

Garrison Place Inc

Executive Director / CEO

EIN 200603765

OH · NTEE L22

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **William Dehass, Executive Director / CEO** (\$8,517) against **every comparable organization** that fit the selection criteria — **165** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the 9th percentile of comparable organizations

below the typical range for comparable organizations

Benchmarked executive: William Dehass — 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 \$144,235 and \$322,915 — 0.67x to 1.50x the subject's \$215,277 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

165 organizations qualified on sector, size, and geography → **165** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,409	\$17,630	\$32,284	\$55,543	\$80,889	\$8,517
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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 OH 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
Good Shepherd Senior Apartments	MN	\$215,235	Administrator	\$2,256	\$2,105	2024
Germantown Section 811 Housing	PA	\$217,744	President & Ceo	\$25,525	\$24,743	2023
Eagle Valley Senior Associates Inc	PA	\$212,362	President	\$30,792	\$28,992	2024
Wellstone Commons Senior Housing	MN	\$218,737	Executive Vice President	\$18,918	\$18,171	2023
Jamestown Lutheran Housing Corporation	PA	\$219,092	Chief Executive Officer	\$39,302	\$38,097	2023
Rayne Elderly Housing Corporation	FL	\$210,474	Vice Preside	\$75,384	\$66,862	2024
Hermann Senior Housing Corporation	MO	\$210,047	Director	\$3,000	\$3,000	2024
Cass County Housing Corporation	IA	\$209,629	Property Manager	\$72,292	\$74,734	2024
Monterey Road Supportive Housing Corp	CA	\$221,237	President	\$39,896	\$32,526	2024
201 Thurbers Inc	RI	\$221,295	Executive Director	\$10,257	\$9,560	2023
Jubilee Senior Homes Inc	CA	\$209,224	Ceo	\$47,732	\$40,064	2023
Plum Presbyterian Supportive Housing In	PA	\$209,104	Director And President	\$37,604	\$35,406	2024
Owatonna Senior Housing Inc	MN	\$221,450	President/tr	\$68,006	\$61,809	2025

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
United Methodist Senior Services Of	MS	\$221,759	President/ceo	\$161,976	\$170,325	2024
Clark County Supportive Housinginc	MN	\$221,935	President/tr	\$68,006	\$61,809	2025
Aaa Elderly Housing - Brett H Bradshaw	AR	\$222,250	Executive Director	\$12,818	\$14,006	2023
Garden Way Housing Inc	PA	\$222,506	Ceo	\$18,725	\$17,630	2024
Sterling Senior Housing	CO	\$207,426	President	\$42,779	\$39,873	2023
Franklin Senior Housing	MN	\$223,134	Executive Vp Of Commonbond Housing	\$18,918	\$18,171	2023
River Town Heights Inc	MN	\$224,666	President And Ceo	\$41,871	\$39,063	2024
Cabell-huntington Unity Apts Inc	WV	\$224,685	President	\$53,483	\$54,674	2024
Ebenezer Lakes Senior Housing	MN	\$225,186	President	\$77,189	\$74,139	2023
The Home Association Inc	FL	\$204,158	Executive Director	\$89,410	\$84,993	2022
Ken-crest Housing Pa 2001 Inc	PA	\$204,101	Ceo	\$29,531	\$27,805	2024
West Central Mo Maplewood Estates Inc	MO	\$203,602	Chief Executive Officer	\$24,797	\$24,158	2025

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to OH 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 OH 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	165 organizations. Compensation range \$269–\$452,261; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$215,277); for reference, expenses \$273,904 and assets \$1,566,848.
ROLE MATCH	William Dehass, reported title " <i>Chief Executive Officer</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	141 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	11 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	9 th
Total compensation (D + F), as reported (no adjustments)	8 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	37 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 (William Dehass) 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 165 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$8,517 is reasonable (approximately the 9th 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.