

# Manteca Senior Housing Corporation

Executive Director / CEO

June 9, 2026

This analysis benchmarks the total compensation of **Linda Mandolini, Executive Director / CEO** (\$43,669) against **every comparable organization** that fit the selection criteria — **26** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **38<sup>th</sup>** percentile of comparable organizations within the typical range

**Benchmarked executive:** Linda Mandolini — reported title "PRESIDENT", a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

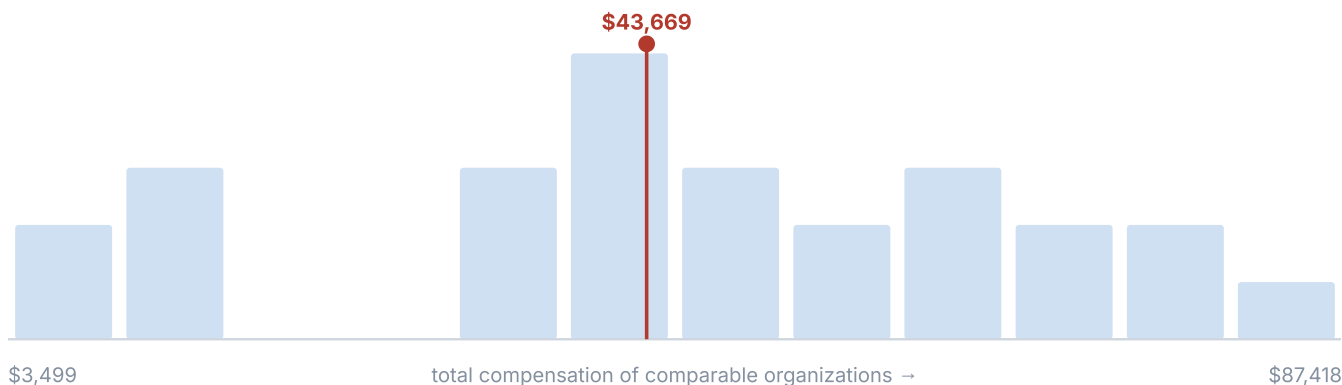
**SECTOR** Organizations sharing the subject's NTEE classification (L21).

**BUDGET** Total revenue between \$243,465 and \$545,073 — 0.67x to 1.50x the subject's \$363,382 (the band tightens as size grows).

**GEOGRAPHY** Same NTEE sector (L21) + CA + budget 0.67–1.5x revenue.

**26** organizations qualified on sector, size, and geography → **26** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$13,036

\$32,694

\$45,701

\$66,173

\$73,577

**\$43,669**



## ● 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 CA 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="#">Gardella Plaza Inc</a>	CA	\$361,384	President	\$43,669	<b>\$43,669</b>	2023
<a href="#">The Salvation Army Colorado Springs Residences li</a>	CA	\$358,927	President	\$32,694	<b>\$32,694</b>	2023
<a href="#">Central Valley Senior Housing</a>	CA	\$357,980	President	\$43,669	<b>\$43,669</b>	2023
<a href="#">Uc Independent Inc</a>	CA	\$374,336	President	\$43,669	<b>\$43,669</b>	2023
<a href="#">The Salvation Army Missoula Residences Inc</a>	CA	\$350,630	President	\$32,694	<b>\$32,694</b>	2023
<a href="#">Decro Epsilon Corporation</a>	CA	\$379,614	Chief Executive Officer	\$6,300	<b>\$6,300</b>	2023
<a href="#">Regency Apartments Rhf Housing Inc</a>	CA	\$380,268	President/ceo	\$76,739	<b>\$74,537</b>	2024
<a href="#">Drachma Housing Inc</a>	CA	\$344,278	Ceo	\$47,732	<b>\$47,732</b>	2023
<a href="#">3250 Sacramento Housing Inc</a>	CA	\$396,450	Ceo	\$47,732	<b>\$47,732</b>	2023
<a href="#">Los Robles Apartments Inc</a>	CA	\$319,840	Secretary	\$52,496	<b>\$50,990</b>	2024
<a href="#">Lane Manor Rhf Housing Inc</a>	CA	\$411,152	President/ceo	\$68,128	<b>\$66,173</b>	2024
<a href="#">Culver City Rotary Plaza Inc</a>	CA	\$315,455	President/ceo	\$68,128	<b>\$66,173</b>	2024
<a href="#">Pagedale Rhf Housing Inc</a>	CA	\$412,108	President/ceo	\$76,739	<b>\$72,616</b>	2025
<a href="#">Villa San Pedro Hdc Inc</a>	CA	\$432,245	President	\$69,198	<b>\$67,213</b>	2024
<a href="#">Lupine Housing Inc</a>	CA	\$279,929	Executive Dir.	\$3,602	<b>\$3,499</b>	2024
<a href="#">Lucian Manor Affordable Housing Inc</a>	CA	\$447,045	President/ceo	\$12,716	<b>\$12,716</b>	2023
<a href="#">Edith Street Apartments Inc</a>	CA	\$257,405	Former Exec Dir	\$15,870	<b>\$15,870</b>	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Dublin Transit Eah Inc</a>	CA	\$478,483	President	\$32,623	<b>\$31,687</b>	2024
<a href="#">Abbey Rhf Housing Inc</a>	CA	\$483,873	President/ceo	\$68,128	<b>\$66,173</b>	2024
<a href="#">Nhdc Hampton Court Apartments Inc</a>	CA	\$487,216	President	\$13,750	<b>\$13,356</b>	2024
<a href="#">Dr Lynch Foundation</a>	CA	\$518,707	Director	\$61,321	<b>\$58,026</b>	2025
<a href="#">Salishan Senior Housing</a>	CA	\$523,681	Chief Executive Officer	\$40,383	<b>\$39,224</b>	2024
<a href="#">Samchai</a>	CA	\$528,714	President	\$58,718	<b>\$58,718</b>	2023
<a href="#">Saratoga Court Inc</a>	CA	\$529,419	Cfo / Assistant Secretary	\$77,467	<b>\$75,244</b>	2024
<a href="#">Rio Hondo Community Development</a>	CA	\$533,925	Executive Director	\$40,178	<b>\$40,178</b>	2023

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

## Sample, role match & sensitivity

PEER COUNT	26 organizations. Compensation range \$3,499–\$87,418; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$363,382); for reference, expenses \$542,111 and assets \$3,582,648. <b>Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.</b>
ROLE MATCH	Linda Mandolini, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	23 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	38 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	38 <sup>th</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	65 <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 (Linda Mandolini) 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 26 similarly situated organizations (Same NTEE sector (L21) + CA + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$43,669 is reasonable (approximately the 38<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.