

Woodhaven District Management

Executive Director / CEO

EIN 113149139

NY · NTEE S20

FY ending 2024-06-30

June 9, 2026

This analysis benchmarks the total compensation of **John Perricone, Executive Director / CEO** (\$65,772) against **every comparable organization** that fit the selection criteria — **25** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **40th** percentile of comparable organizations within the typical range

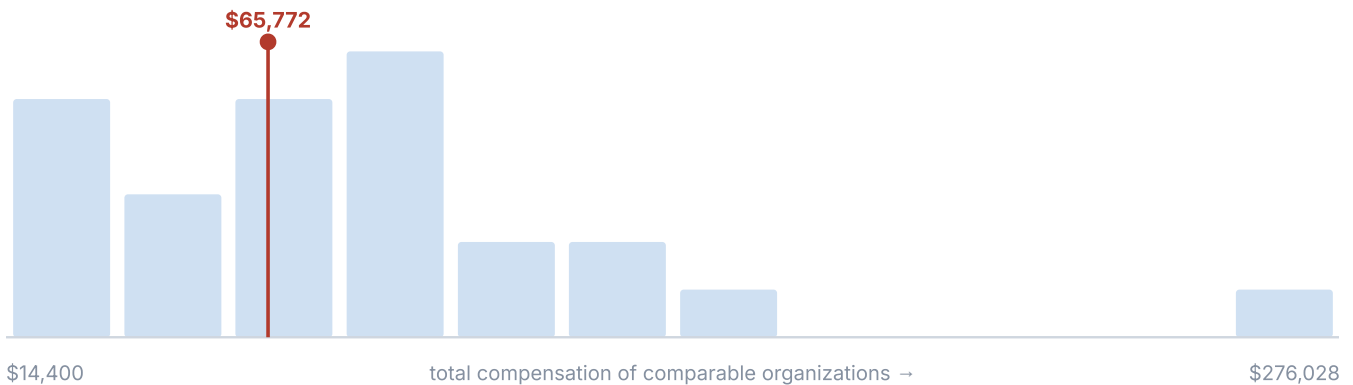
Benchmarked executive: John Perricone — reported title “Executive Dir.”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S20).
BUDGET	Total revenue between \$304,287 and \$681,240 — 0.67x to 1.50x the subject's \$454,160 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S20) + NY + budget 0.67–1.5x revenue.

25 organizations qualified on sector, size, and geography → **25** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$23,963	\$38,781	\$73,067	\$100,000	\$126,856	\$65,772
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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
Catholic Community Relations	NY	\$450,000	Executive Director	\$276,028	\$276,028	2024
Staten Island Immigrant Center	NY	\$445,062	Executive Director	\$66,167	\$66,167	2024
Castle Hill District Management Association Inc	NY	\$465,000	Executive Director	\$34,094	\$34,094	2024
Mobilisation Lab Collective Inc	NY	\$465,600	Officer	\$23,071	\$23,752	2023
Lumber City Development Corporation	NY	\$439,247	Executive Director	\$14,400	\$14,400	2024
East Brooklyn Churches Sponsoring Committee	NY	\$429,351	Lead Organizer	\$145,612	\$149,913	2023
Pitkin Avenue District Management Association Inc	NY	\$484,644	Executive Director	\$127,097	\$127,097	2024
Staten Island Urban Center Inc	NY	\$409,827	Ceo & Founder	\$78,430	\$80,747	2023
West Brighton Community	NY	\$388,047	Executive Di	\$80,000	\$80,000	2024
Kingsbridge Riverdale Van Cortland Development Co	NY	\$384,653	Executive Director	\$37,668	\$38,781	2023
Manhattan Valley Development Corporation	NY	\$525,582	Secretary	\$126,495	\$126,495	2024
West Bronx Housing And Neighborhood Resource Center Inc	NY	\$537,305	Executive Director	\$83,100	\$85,555	2023
Southern Boulevard District	NY	\$358,177	Executive Di	\$82,308	\$80,186	2025
Core Services Group Inc	NY	\$357,047	Vp Of General Coun	\$108,776	\$111,989	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Columbus Avenue District Management	NY	\$551,627	Executive Direc	\$85,000	\$87,511	2023
86th Street Bay Ridge District	NY	\$340,050	Executive Direc	\$60,660	\$59,096	2025
Rochester Hope Inc	NY	\$334,931	Executive Director	\$24,279	\$24,279	2024
Hellgate Management Corporation	NY	\$334,528	President	\$70,634	\$72,720	2023
Homsite Fund Inc	NY	\$333,879	Director	\$19,020	\$19,020	2024
Kingsbridge District Management Association Inc	NY	\$330,509	Exec Director	\$40,365	\$40,365	2024
Hudson Valley Current Inc	NY	\$583,958	Executive Director	\$105,060	\$105,060	2024
Bayside Village Business Improvement	NY	\$322,011	Executive Dir.	\$38,178	\$38,178	2024
Central Adirondack Partnership For	NY	\$316,243	Executive Di	\$59,980	\$59,980	2024
Bay Ridge 5th Avenue District Management	NY	\$610,748	Executive Dir.	\$75,000	\$73,067	2025
Harlem Business Alliance Inc	NY	\$616,820	Executive Director	\$100,000	\$100,000	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY 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 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 25 organizations. Compensation range \$14,400–\$276,028; filing years 2023–2025.

SIZE BASIS	Matched on total revenue (\$454,160); for reference, expenses \$359,773 and assets \$426,487.
ROLE MATCH	John Perricone, reported title " <i>Executive Dir.</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	2 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	1 peer 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	40 th
Total compensation (D + F), as reported (no adjustments)	40 th
Reportable pay only (column D), adjusted	44 th
All sources (D + E + F), adjusted	36 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 (John Perricone) 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 25 similarly situated organizations (Same NTEE sector (S20) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$65,772 is reasonable (approximately the 40th 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.