

# Network Housing '92 Inc

Executive Director / CEO

EIN 311374460

OH · NTEE L20Z

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Samantha Shuler, Executive Director / CEO** (\$30,598) against **every comparable organization** that fit the selection criteria — **220** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **45<sup>th</sup>** percentile of comparable organizations within the typical range

**Benchmarked executive:** Samantha Shuler — reported title “CEO (EXITED 3.24.25)”, a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L20Z).
BUDGET	Total revenue between \$94,843 and \$212,335 — 0.67x to 1.50x the subject's \$141,557 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L20), nationwide + budget 0.67–1.5x revenue.

**220** organizations qualified on sector, size, and geography → **220** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$7,624	\$16,971	\$31,788	\$52,952	\$73,072	\$30,598
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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 OH 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="#">Missing Middle Housing Fund</a>	OR	\$141,730	Ceo	\$85,000	<b>\$74,527</b>	2024
<a href="#">Ocl Properties Xi Inc</a>	NY	\$141,772	Chief Financial Officer	\$73,290	<b>\$62,528</b>	2024
<a href="#">Stamford Affordable Homes Inc</a>	CT	\$141,907	President	\$44,490	<b>\$38,369</b>	2025
<a href="#">The Beneficial Housing Foundation</a>	CA	\$141,196	Ceo/chairman	\$124,517	<b>\$101,516</b>	2024
<a href="#">Ken-crest Housing Pa 2007 Inc</a>	PA	\$142,087	Ceo	\$29,531	<b>\$27,805</b>	2024
<a href="#">Colorado Community Land Trust-</a>	CO	\$140,591	Ceo/executive Director (Term End 07/23)	\$6,457	<b>\$5,846</b>	2024
<a href="#">Carbondale Supportive Housing Inc</a>	MN	\$142,529	President/tr	\$65,715	<b>\$63,118</b>	2023
<a href="#">Asi Sioux Falls Inc</a>	MN	\$140,321	President/tr	\$68,006	<b>\$61,809</b>	2025
<a href="#">East Portland Supportive Housing Inc</a>	OR	\$140,293	Finance Dir.	\$13,072	<b>\$11,461</b>	2024
<a href="#">F W Residential Properties Inc</a>	IL	\$143,152	Chair	\$19,355	<b>\$17,502</b>	2025
<a href="#">Hardin County Housing Development Inc</a>	OH	\$143,502	Maintenance Manager	\$43,051	<b>\$44,323</b>	2023
<a href="#">Merrimack Housing Corporation</a>	MA	\$143,623	President (As Of 8/22/22)	\$2,702	<b>\$2,360</b>	2023
<a href="#">Seddlemeyer Inc</a>	IN	\$139,411	President	\$44,374	<b>\$44,181</b>	2024
<a href="#">Southeastern Ohio H E A R T Inc</a>	OH	\$143,800	President	\$24,000	<b>\$24,000</b>	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Appleton Housing Corporation</a>	MA	\$143,893	President (As Of 8/22/22)	\$2,702	<b>\$2,360</b>	2023
<a href="#">Hagerstown Neighborhood Development Partnership Inc</a>	MD	\$139,199	Past Executive Director	\$70,270	<b>\$63,859</b>	2023
<a href="#">Asi Owatonna Inc</a>	MN	\$138,902	President/tr	\$68,006	<b>\$61,809</b>	2025
<a href="#">Salishan Apartments Inc</a>	CA	\$144,446	Secretary/treasurer	\$37,437	<b>\$31,423</b>	2023
<a href="#">Morris County Affordable Housing</a>	NJ	\$144,501	Director	\$4,736	<b>\$4,110</b>	2023
<a href="#">Mott Rural Rental Housing Corp</a>	ND	\$138,275	President	\$3,600	<b>\$3,730</b>	2024
<a href="#">Habitat For Humanity South Carolina</a>	SC	\$144,857	Executive Dir.	\$76,256	<b>\$77,329</b>	2023
<a href="#">Tumbleweed Housing Foundation</a>	CA	\$138,128	Ceo	\$61,000	<b>\$51,201</b>	2023
<a href="#">Ocean Housing Foundation</a>	CA	\$144,987	Chief Executive Officer	\$61,000	<b>\$51,201</b>	2023
<a href="#">Fort Hill Avenue Inc</a>	MA	\$145,235	President (As Of 8/22/22)	\$2,702	<b>\$2,360</b>	2023
<a href="#">A &amp; E Association Inc</a>	IL	\$137,280	Secretary/treasurer	\$12,317	<b>\$11,771</b>	2023

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to OH 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 OH 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	220 organizations. Compensation range \$381–\$275,625; filing years 2021–2025.
SIZE BASIS	Matched on total revenue (\$141,557); for reference, expenses \$122,427 and assets \$278,801.
ROLE MATCH	Samantha Shuler, reported title "CEO (EXITED 3.24.25)", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	157 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	10 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	45 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	43 <sup>rd</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	64 <sup>th</sup>

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 (Samantha Shuler) 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 220 similarly situated organizations (Same NTEE sector (L20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$30,598 is reasonable (approximately the 45<sup>th</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.