

1213 William Street Corporation

Executive Director / CEO

EIN 311501900

FL · NTEE L80

FY ending 2024-06-30

June 9, 2026

This analysis benchmarks the total compensation of **E Scott Pridgen, Executive Director / CEO** (\$20,037) against **every comparable organization** that fit the selection criteria — **41** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **34th** percentile of comparable organizations within the typical range

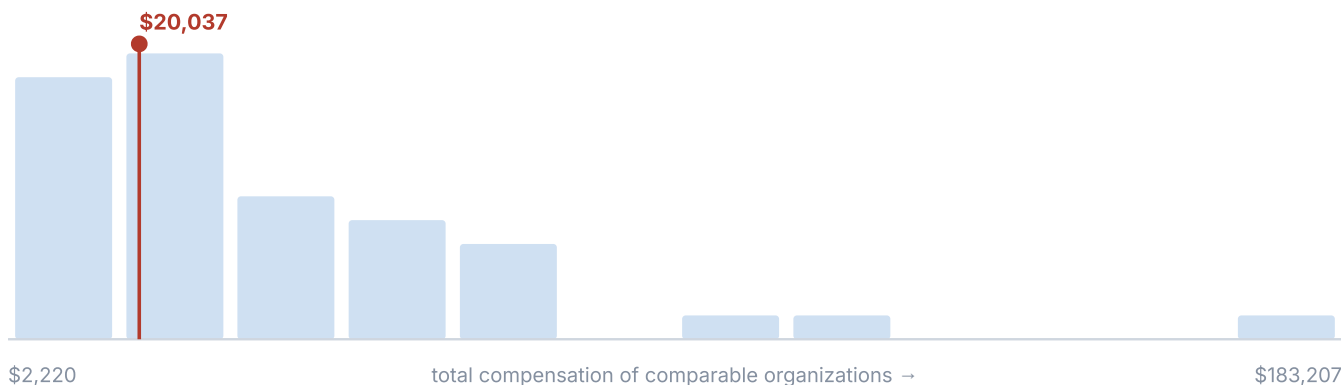
Benchmarked executive: E Scott Pridgen — reported title “EXECUTIVE DIRECTOR”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L80).
BUDGET	Total revenue between \$66,040 and \$147,852 — 0.67x to 1.50x the subject's \$98,568 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L80), nationwide + budget 0.67–1.5x revenue.

41 organizations qualified on sector, size, and geography → **41** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$5,910	\$16,798	\$26,600	\$56,740	\$69,687	\$20,037
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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
Riverview Resident Assistance Foundation	WA	\$98,197	Secretary & Treasurer	\$33,215	\$31,655	2024
Greater Lake City Community Development Corp Inc	FL	\$100,105	Executive Director	\$10,200	\$10,200	2024
Coburn Woods Inc	OR	\$94,131	Treasurer	\$18,132	\$17,924	2024
Asi Ramsey County Inc	MN	\$92,103	President/tr	\$65,715	\$69,121	2024
Oscar Housing Foundation	CA	\$105,151	Chief Executive Officer	\$61,000	\$57,727	2023
Thomas' Contentment Inc	MD	\$105,820	Ceo	\$7,826	\$7,788	2024
Lss Housing Granville Inc	WI	\$91,084	President	\$38,239	\$43,766	2023
Housing Works 874 Jefferson Avenue	NY	\$106,811	President & Ceo	\$16,962	\$16,798	2023
Lss Housing Center Street Inc	WI	\$89,500	President	\$40,683	\$45,228	2024
Vesta Four Inc	MD	\$88,794	President	\$21,417	\$21,314	2024
Vista Homes Housing Corporation	CA	\$88,059	Executive Director	\$26,967	\$25,520	2023
Oak Manor Associates	WA	\$109,450	President And Ceo	\$24,457	\$23,997	2023
Shelter Ministries Inc	IN	\$113,817	Executive Director	\$24,462	\$27,460	2024
Maxcen Housing Society Inc Indiana Branch	IN	\$80,935	Ceo	\$5,160	\$5,792	2024
Houston Area Urban Community	TX	\$80,841	Executive Director	\$115,304	\$122,777	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
La Casa Dona Here Inc	PR	\$80,730	Adm	\$7,200	\$7,413	2023
Marblehead Community Housing Corporation	MA	\$79,953	Executive Director	\$24,789	\$23,712	2024
Sohum Housing Opportunities	CA	\$117,355	President	\$5,310	\$5,025	2023
Central Ohio Housing Development	OH	\$79,340	Executive Director (Thru April 24)	\$8,578	\$9,671	2024
Blackrock-riverside Neighborhood	NY	\$119,062	Finance (Through 5/24)	\$2,308	\$2,220	2024
Central Louisiana Independent Living Center	LA	\$120,619	President/ceo	\$21,418	\$25,105	2024
Bagley Housing Association	MI	\$121,214	President & Ceo	\$39,383	\$43,271	2024
Maxcen Housing Society Inc New Mexico Branch	NM	\$75,884	Ceo	\$5,162	\$5,910	2024
Union Apartment Project Inc	NJ	\$75,452	President(term 12/2022)	\$98,598	\$96,476	2023
Adirondack Housing Development Fund Co	NY	\$75,437	Project Manager	\$11,997	\$11,540	2024

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 **41** organizations. Compensation range \$2,220–\$183,207; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$98,568); for reference, expenses \$82,143 and assets \$542,647.

ROLE MATCH	E Scott Pridgen, reported title " <i>EXECUTIVE DIRECTOR</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	30 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	2 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	34 th
Total compensation (D + F), as reported (no adjustments)	34 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	41 st

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 (E Scott Pridgen) 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 41 similarly situated organizations (Same NTEE sector (L80), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$20,037 is reasonable (approximately the 34th 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.