

Tcrc Cottonwood Cila Nfp

Executive Director / CEO

EIN 261756408

IL · NTEE L21

FY ending 2024-06-30

June 9, 2026

This analysis benchmarks the total compensation of **James F Durdel, Executive Director / CEO** (\$19,496) against **every comparable organization** that fit the selection criteria — **83** 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: James F Durdel — reported title “PRESIDENT & CEO”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR Organizations sharing the subject's NTEE classification (L21).

BUDGET Total revenue between \$37,379 and \$83,686 — 0.67x to 1.50x the subject's \$55,791 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

83 organizations qualified on sector, size, and geography → **83** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$4,853	\$13,477	\$22,656	\$37,026	\$44,917	\$19,496
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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 IL 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
Arc Cape May Housing Inc	NJ	\$55,752	President	\$14,105	\$12,810	2024
Hamlin Hotel Corporation	CA	\$56,218	President	\$23,175	\$20,957	2023
Colosimo Apartments Inc	CA	\$55,114	Vice Chair	\$8,818	\$7,745	2024
Coggins Square Inc	CA	\$56,550	President	\$47,242	\$42,719	2023
Robstown Housing Facility Corporation	TX	\$56,963	Executive Director	\$2,425	\$2,403	2025
Passavant Memorial Homes V	PA	\$57,057	Ceo & President	\$36,502	\$37,026	2024
Lamont House Inc	CA	\$57,063	Co-exec Directr	\$20,468	\$17,978	2024
Passavant Memorial Homes X	PA	\$57,143	Ceo & President	\$36,502	\$37,026	2024
People Improving Communities And	MA	\$57,247	President/ceo	\$37,728	\$34,485	2024
Mental Retardation Community Serv Of Nassau Cty-project Ii Inc	NY	\$54,326	Chief Executive Officer	\$179,760	\$165,226	2024
Holt Apartments Inc	MO	\$53,301	Cfo	\$104,235	\$112,297	2024
Appletree Court	MN	\$52,852	President/ceo	\$40,349	\$41,752	2023
Traskwood Complex Inc	AR	\$58,775	Executive Director	\$21,642	\$25,475	2023
Building Dreams Inc	KY	\$59,695	Executive Director	\$8,929	\$9,506	2025
Abcap Housing Iv Inc	OH	\$51,855	Executive Director	\$41,692	\$44,917	2024
Ocean Housing Development I Inc	NJ	\$60,278	Pres/ceo Non	\$42,001	\$37,161	2025

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Warren Housing Opportunities Corporation	NJ	\$60,580	Treasurer	\$7,487	\$6,799	2024
Lakeview Apartments li Inc	AR	\$50,676	Executive Di	\$3,949	\$4,649	2023
Centerpointe Housing Corporation I	NE	\$50,249	President	\$14,019	\$15,790	2023
Jfm No 5 Corp	ME	\$61,554	Ceo	\$14,253	\$14,143	2025
Dante House Inc	CA	\$61,860	Co-exec Directr	\$20,468	\$17,978	2024
Eastwick li Section 811 Housing	PA	\$49,364	President & Ceo	\$25,525	\$26,656	2023
Evesham Section 811 Housing Corporation	PA	\$62,882	President & Ceo	\$25,525	\$26,656	2023
Forty West Street Corporation	MA	\$63,027	Chief Executive Officer	\$24,075	\$22,656	2023
Graces Way Inc	OH	\$48,386	Executive Director	\$41,692	\$44,917	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to IL 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 IL 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	83 organizations. Compensation range \$2,394–\$193,301; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$55,791); for reference, expenses \$76,352 and assets \$417,627.
ROLE MATCH	James F Durdel, reported title " <i>PRESIDENT & CEO</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.

RELATED-ORG PAY 77 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	40 th
Total compensation (D + F), as reported (no adjustments)	39 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	52 nd

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 (James F Durdel) 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 83 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$19,496 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.