

Center Housing Development Fund

Executive Director / CEO

EIN 300144354
 NY · NTEE L21
 FY ending 2024-12-31
 June 9, 2026

This analysis benchmarks the total compensation of **Gregory J Sorrentino, Executive Director / CEO** (\$32,879) against **every comparable organization** that fit the selection criteria — **166** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **60th** percentile of comparable organizations within the typical range

Benchmarked executive: Gregory J Sorrentino — reported title “PRES/CEO/TRE”, 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 \$70,009 and \$156,738 — 0.67x to 1.50x the subject's \$104,492 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

166 organizations qualified on sector, size, and geography → **166** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$8,379	\$13,435	\$24,831	\$53,215	\$72,447	\$32,879
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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
Advent Housing Group Inc	NC	\$104,285	Ceo	\$17,706	\$20,844	2023
Bettye Ruth Kay Community Homes Inc	OH	\$104,192	Executive Director (March - July)	\$6,490	\$7,607	2024
Valley Housing Fund	CO	\$105,102	Executive Di	\$88,123	\$93,511	2024
Guide Nashville Homes Inc	MD	\$105,857	President	\$20,272	\$21,593	2023
Williams Street Apartments Inc	MO	\$102,707	President	\$7,395	\$8,444	2025
Bridgewell Lynn Housing Corporation	MA	\$106,456	Ceo	\$21,300	\$21,807	2023
Gracemont House Inc	TX	\$107,130	Secretary/treasurer	\$17,946	\$19,354	2025
Rosevine Inc	CA	\$101,792	Ceo	\$47,732	\$46,960	2023
Friendship House Apartments Inc	MO	\$101,720	Chairman	\$15,116	\$17,718	2024
Augusta Affordable Housing Corporation	GA	\$107,537	Secretary-treasurer	\$46,144	\$51,345	2024
Mhccc Housing Corp lic	IL	\$101,337	Director	\$42,513	\$46,253	2024
Abilities At San Juan Inc	FL	\$107,829	President/ceo	\$38,173	\$40,858	2023
Andrew J Flodin Apartments	AK	\$100,909	Executive Di	\$19,902	\$21,057	2024
Desert Esperanza Inc	AZ	\$100,118	President/ceo	\$3,000	\$3,193	2024
Camelot Casitas	CO	\$99,574	Vice President	\$35,660	\$37,840	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Cpnj Livingston Residence Inc	NJ	\$99,213	Ceo - President	\$17,303	\$17,601	2023
Lutheran Social Services Of Central Ohio	OH	\$99,084	President & Ceo	\$9,088	\$10,966	2023
American Covenant Senior Housing	MT	\$98,902	Executive Director	\$24,000	\$29,475	2023
Hope Werner Housing Inc	MD	\$110,309	President	\$11,364	\$12,105	2023
Venture Cares Option 1 Inc	NY	\$98,635	Chief Executive Officer	\$38,189	\$39,317	2023
Crider Center Choices Inc	MO	\$111,128	Executive Director	\$81,956	\$96,062	2024
Ouabache Village Inc	IN	\$111,556	President	\$44,374	\$51,786	2024
Sky Development Corporation	AL	\$96,983	President	\$48,870	\$60,152	2023
Independent Living Horizons Fifteen Inc	GA	\$96,878	President/ceo	\$21,151	\$24,231	2023
Cedar Lake L'esprit Inc	KY	\$96,498	President & Ceo (See Sch O)	\$11,133	\$13,237	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 **166** organizations. Compensation range \$306–\$283,204; filing years 2022–2025.

SIZE BASIS	Matched on total revenue (\$104,492); for reference, expenses \$116,056 and assets \$883,182.
ROLE MATCH	Gregory J Sorrentino, reported title "PRES/CEO/TRE", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	150 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	4 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	60 th
Total compensation (D + F), as reported (no adjustments)	60 th
Reportable pay only (column D), adjusted	91 st
All sources (D + E + F), adjusted	85 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 (Gregory J Sorrentino) 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 166 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$32,879 is reasonable (approximately the 60th 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.