

301 Housing Development Fund Corporation

Executive Director / CEO

June 9, 2026

This analysis benchmarks the total compensation of **Alexa Sewell, Executive Director / CEO** (\$38,386) against **every comparable organization** that fit the selection criteria — **29** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **24th** percentile of comparable organizations below the typical range for comparable organizations

Benchmarked executive: Alexa Sewell — 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 (I21).
BUDGET	Total revenue between \$160,173 and \$358,597 — 0.67x to 1.50x the subject's \$239,065 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (I21), nationwide + budget 0.67–1.5x revenue.

29 organizations qualified on sector, size, and geography → **29** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$20,621	\$38,983	\$62,926	\$76,933	\$90,241	\$38,386
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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
The Delta Project	MI	\$244,281	Director	\$75,000	\$83,211	2024
1614-1622 Jonquil Terrace	IL	\$249,733	Executive Director/ceo	\$19,212	\$20,902	2023
New Vision Inc	TN	\$250,643	President	\$51,000	\$57,624	2024
Kim Logan Communications	MI	\$224,139	President	\$24,000	\$26,627	2024
A Vision Of Change Incorporated	OH	\$254,025	Executive Director	\$80,400	\$94,238	2023
Nokomis East Neighborhood Association	MN	\$214,947	Executive Director	\$70,513	\$74,894	2024
Take Action Mon Valley	PA	\$210,446	President & Ceo	\$70,250	\$75,303	2024
Inner Banks Stem Center	NC	\$208,896	President	\$6,625	\$7,575	2023
Dayonenotdaytwo	PA	\$207,532	Executive Director	\$10,565	\$11,325	2024
Granite Falls Community Coalition & Food	WA	\$271,359	Food Bank Director	\$51,400	\$50,927	2023
Lived Experiences Inc	CA	\$205,975	Founder	\$42,000	\$38,983	2024
Babylon Inc	VA	\$202,845	Director	\$72,000	\$76,933	2023
Virginia Mentoring Partnership	VA	\$275,801	Executive Di	\$83,246	\$84,171	2025
Community Youth Athletic Center	CA	\$198,373	President/exec. Dir.	\$72,500	\$67,293	2024
Roosevelt Park Ministries Inc	MI	\$280,833	Executive Director	\$78,751	\$89,953	2023
Rivington Housing Development Fund	NY	\$281,793	President/ed	\$61,872	\$60,097	2024
Fresh Start Inc	CO	\$192,131	Executive Di	\$42,998	\$45,627	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Rebound Of Whatcom County	WA	\$191,583	Executive Director	\$76,830	\$76,123	2023
Stanly County Juvenile Restitution	NC	\$190,578	Executive Di	\$74,610	\$80,730	2025
Skillful Living Center Inc	TX	\$300,351	Chief Executive Office	\$85,000	\$91,395	2024
Changing The Health Of Adolescents Impacting The Nation Reaction Inc	CA	\$308,759	Ceo	\$19,600	\$19,498	2022
Gang Free Inc	NC	\$164,557	Executive Di	\$29,770	\$34,041	2023
Johnston County Youth Services Inc	NC	\$320,372	Executive Di	\$56,656	\$62,926	2024
Allive Roberts County Inc	SD	\$322,713	Executive Director	\$303,418	\$359,945	2024
Public Safety Foundation	MN	\$323,739	Executive Director/director	\$31,500	\$33,457	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 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	29 organizations. Compensation range \$7,575–\$359,945; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$239,065); for reference, expenses \$341,823 and assets \$96,288. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Alexa Sewell, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.

RELATED-ORG PAY 3 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

OUTLIERS 1 peer 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	24 th
Total compensation (D + F), as reported (no adjustments)	24 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	93 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 (Alexa Sewell) 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 29 similarly situated organizations (Same NTEE sector (I21), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$38,386 is reasonable (approximately the 24th 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.