

Housing Partnership Ventures Inc

Executive Director / CEO

EIN 200809596

MA · NTEE L12

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Catherine Rodriguez, Executive Director / CEO** (\$57,862) against **every comparable organization** that fit the selection criteria — **475** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **84th** percentile of comparable organizations within the typical range

Benchmarked executive: Catherine Rodriguez — 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 (L12).
BUDGET	Total revenue between \$53,973 and \$120,837 — 0.67x to 1.50x the subject's \$80,558 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (L), nationwide + budget 0.67–1.5x revenue.

475 organizations qualified on sector, size, and geography → **475** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$5,857	\$12,010	\$24,366	\$41,086	\$73,053	\$57,862
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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 MA 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
La Casa Dona Here Inc	PR	\$80,730	Adm	\$7,200	\$7,413	2023
Castleton Homes Inc	MD	\$80,376	President & Ceo	\$20,896	\$22,382	2023
Share Ix Inc	NY	\$80,338	Executive Director	\$70,564	\$73,053	2023
Collin's Way Inc	MD	\$80,305	Ceo	\$7,826	\$8,142	2024
Houston Area Urban Community	TX	\$80,841	Executive Director	\$115,304	\$128,353	2024
Lutheran Development Corporation	OH	\$80,205	President/ce	\$54,426	\$64,149	2024
Independent Living Horizons Ten Inc	GA	\$80,919	President/ceo	\$21,151	\$24,366	2023
Fenton Place Townhomes	CO	\$80,931	President	\$28,139	\$30,026	2024
Shdc No 6 Inc	HI	\$80,932	Exec. Dir. & Asst Secr.	\$12,721	\$13,049	2023
Allies Homes 2004 Inc	NJ	\$80,935	Chief Executive Officer	\$29,476	\$29,287	2024
Maxcen Housing Society Inc Indiana Branch	IN	\$80,935	Ceo	\$5,160	\$6,055	2024
Cathedral Terrace Inc	FL	\$80,984	Ceo/exec Dir	\$36,132	\$37,773	2024
Montgomery Housing Inc	MD	\$80,042	President	\$20,272	\$21,714	2023
Lackawanna Neighbors Inc	PA	\$80,030	Executive Di	\$10,675	\$11,847	2024
Hhp Capital Inc	CA	\$80,023	President	\$4,200	\$4,155	2023
Marblehead Community Housing Corporation	MA	\$79,953	Executive Director	\$24,789	\$24,789	2024
Restore Mobile Inc	AL	\$81,306	President	\$59,601	\$71,654	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
National Housing Resource Group Inc	NY	\$79,547	President	\$10,000	\$9,796	2025
Cudas Unhooked Inc	FL	\$79,541	Executive Director	\$4,800	\$5,166	2023
Nccs - Housing Families First	MI	\$79,533	President/ceo	\$25,919	\$29,771	2024
Ocean Housing Development ll Inc	NJ	\$79,485	Pres/ceo Non	\$42,001	\$40,655	2025
Lss Housing Eau Claire Inc	WI	\$79,474	President	\$40,683	\$47,281	2024
Hawkeye Housing Nfp	IL	\$81,691	President	\$82,909	\$90,705	2024
Valley Of The Sun School Properties Two	AZ	\$81,744	Board Member	\$18,515	\$19,815	2024
Central Ohio Housing Development	OH	\$79,340	Executive Director (Thru April 24)	\$8,578	\$10,110	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MA 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 MA 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	475 organizations. Compensation range \$91–\$327,778; filing years 2021–2025.
SIZE BASIS	Matched on total revenue (\$80,558); for reference, expenses \$87,694 and assets \$6,301,732.
ROLE MATCH	Catherine Rodriguez, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	375 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

OUTLIERS 34 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	84 th
Total compensation (D + F), as reported (no adjustments)	86 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	75 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 (Catherine Rodriguez) 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 475 similarly situated organizations (Same NTEE major group (L), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$57,862 is reasonable (approximately the 84th 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.