

Chautauqua Community Residence Inc

Executive Director / CEO

EIN 222279175
 NY · NTEE L200
 FY ending 2024-12-31
 June 9, 2026

This analysis benchmarks the total compensation of **Denise Jones, Executive Director / CEO** (\$54,422) against **every comparable organization** that fit the selection criteria — **48** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **54th** percentile of comparable organizations within the typical range

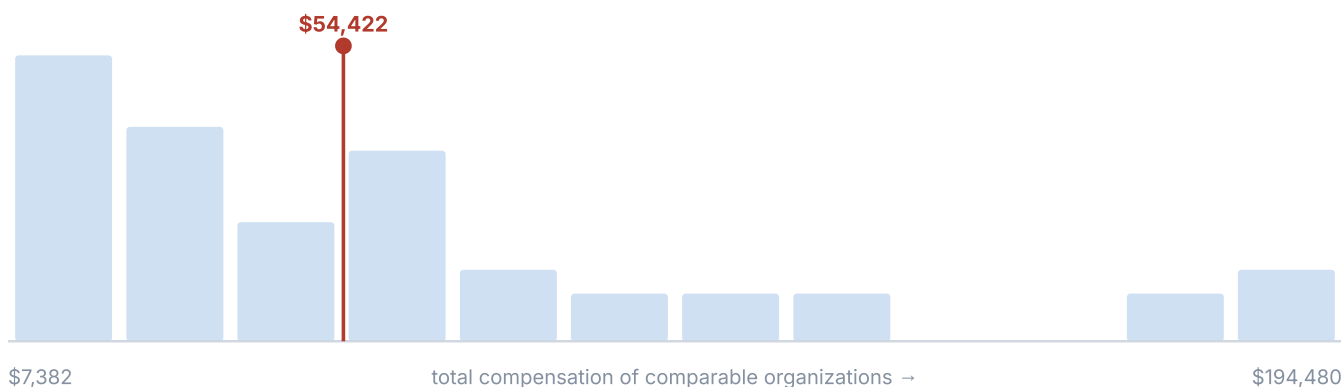
Benchmarked executive: Denise Jones — reported title “CEO”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L200).
BUDGET	Total revenue between \$322,096 and \$721,111 — 0.67x to 1.50x the subject's \$480,741 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L20) + NY + budget 0.67–1.5x revenue.

48 organizations qualified on sector, size, and geography → **48** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$14,471	\$22,876	\$49,784	\$78,849	\$138,058	\$54,422
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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
Geel East 182nd Street Corporation	NY	\$479,570	Executive Director	\$28,625	\$29,471	2023
Icl Myrtle Avenue Housing	NY	\$475,258	Chair Person	\$25,107	\$25,849	2023
Brookset Housing Development Fund	NY	\$472,312	President (Through 2/23/24)	\$16,551	\$16,551	2024
63 Thompson Street Housing Development	NY	\$492,372	President/ceo	\$162,116	\$166,904	2023
Lower East Side Coalition Housing	NY	\$493,039	Secretary	\$125,696	\$125,696	2024
Dekalb Throop Housing Development Fund Co Inc	NY	\$466,697	Executive Director	\$84,000	\$84,000	2024
Grace View Manor Housing Development	NY	\$494,842	President	\$46,401	\$47,772	2023
Nycha li Housing Development Fund	NY	\$500,567	President & Ceo	\$96,272	\$96,272	2024
Churchpeople Housing Management	NY	\$525,090	President	\$8,518	\$8,518	2024
Taylor Brown Housing Development Fund	NY	\$525,494	President & Ceo	\$43,392	\$43,392	2024
1347 Morris Avenue Corporation	NY	\$429,170	Ceo	\$18,651	\$19,202	2023
1675 Westchester Avenue Housing	NY	\$423,426	President/ceo	\$172,076	\$177,159	2023
Housing Works East New York Housing	NY	\$417,473	Secretary	\$27,348	\$28,156	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Long Island Family & Elder Care Inc	NY	\$414,767	Associated Executive Director	\$52,400	\$52,400	2024
Wilson Commencement Park Housing	NY	\$552,319	Executive Director	\$30,990	\$30,990	2024
Lbsh Housing Corporation	NY	\$553,301	Executive Director	\$77,132	\$77,132	2024
Acmh Convent Avenue Residence	NY	\$564,154	Executive Vp & Ceo	\$114,621	\$118,007	2023
Nassausuffolk Partnership Housing	NY	\$394,170	Exec. Vp/coo	\$66,592	\$66,592	2024
139-141 Avenue D Housing Development Fund	NY	\$571,632	Vice President	\$61,207	\$63,015	2023
Islandview Housing Development Fund	NY	\$388,257	Cfo	\$23,006	\$23,686	2023
573 Warren Street Housing	NY	\$385,815	Secretary	\$13,130	\$13,130	2024
55 Whipple St Housing Development Fund	NY	\$580,315	Executive Director	\$17,573	\$18,092	2023
Ws Housing Development Fund Co Inc	NY	\$371,966	Board Member/president & Treasurer	\$25,080	\$25,080	2024
Cortland Housing Assistance Council	NY	\$371,424	Executive Dir.	\$51,796	\$51,796	2024
Niagara Area Habitat For Humanity Inc	NY	\$596,539	Executive Dir.	\$63,993	\$63,993	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	48 organizations. Compensation range \$7,382–\$194,480; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$480,741); for reference, expenses \$305,484 and assets \$861,730.
ROLE MATCH	Denise Jones, reported title "CEO", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	37 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	54 th
Total compensation (D + F), as reported (no adjustments)	54 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	67 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 (Denise Jones) 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 48 similarly situated organizations (Same NTEE sector (L20) + NY + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$54,422 is reasonable (approximately the 54th 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.