

Champion Place Inc

Executive Director / CEO

EIN 264616990

NY · NTEE L99

FY ending 2024-09-30

June 9, 2026

This analysis benchmarks the total compensation of **Dawn Meyer, Executive Director / CEO** (\$8,287) against **every comparable organization** that fit the selection criteria — **26** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **19th** percentile of comparable organizations below the typical range for comparable organizations

Benchmarked executive: Dawn Meyer — reported title “TREASURER”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

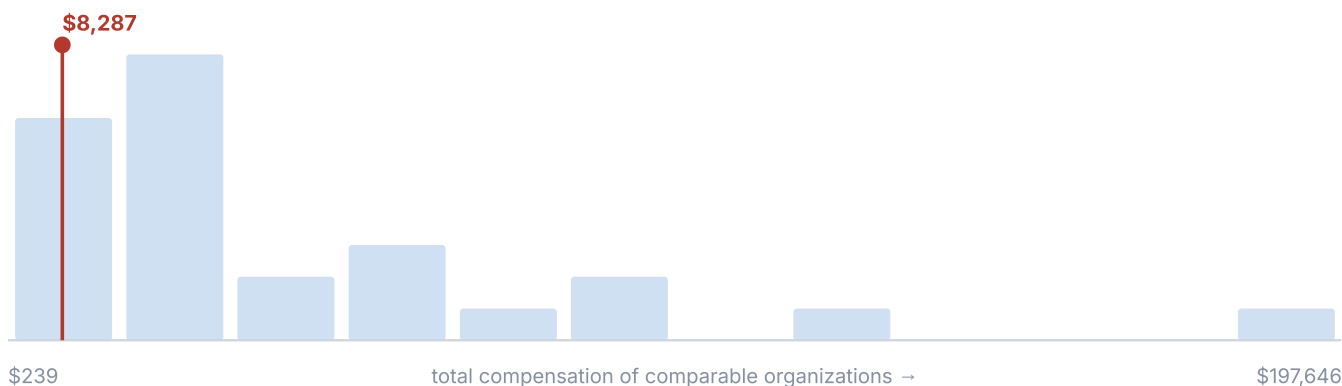
SECTOR Organizations sharing the subject's NTEE classification (L99).

BUDGET Total revenue between \$67,296 and \$150,663 — 0.67x to 1.50x the subject's \$100,442 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (L99), nationwide + budget 0.67–1.5x revenue.

26 organizations qualified on sector, size, and geography → **26** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$4,332	\$15,503	\$26,110	\$61,468	\$96,003	\$8,287
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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
Lss Housing South Willow Inc	WI	\$100,492	President	\$38,239	\$45,499	2023
Pendlove Inc	TN	\$100,148	Executive Director	\$25,360	\$30,371	2023
Housing Opportunités Made Easier	CA	\$97,236	Executive Director	\$61,468	\$58,739	2024
Tiny Village Spirit	CA	\$104,151	Executive Director	\$250	\$239	2024
Hickernell Homes Inc	MD	\$95,239	President	\$20,272	\$21,593	2023
Valley Of The Sun School Properties Three	AZ	\$93,344	Director	\$19,940	\$21,849	2023
Metro North Community Development Corp	FL	\$108,340	Executive Dir.	\$60,000	\$62,377	2024
Leeway-scattered Site Housing Inc	CT	\$91,224	Executive Director	\$29,593	\$31,613	2023
Broward Coalition For The Homeless	FL	\$110,120	Chairman	\$91,015	\$97,415	2023
Greenlawn Centerport Historical Association	NY	\$110,937	Director	\$32,800	\$31,955	2025
Patriot Community Development Inc	TX	\$84,746	Treasurer	\$173,421	\$197,646	2023
Family Community Housing	GA	\$117,012	Executive Di	\$85,008	\$94,590	2024
Auburn Housing Authority Inc	KS	\$121,407	Manager	\$12,000	\$14,770	2023
The Affordable Housing Group	TX	\$121,648	Exec. Director	\$59,412	\$67,712	2023
Willard & Alpha Wiegrefe Foundation	MN	\$77,295	President	\$3,600	\$4,052	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Bsdc Neighborhood Homes Hdfc	NY	\$74,983	President And Ceo	\$17,701	\$17,701	2024
Thi-14 Inc	IL	\$126,596	Chief Executive Officer	\$29,764	\$33,339	2023
Spring Place Inc	MD	\$72,580	President	\$20,272	\$21,593	2023
Central Ms Assisted Living Home	MS	\$72,000	Director	\$15,600	\$19,796	2023
Oldetowne Homes Inc	MD	\$67,425	President	\$20,272	\$21,593	2023
Housing Associates Inc	MD	\$133,639	Executive Director	\$4,329	\$4,611	2023
Harambee House Inc	MO	\$133,890	President	\$7,395	\$8,444	2025
Sunflower Diversified	KS	\$140,625	Member, Exec Dir Sds	\$2,192	\$2,621	2024
Vermont Alliance For Recovery	VT	\$143,188	Executive Di	\$105,326	\$117,320	2024
Belford Commons Corporation	VA	\$148,577	Ceo/president	\$59,710	\$63,801	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 26 organizations. Compensation range \$239–\$197,646; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$100,442); for reference, expenses \$222,076 and assets \$1,381,310. **Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.**

ROLE MATCH	Dawn Meyer, reported title " <i>TREASURER</i> ", benchmarked as Executive Director / CEO. Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.
RELATED-ORG PAY	13 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	19th
Total compensation (D + F), as reported (no adjustments)	23rd
Reportable pay only (column D), adjusted	0th
All sources (D + E + F), adjusted	31st

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 (Dawn Meyer) 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 26 similarly situated organizations (Same NTEE sector (L99), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$8,287 is reasonable (approximately the 19th 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.