

North Central Housing Inc

Executive Director / CEO

EIN 274356234

FL · NTEE L20

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Patricia Trippe, Executive Director / CEO** (\$7,500) against **every comparable organization** that fit the selection criteria — **265** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the 9th percentile of comparable organizations

below the typical range for comparable organizations

Benchmarked executive: Patricia Trippe — 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 \$158,933 and \$355,821 — 0.67x to 1.50x the subject's \$237,214 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L20), nationwide + budget 0.67–1.5x revenue.

265 organizations qualified on sector, size, and geography → **265** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$7,992	\$18,651	\$38,151	\$63,807	\$86,055	\$7,500
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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 FL 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
Compass Center Housing Development	WA	\$236,649	President From 10/23	\$1,117	\$1,096	2023
Twentieth Association Properties Inc	MA	\$236,638	President & Ceo	\$7,164	\$6,853	2024
Sands Horizon Inc	GA	\$238,134	Secretary, Manager	\$8,334	\$8,690	2025
Fhi Lawrenceandover Inc	MA	\$236,259	President & Ceo	\$38,739	\$38,151	2023
Crossroads Village Mutual Housing	CA	\$238,420	Director	\$5,430	\$4,862	2025
Bellflower Oak Street Manor	OR	\$235,966	President	\$75,064	\$74,204	2024
Alvarez Court Inc	CA	\$234,805	Ceo	\$47,732	\$45,170	2023
Scott County Habitat For Humanity	KY	\$239,980	Executive Director	\$49,000	\$56,039	2024
Corpus Christi Supportive Hsng Inc	MN	\$233,649	President/tr	\$65,715	\$71,163	2023
Los Sures 907 Driggs Avenue Hdrc	NY	\$233,514	Executive Director	\$20,221	\$19,450	2024
The Sea Glass Initiative Inc	AL	\$233,352	Vice Preside	\$53,308	\$59,724	2025
Habitat For Humanity Of Shelby	KY	\$232,647	Executive Di	\$43,833	\$51,610	2023
Dc Housing Solutions Inc	DC	\$242,366	Former Ceo	\$6,224	\$5,814	2024
Good Shepherd Of Washington Ii	WI	\$242,417	President And Ceo	\$33,743	\$37,512	2024
Habitat For Humanity Of Richland	OH	\$242,502	Executive Di	\$56,620	\$65,721	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Rouse Housing Development Fund	NY	\$231,274	Executive Director (To Dec 2023)	\$11,334	\$11,224	2023
Cc Housing Inc	NM	\$231,242	President	\$5,505	\$6,489	2023
Arlington Apartments Hdgc	NY	\$231,219	Ceo	\$25,826	\$24,842	2024
Asi Las Vegas Inc	MN	\$231,078	President/tr	\$65,715	\$71,163	2023
Somerset Arc Apartments Inc	NJ	\$243,475	Executive Director	\$7,525	\$6,967	2025
600 East 156th Street Housing	NY	\$243,524	President/ceo	\$180,441	\$173,565	2024
Network For Developing Conscious Communities Inc	DC	\$230,497	Executive Director	\$73,126	\$70,326	2023
Hacfs Properties	AR	\$230,293	Executive Di	\$22,377	\$27,566	2023
Mihalic's Project	AZ	\$245,308	President/ceo	\$31,340	\$32,084	2024
Providence Westside Housing Development	NY	\$245,390	President	\$2,810	\$2,783	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to FL 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 FL 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 265 organizations. Compensation range \$162–\$310,754; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$237,214); for reference, expenses \$241,649 and assets \$953,749.

ROLE MATCH Patricia Trippe, reported title "*President*", benchmarked as Executive Director / CEO. The title maps directly to this role.

RELATED-ORG PAY 172 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

OUTLIERS 14 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	9 th
Total compensation (D + F), as reported (no adjustments)	9 th
Reportable pay only (column D), adjusted	66 th
All sources (D + E + F), adjusted	2 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 (Patricia Trippe) 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 265 similarly situated organizations (Same NTEE sector (L20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$7,500 is reasonable (approximately the 9th 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.