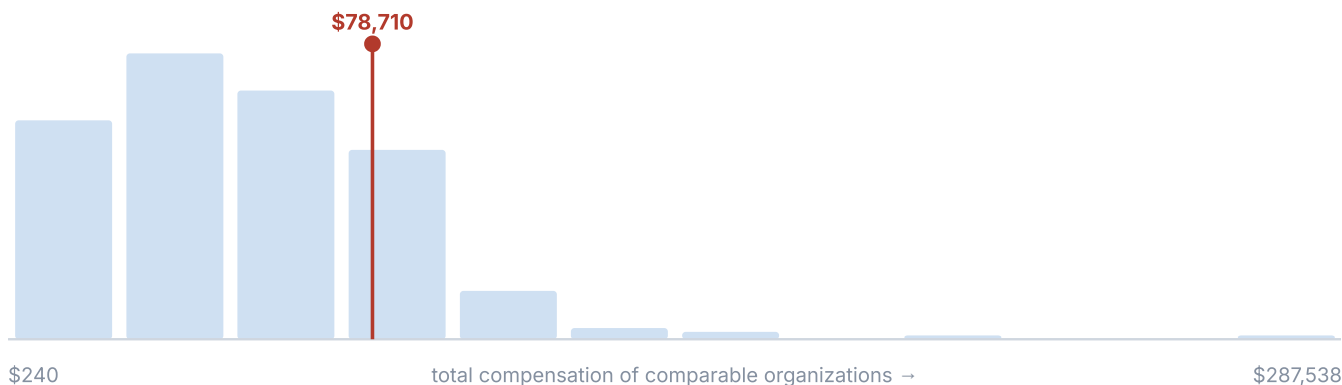
Benchmarked executive: John J Enzler — reported title "PRESIDENT & CEO", a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (F34Z).
BUDGET	Total revenue between \$98,733 and \$221,044 — 0.67x to 1.50x the subject's \$147,363 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (F), nationwide + budget 0.67–1.5x revenue.

274 organizations qualified on sector, size, and geography → **274** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$12,070	\$27,457	\$48,533	\$72,583	\$87,509	\$78,710
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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 DC 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
The Futures Foundation	MI	\$147,273	Executive Director	\$244,459	\$287,538	2023
Scf Charitable Properties Inc	TX	\$147,066	Executive Director	\$32,344	\$35,812	2024
Abundant Life Recovery Housing Network	WV	\$146,989	Executive Director	\$25,000	\$30,846	2023
Foundation Thinkagain	CA	\$146,736	President/exec. Director	\$109,641	\$104,793	2024
Mental Health Association In Michigan	MI	\$148,275	President/ceo	\$95,910	\$109,574	2024
Oklahoma Harm Reduction Alliance	OK	\$146,387	Executive Di	\$24,818	\$30,249	2024
The Helio Health Foundation Inc	NY	\$146,339	President/ceo	\$41,519	\$41,527	2024
Michael P Donatucci Foundation Inc	PA	\$145,875	Executive Director	\$41,799	\$46,138	2024
Family Assessment Clinic	MI	\$145,514	Co-director	\$3,500	\$4,117	2023
Life Skills International Inc	TX	\$145,284	President Ceo	\$45,500	\$51,866	2023
Moms Mental Health Initiative Inc	WI	\$145,042	Co-founder Executive Director	\$45,400	\$54,031	2023
Denver Area Central Committee A A	CO	\$143,824	Office Manager	\$66,080	\$72,206	2023
Broken Chains	NC	\$143,611	Treasurer/coo	\$38,450	\$43,975	2024
River's Edge Drop In	MI	\$143,603	Director	\$32,643	\$36,332	2025

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Forever Friendship Drop-in	MI	\$151,123	Executive Director	\$39,520	\$43,987	2025
Hope Valley - Helping Others Through Per	OH	\$143,526	Executive Director	\$90,069	\$108,711	2023
Magdalene's Inc	FL	\$151,355	Executive Di	\$49,891	\$51,878	2024
Summit Terrace Development Corporation	OH	\$143,330	President	\$9,146	\$10,723	2024
Law Enforcement Chaplaincy Service	CA	\$143,149	Executive Dir.	\$60,000	\$57,347	2024
Open Doors Outdoors	CT	\$151,681	President	\$70,000	\$74,793	2023
Youthwell New Hampshire	NH	\$143,033	Executive Director And Board Secretary	\$64,904	\$68,294	2023
Standing Together On Meth	TX	\$151,756	Research & D	\$38,576	\$42,712	2024
The Pete Foundation Inc	KY	\$151,770	Secretary Treasurer	\$2,400	\$2,854	2024
Parkview Housing Corporation	IL	\$142,954	Executive Di	\$1,300	\$1,378	2025
Ten Ten Life Inc	VA	\$142,516	Board Member At Large	\$21,750	\$22,645	2025

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to DC 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 DC 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 **274** organizations. Compensation range \$240–\$287,538; filing years 2021–2025.

SIZE BASIS	Matched on total revenue (\$147,363); for reference, expenses \$90,434 and assets \$780,594.
ROLE MATCH	John J Enzler, reported title " <i>PRESIDENT & CEO</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	42 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	84 th
Total compensation (D + F), as reported (no adjustments)	88 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	77 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 (John J Enzler) 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 274 similarly situated organizations (Same NTEE major group (F), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$78,710 is reasonable (approximately the 84th 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.