

# Main-ferry Housing Development Fund

Executive Director / CEO

June 9, 2026

This analysis benchmarks the total compensation of **Deanna Eason, Executive Director / CEO** (\$104,461) against **every comparable organization** that fit the selection criteria — **15** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **93<sup>rd</sup>** percentile of comparable organizations above the 90th percentile — board review recommended

**Benchmarked executive:** Deanna Eason — 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 (L20).

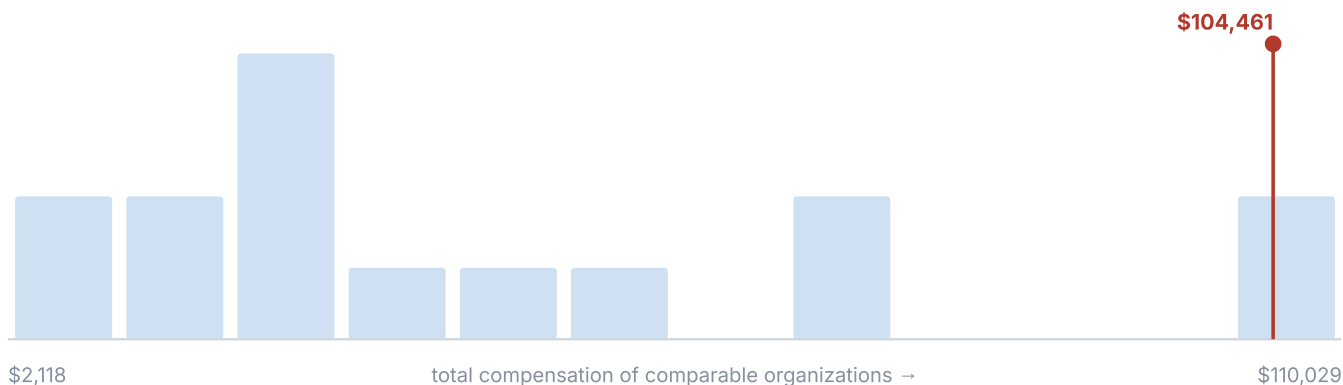
**BUDGET** Total revenue between \$48,252 and \$108,027 — 0.67x to 1.50x the subject's \$72,018 (the band tightens as size grows).

**GEOGRAPHY** Same NTEE sector (L20) + NY + budget 0.67–1.5x revenue.

**15** organizations qualified on sector, size, and geography

→ **15** within the band form the benchmarked peer set.

## Distribution of comparable compensation



<b>\$9,476</b>	<b>\$21,809</b>	<b>\$28,156</b>	<b>\$62,506</b>	<b>\$91,219</b>	<b>\$104,461</b>
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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
<a href="#">Jamestown Affordable Housing Inc</a>	NY	\$72,808	President	\$18,993	<b>\$18,993</b>	2024
<a href="#">721 East 6th Street Housing Development</a>	NY	\$73,334	Executive Director	\$2,057	<b>\$2,118</b>	2023
<a href="#">Tsi Properties I Inc</a>	NY	\$73,522	Assist Secret(nonvoting)/ceo-tsiny	\$100,627	<b>\$103,599</b>	2023
<a href="#">Share Ix Inc</a>	NY	\$80,338	Executive Director	\$70,564	<b>\$72,648</b>	2023
<a href="#">Housing Works Pitkin Avenue Hdfc Inc</a>	NY	\$83,738	Secretary	\$27,348	<b>\$28,156</b>	2023
<a href="#">202 West 108 Street Hdfc Inc</a>	NY	\$85,011	President	\$25,733	<b>\$25,733</b>	2024
<a href="#">Housing Works Harlem Housing</a>	NY	\$58,953	Secretary	\$27,348	<b>\$28,156</b>	2023
<a href="#">Community Residence For The Handicapped</a>	NY	\$87,120	Ceo (Thru 6/24)	\$110,029	<b>\$110,029</b>	2024
<a href="#">Habitat For Humanity Housing Development</a>	NY	\$87,385	Treasurer Until June 2023	\$32,660	<b>\$33,625</b>	2023
<a href="#">White Plains Housing Development</a>	NY	\$94,046	Executive Dir.	\$12,106	<b>\$12,106</b>	2024
<a href="#">Community Partnership Development</a>	NY	\$94,843	President & Ceo	\$40,688	<b>\$41,890</b>	2023
<a href="#">Episcopal Community Housing Development</a>	NY	\$95,006	President & Ceo	\$24,624	<b>\$24,624</b>	2024
<a href="#">Share Viii Inc</a>	NY	\$95,316	Executive Director	\$70,564	<b>\$72,648</b>	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Habitat For Humanity Of Genesee</a>	NY	\$103,514	Executive Di	\$53,748	<b>\$52,363</b>	2025
<a href="#">White's Livery Housing Development</a>	NY	\$106,819	Interim Ceo (February - July)	\$7,500	<b>\$7,722</b>	2023

**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](https://peerbasis.org/methodology).

## ■ Sample, role match & sensitivity

PEER COUNT	15 organizations. Compensation range \$2,118–\$110,029; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$72,018); for reference, expenses \$237,901 and assets \$1,508,407. <b>Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.</b>
ROLE MATCH	Deanna Eason, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	14 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	<b>93<sup>rd</sup></b>
Total compensation (D + F), as reported (no adjustments)	<b>93<sup>rd</sup></b>
Reportable pay only (column D), adjusted	<b>0<sup>th</sup></b>
All sources (D + E + F), adjusted	<b>13<sup>th</sup></b>

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

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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 (Deanna Eason) 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 15 similarly situated organizations (Same NTEE sector (L20) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$104,461 is reasonable (approximately the 93<sup>rd</sup> percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [\_\_ for / \_\_ against].

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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.