

# Westside Affordable Housing Inc

Executive Director / CEO

EIN 020567158  
 GA · NTEE L20  
 FY ending 2023-06-30  
 June 9, 2026

This analysis benchmarks the total compensation of **Eugene E Jones Jr, Executive Director / CEO** (\$84,307) against **every comparable organization** that fit the selection criteria — **128** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **96<sup>th</sup>** percentile of comparable organizations above the 90th percentile — board review recommended

**Benchmarked executive:** Eugene E Jones Jr — 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 (L20).
BUDGET	Total revenue between \$42,537 and \$95,233 — 0.67x to 1.50x the subject's \$63,489 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L20), nationwide + budget 0.67–1.5x revenue.

**128** organizations qualified on sector, size, and geography → **128** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$6,734	\$12,158	\$22,322	\$35,164	\$58,108	<b>\$84,307</b>
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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 GA 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="#">O'connor Homes Inc</a>	MD	\$63,231	President	\$20,272	<b>\$18,849</b>	2023
<a href="#">Work Housing Corporation</a>	MA	\$62,931	President	\$28,956	<b>\$25,136</b>	2024
<a href="#">Passavant Memorial Homes Housing</a>	PA	\$62,448	Ceo & President	\$36,502	<b>\$35,164</b>	2024
<a href="#">Georgetown Apartments Inc</a>	MD	\$64,932	President	\$20,272	<b>\$18,849</b>	2023
<a href="#">Dpi Webster Inc</a>	MA	\$61,884	President/director	\$25,500	<b>\$22,136</b>	2024
<a href="#">Kenwood Properties Inc</a>	WI	\$65,587	President	\$12,066	<b>\$12,173</b>	2024
<a href="#">Wallace Place Nfp</a>	IL	\$61,365	President	\$82,909	<b>\$78,739</b>	2024
<a href="#">Homes Of Care Iii Inc</a>	MA	\$61,216	President & Ceo/director	\$24,869	<b>\$21,589</b>	2024
<a href="#">Better Homes For North Carolina Inc</a>	NC	\$61,093	President	\$15,000	<b>\$15,414</b>	2023
<a href="#">Mcallister Street Inc</a>	CA	\$65,887	Ceo	\$20,348	<b>\$17,475</b>	2023
<a href="#">Dni 5 Inc</a>	MA	\$61,020	Executive Director	\$9,597	<b>\$8,331</b>	2024
<a href="#">Hinze Homes Inc</a>	MD	\$60,997	President	\$20,272	<b>\$18,849</b>	2023
<a href="#">Rooted Communities Inc</a>	FL	\$66,138	Director	\$35,000	<b>\$31,762</b>	2024
<a href="#">Mosaic Housing Corp Xix - Winfield</a>	NE	\$66,405	President	\$26,896	<b>\$27,945</b>	2024
<a href="#">Accessible Housing Inc</a>	OH	\$66,481	Board President	\$31,713	<b>\$33,406</b>	2023
<a href="#">Sourlis - Eleuterio Homes Inc</a>	MD	\$66,596	President	\$20,272	<b>\$18,849</b>	2023
<a href="#">Stevenson Land Corporation</a>	CA	\$66,664	President	\$39,896	<b>\$33,279</b>	2024
<a href="#">Shdc No 2 Inc</a>	HI	\$60,311	Exec. Dir./asst Sec.	\$12,721	<b>\$11,327</b>	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Cedar Lake - Washburn Inc</a>	KY	\$66,746	President & Ceo (See Sch O)	\$11,133	<b>\$11,555</b>	2024
<a href="#">Habitat For Humanity Of Jessamine</a>	KY	\$67,405	Director	\$38,100	<b>\$39,542</b>	2024
<a href="#">Crc Housing Corporation</a>	MA	\$59,556	President & Ceo	\$38,739	<b>\$34,622</b>	2023
<a href="#">Passavant Memorial Homes Ix</a>	PA	\$59,091	Ceo & President	\$36,502	<b>\$35,164</b>	2024
<a href="#">Housing Works Harlem Housing</a>	NY	\$58,953	Secretary	\$27,348	<b>\$24,578</b>	2023
<a href="#">Rural Community Improvement Corporation</a>	GA	\$68,048	President	\$3,071	<b>\$3,071</b>	2023
<a href="#">Westminsterwashingtonnmtc Inc</a>	MA	\$68,073	Board Member	\$4,648	<b>\$3,931</b>	2025

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

## ■ Sample, role match & sensitivity

PEER COUNT	128 organizations. Compensation range \$787–\$284,535; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$63,489); for reference, expenses \$458,649 and assets \$38,754,920. <b>Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.</b>
ROLE MATCH	Eugene E Jones Jr, reported title <i>"PRESIDENT &amp; CEO"</i> , benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	115 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

**OUTLIERS** 7 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	96 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	96 <sup>th</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	93 <sup>rd</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 (Eugene E Jones Jr) 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 128 similarly situated organizations (Same NTEE sector (L20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$84,307 is reasonable (approximately the 96<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.