

Venture Development 2002 Inc

Executive Director / CEO

EIN 030535813
 NY · NTEE L22
 FY ending 2023-12-31
June 9, 2026

This analysis benchmarks the total compensation of **Matthew Shelley, Executive Director / CEO** (\$38,189) against **every comparable organization** that fit the selection criteria — **99** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **56th** percentile of comparable organizations within the typical range

Benchmarked executive: Matthew Shelley — reported title “CHIEF EXECUTIVE OFFICER”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L22).
BUDGET	Total revenue between \$103,571 and \$231,877 — 0.67x to 1.50x the subject's \$154,585 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

99 organizations qualified on sector, size, and geography → **99** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$7,467	\$15,398	\$31,655	\$68,857	\$87,420	\$38,189
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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 NY 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
Baybarry Corporation	WI	\$153,318	President/ceo	\$138,859	\$160,486	2023
Boulder Presbyterian Housing Inc	CO	\$152,881	Manager	\$114,451	\$117,964	2024
Woodside Haven Inc	WI	\$151,624	Director Of Finance (Thru May 2023)	\$37,706	\$43,579	2023
Ken-crest Housing Pa li Inc	PA	\$151,007	Ceo	\$29,531	\$31,655	2024
Lindley Homes	CA	\$158,812	Executive Director	\$26,967	\$25,770	2023
Loretta Village Housing Inc	MD	\$150,186	Executive Director	\$11,222	\$11,610	2023
Golden Rule Community Development Corp	CA	\$159,853	President	\$10,000	\$9,282	2024
Hillsboro Supportive Housing Inc	OR	\$160,162	Finance Dir.	\$13,072	\$13,049	2024
Great Falls Supportive Housing	MN	\$147,915	President/tr	\$68,006	\$70,369	2025
Partridge Place Apartments	MO	\$146,845	President & Ceo	\$19,685	\$23,073	2023
Topeka Supportive Housing Inc	MN	\$162,367	President/tr	\$68,006	\$70,369	2025
Shrewsbury Housing Inc	PA	\$146,571	Interim President, Ceo/coo	\$17,059	\$18,286	2024
Asi - Bozeman Inc	MN	\$163,239	President/tr	\$68,006	\$70,369	2025
Henry County Housing Development Group Inc	IL	\$164,664	President	\$21,232	\$22,437	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Lifetime Community Apartments Inc	NY	\$144,146	President & Ceo	\$19,027	\$18,481	2024
Hillside Apartments Phase Ii	MI	\$143,347	Administrator	\$8,247	\$9,149	2024
Senior Residence At Kapolei 2 Inc	HI	\$168,208	Executive Director/assista	\$12,712	\$12,233	2024
Shoals Senior Housing Inc	IN	\$168,267	Secretary	\$11,050	\$12,526	2024
Ken-crest Housing Pa 99 Inc	PA	\$140,680	Ceo	\$29,531	\$31,655	2024
Spring Valley Manor Inc	AZ	\$169,124	Coo & Vice President	\$13,954	\$14,851	2023
Prairie Homes Inc	IL	\$138,653	Ceo/prof Associate	\$594	\$611	2025
St Charles Place Manor Inc	FL	\$137,881	Member / Ceo	\$21,896	\$22,111	2024
Options Properties Inc	MA	\$137,025	Executive Director	\$5,282	\$5,102	2024
Pigeon Creek I Inc	OH	\$172,538	President	\$9,146	\$10,413	2024
Tonopah Lamb Senior Housing Inc	MN	\$172,831	President/tr	\$68,006	\$70,369	2025

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY 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 NY 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 99 organizations. Compensation range \$307–\$514,893; filing years 2022–2025.

SIZE BASIS	Matched on total revenue (\$154,585); for reference, expenses \$205,651 and assets \$1,382,311.
ROLE MATCH	Matthew Shelley, reported title " <i>CHIEF EXECUTIVE OFFICER</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	82 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	5 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	56 th
Total compensation (D + F), as reported (no adjustments)	58 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	63 rd

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 (Matthew Shelley) 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 99 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$38,189 is reasonable (approximately the 56th 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.