

This analysis benchmarks the total compensation of **Victor F Lopez, Executive Director / CEO** (\$68,731) against **every comparable organization** that fit the selection criteria — **101** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **63rd** percentile of comparable organizations within the typical range

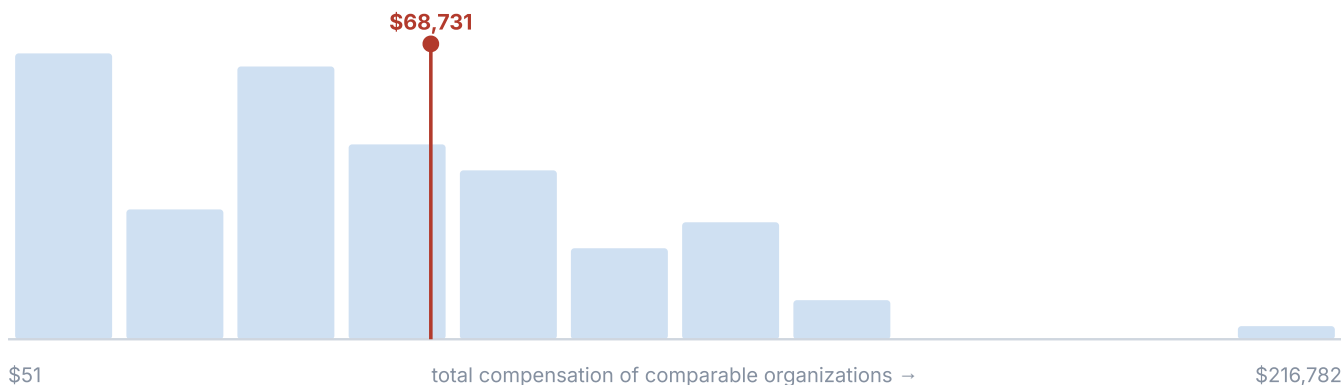
Benchmarked executive: Victor F Lopez — reported title “EXECUTIVE DI”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

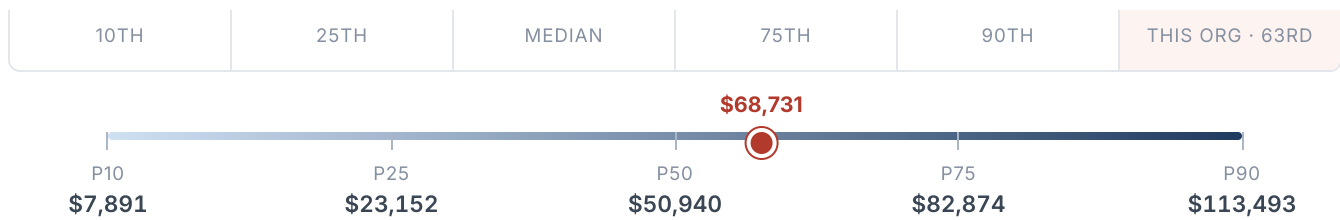
SECTOR	Organizations sharing the subject's NTEE classification (S31).
BUDGET	Total revenue between \$219,873 and \$492,255 — 0.67x to 1.50x the subject's \$328,170 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S31), nationwide + budget 0.67–1.5x revenue.

101 organizations qualified on sector, size, and geography → **101** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$7,891	\$23,152	\$50,940	\$82,874	\$113,493	\$68,731
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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 NM 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
Brightwood Development Corporation	MA	\$327,011	Clerk	\$16,300	\$13,618	2023
Opportunity Transformation Investments	IL	\$326,850	President	\$30,240	\$26,848	2024
Penn's Northeast Inc	PA	\$332,073	President/ceo	\$140,538	\$123,303	2025
Washington Heights And Inwood	NY	\$332,663	Executive Director	\$115,195	\$96,781	2023
Regional Economic Development	PA	\$323,611	President	\$67,544	\$60,829	2024
Bee Area Partnership Inc	TX	\$336,125	Ceo	\$143,750	\$133,693	2023
Algiers Economic Development Foundation	LA	\$318,937	Former Executive Director	\$72,042	\$69,792	2025
West Line Corridor Collaborative	CO	\$337,562	Executive Director	\$108,000	\$93,521	2024
West Lakes Partnership Inc	FL	\$339,188	Executive Di	\$89,000	\$75,505	2024
Renewable Manufacturing Gateway	PA	\$340,108	Executive Director	\$87,400	\$78,711	2024
Springfield Cultural Partnership Inc	MA	\$340,593	Exec Director	\$93,855	\$74,202	2025
Aerozone Alliance	OH	\$314,982	Executive Director	\$226,641	\$216,782	2024
St Bernard Economic Development Foundat	LA	\$343,130	Ceo	\$130,500	\$133,604	2023
Plano Improvement Corporation	TX	\$344,804	President	\$63,191	\$57,084	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
The Urban Conservancy	LA	\$346,884	Executive Director	\$106,463	\$105,868	2024
Pederec Inc	VA	\$308,373	Director	\$58,420	\$50,940	2024
Stockyards Preservation Foundation Of Fort Worth	TX	\$349,457	Secretary & Treasurer	\$6,000	\$5,420	2024
Havenwoods Neighborhood Partnership Inc	WI	\$349,541	Executive Director	\$86,084	\$83,587	2023
Your Store Of The Queen City	OH	\$305,411	Executive Director	\$8,762	\$8,628	2023
The Experience Community Development Corp	CA	\$353,065	Crawford, Director	\$51,624	\$40,257	2024
Okmulgee Area Development Corp	OK	\$354,623	Former Exec Dir	\$25,600	\$25,457	2024
Johnstown Industrial Development Corpora	PA	\$300,167	Former President, Ceo	\$41,441	\$37,321	2024
Forward Foundation Inc	WI	\$356,970	President (Until 3/1/24)	\$6,011	\$5,523	2025
Redec Relending Corporation	NY	\$357,766	President	\$9,491	\$7,745	2024
Growing High Point	NC	\$298,351	Executive Di	\$75,000	\$69,984	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NM cost of living and 2023 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 NM 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 **101** organizations. Compensation range \$51–\$216,782; filing years 2021–2025.

SIZE BASIS	Matched on total revenue (\$328,170); for reference, expenses \$280,649 and assets \$151,475.
ROLE MATCH	Victor F Lopez, reported title " <i>EXECUTIVE DI</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	20 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	63 rd
Total compensation (D + F), as reported (no adjustments)	59 th
Reportable pay only (column D), adjusted	65 th
All sources (D + E + F), adjusted	47 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 (Victor F Lopez) 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 101 similarly situated organizations (Same NTEE sector (S31), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$68,731 is reasonable (approximately the 63rd 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.