

Monterey Road Supportive Housing Corp

Executive Director / CEO

EIN 941716750

CA · NTEE L22Z

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Linda Mandolini, Executive Director / CEO** (\$39,896) against **every comparable organization** that fit the selection criteria — **173** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **49th** 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 (L22Z).
BUDGET	Total revenue between \$148,228 and \$331,855 — 0.67x to 1.50x the subject's \$221,237 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

173 organizations qualified on sector, size, and geography → **173** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$11,478	\$21,625	\$41,475	\$68,128	\$101,734	\$39,896
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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 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
201 Thurbers Inc	RI	\$221,295	Executive Director	\$10,257	\$11,726	2023
Owatonna Senior Housing Inc	MN	\$221,450	President/tr	\$68,006	\$75,814	2025
United Methodist Senior Services Of	MS	\$221,759	President/ceo	\$161,976	\$208,917	2024
Clark County Supportive Housinginc	MN	\$221,935	President/tr	\$68,006	\$75,814	2025
Aaa Elderly Housing - Brett H Bradshaw	AR	\$222,250	Executive Director	\$12,818	\$17,179	2023
Garden Way Housing Inc	PA	\$222,506	Ceo	\$18,725	\$21,625	2024
Franklin Senior Housing	MN	\$223,134	Executive Vp Of Commonbond Housing	\$18,918	\$22,288	2023
Jamestown Lutheran Housing Corporation	PA	\$219,092	Chief Executive Officer	\$39,302	\$46,730	2023
Wellstone Commons Senior Housing	MN	\$218,737	Executive Vice President	\$18,918	\$22,288	2023
River Town Heights Inc	MN	\$224,666	President And Ceo	\$41,871	\$47,913	2024
Cabell-huntington Unity Apts Inc	WV	\$224,685	President	\$53,483	\$67,062	2024
Germantown Section 811 Housing	PA	\$217,744	President & Ceo	\$25,525	\$30,349	2023
Ebenezer Lakes Senior Housing	MN	\$225,186	President	\$77,189	\$90,937	2023
Garrison Place Inc	OH	\$215,277	Chief Executive Officer	\$8,517	\$10,447	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Asi Freeport Senior Housing Inc	MN	\$227,228	President/tr	\$65,715	\$75,198	2024
Good Shepherd Senior Apartments	MN	\$215,235	Administrator	\$2,256	\$2,582	2024
St Joseph Community Land Trust	NV	\$229,318	Executive Dir.	\$98,462	\$117,673	2023
Eagle Valley Senior Associates Inc	PA	\$212,362	President	\$30,792	\$35,561	2024
Central Park Senior Residences Inc	KS	\$231,128	President	\$2,639	\$3,302	2024
Rayne Elderly Housing Corporation	FL	\$210,474	Vice Preside	\$75,384	\$82,012	2024
Hermann Senior Housing Corporation	MO	\$210,047	Director	\$3,000	\$3,680	2024
Cass County Housing Corporation	IA	\$209,629	Property Manager	\$72,292	\$91,668	2024
Jubilee Senior Homes Inc	CA	\$209,224	Ceo	\$47,732	\$49,142	2023
Plum Presbyterian Supportive Housing In	PA	\$209,104	Director And President	\$37,604	\$43,428	2024
Beloit Assisted Living Inc	WI	\$233,461	President	\$13,019	\$15,746	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to CA 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 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.

● Sample, role match & sensitivity

PEER COUNT	173 organizations. Compensation range \$330–\$554,734; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$221,237); for reference, expenses \$360,746 and assets \$3,517,247. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Linda Mandolini, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	148 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	12 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	49 th
Total compensation (D + F), as reported (no adjustments)	55 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	80 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 (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 173 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$39,896 is reasonable (approximately the 49th 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.