

Washington Housing Alliance Action Fund

Executive Director / CEO

EIN 911571989

WA · NTEE L05

FY ending 2023-12-31

June 10, 2026

This analysis benchmarks the total compensation of **Rachael Myers, Executive Director / CEO** (\$54,250) against **every comparable organization** that fit the selection criteria — **734** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **68th** percentile of comparable organizations within the typical range

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

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L05).
BUDGET	Total revenue between \$98,850 and \$221,307 — 0.67x to 1.50x the subject's \$147,538 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (L), nationwide + budget 0.67–1.5x revenue.

734 organizations qualified on sector, size, and geography → **734** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,172	\$19,268	\$36,622	\$62,227	\$83,050	\$54,250
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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 WA 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
Nycha Iii Parent Housing Development	NY	\$147,391	President & Ceo	\$96,272	\$94,379	2024
Ocl Properties Ix Inc	NY	\$147,783	Chief Financial Officer	\$73,290	\$71,849	2024
Great Falls Supportive Housing	MN	\$147,915	President/tr	\$68,006	\$71,023	2025
Asi Longmont Inc	MN	\$148,014	President/tr	\$68,006	\$71,023	2025
Somerset Lutheran Housing Community Inc	PA	\$148,126	Ceo	\$343,589	\$371,725	2024
Partridge Place Apartments	MO	\$146,845	President & Ceo	\$19,685	\$23,287	2023
Brookings Senior Housing Inc	SD	\$148,365	President	\$65,715	\$78,683	2024
Virginia Avenue Apartments Inc	KY	\$148,370	Cfo	\$46,218	\$53,870	2024
Shrewsbury Housing Inc	PA	\$146,571	Interim President, Ceo/coo	\$17,059	\$18,456	2024
Westerly Courts Inc	RI	\$148,546	President	\$52,490	\$56,217	2023
Belford Commons Corporation	VA	\$148,577	Ceo/president	\$59,710	\$62,547	2024
The Village At Oasis Park Phase I	AZ	\$146,482	Ceo	\$47,886	\$49,962	2024
East 100 Housing Development Fund	NY	\$146,193	Ceo	\$4,614	\$4,657	2023
Lss Manor Inc - Marquette	WI	\$148,963	President	\$40,683	\$46,095	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Spectrum Closter Apartments Inc	NJ	\$148,975	President/ceo	\$54,495	\$52,786	2024
Nantucket Community Service li Inc	MA	\$145,559	Executive Director	\$24,214	\$24,304	2023
Sartell Supportive Housing Inc	MN	\$149,553	President/tr	\$68,006	\$71,023	2025
The Transformation Project	ME	\$145,428	Executive Director	\$72,942	\$79,240	2024
East 54th Street Housing Development	NY	\$149,704	Ceo	\$60,217	\$60,777	2023
Commonwealth Agency Inc	ID	\$149,757	Vice President	\$12,000	\$14,258	2023
Olympic Housing Trust	WA	\$149,775	President	\$300	\$300	2023
Fort Hill Avenue Inc	MA	\$145,235	President (As Of 8/22/22)	\$2,702	\$2,712	2023
Coventry Housing	RI	\$149,882	Executive Director	\$37,411	\$38,918	2024
Attleboro Enterprises Development	MA	\$149,909	Secretary	\$5,893	\$5,915	2023
Hickory Lane One Inc	MD	\$145,070	Ceo	\$21,608	\$22,564	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to WA 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 WA 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 **734** organizations. Compensation range \$234–\$519,678; filing years 2021–2025.

SIZE BASIS	Matched on total revenue (\$147,538); for reference, expenses \$356,101 and assets \$403,452. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Rachael Myers, reported title " <i>Executive Director</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	526 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	27 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	68 th
Total compensation (D + F), as reported (no adjustments)	72 nd
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	34 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 (Rachael Myers) 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 10, 2026, comparing compensation against 734 similarly situated organizations (Same NTEE major group (L), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$54,250 is reasonable (approximately the 68th 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 10, 2026.