

Center Housing Development Fund

Executive Director / CEO

EIN 341976962
 NY · NTEE L25
 FY ending 2023-12-31
 June 9, 2026

This analysis benchmarks the total compensation of **Gregory J Sorrentino, Executive Director / CEO** (\$33,093) against **every comparable organization** that fit the selection criteria — **335** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **66th** 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 (L25).
BUDGET	Total revenue between \$41,227 and \$92,301 — 0.67x to 1.50x the subject's \$61,534 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (L), nationwide + budget 0.67–1.5x revenue.

335 organizations qualified on sector, size, and geography → **335** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$5,423	\$11,470	\$23,535	\$39,685	\$69,734	\$33,093
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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
Jfm No 5 Corp	ME	\$61,554	Ceo	\$14,253	\$14,945	2025
Wallace Place Nfp	IL	\$61,365	President	\$82,909	\$87,614	2024
Homes Of Care Iii Inc	MA	\$61,216	President & Ceo/director	\$24,869	\$24,022	2024
Dante House Inc	CA	\$61,860	Co-exec Directr	\$20,468	\$18,998	2024
Dpi Webster Inc	MA	\$61,884	President/director	\$25,500	\$24,631	2024
Better Homes For North Carolina Inc	NC	\$61,093	President	\$15,000	\$17,152	2023
Roseland Place Inc Nfp	CO	\$61,985	President	\$11,727	\$12,444	2023
Dni 5 Inc	MA	\$61,020	Executive Director	\$9,597	\$9,270	2024
Hinze Homes Inc	MD	\$60,997	President	\$20,272	\$20,974	2023
Passavant Memorial Homes Housing	PA	\$62,448	Ceo & President	\$36,502	\$39,128	2024
Warren Housing Opportunities Corporation	NJ	\$60,580	Treasurer	\$7,487	\$7,185	2024
San Juan Housing Corporation	CO	\$60,557	President	\$22,009	\$22,685	2024
Shdc No 2 Inc	HI	\$60,311	Exec. Dir./asst Secr.	\$12,721	\$12,604	2023
Ocean Housing Development I Inc	NJ	\$60,278	Pres/ceo Non	\$42,001	\$39,270	2025
Evesham Section 811 Housing Corporation	PA	\$62,882	President & Ceo	\$25,525	\$28,169	2023
Bay Bridge Corporation	CA	\$62,912	Ceo	\$47,732	\$45,612	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Work Housing Corporation	MA	\$62,931	President	\$28,956	\$27,969	2024
No One Hungry Inc	FL	\$62,948	President	\$13,000	\$13,515	2023
Forty West Street Corporation	MA	\$63,027	Chief Executive Officer	\$24,075	\$23,941	2023
Abilities At English Park Inc	FL	\$63,084	President/ceo	\$38,173	\$39,685	2023
Anvil-richard Allen Gardens Inc	FL	\$63,184	President	\$32,805	\$33,126	2024
O'connor Homes Inc	MD	\$63,231	President	\$20,272	\$20,974	2023
Mermentau Elderly Housing	FL	\$59,784	Vice Preside	\$75,384	\$76,122	2024
Building Dreams Inc	KY	\$59,695	Executive Director	\$8,929	\$10,045	2025
Westside Affordable Housing Inc	GA	\$63,489	President & Ceo	\$84,307	\$93,810	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 2023 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 335 organizations. Compensation range \$88–\$316,608; filing years 2022–2025.

SIZE BASIS Matched on total revenue (\$61,534); for reference, expenses \$87,743 and assets \$281,086. **Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.**

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

OUTLIERS 24 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	66 th
Total compensation (D + F), as reported (no adjustments)	67 th
Reportable pay only (column D), adjusted	81 st
All sources (D + E + F), adjusted	83 rd

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 335 similarly situated organizations (Same NTEE major group (L), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$33,093 is reasonable (approximately the 66th 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.