

The Center For Housing Economics

Executive Director / CEO

EIN 465333729

WA · NTEE S99

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Roger Valdez, Executive Director / CEO** (\$32,000) against **every comparable organization** that fit the selection criteria — **93** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **57th** percentile of comparable organizations within the typical range

Benchmarked executive: Roger Valdez — 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 (S99).

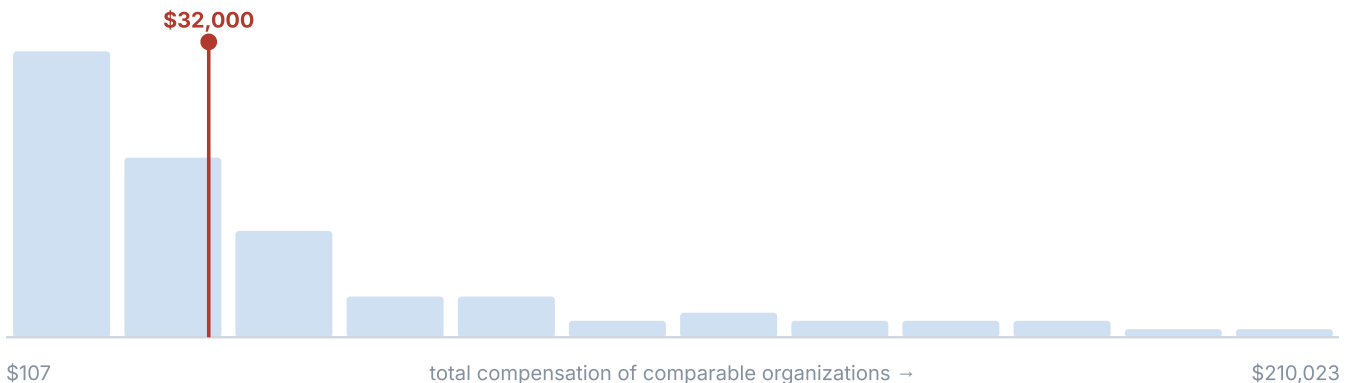
BUDGET Total revenue between \$26,806 and \$60,015 — 0.67x to 1.50x the subject's \$40,010 (the band tightens as size grows).

GEOGRAPHY Same NTEE major group (S), nationwide + budget 0.67–1.5x revenue.

93 organizations qualified on sector, size, and geography

→ **93** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$3,645	\$10,947	\$24,804	\$51,944	\$109,026	\$32,000
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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 WA 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
Pidc Development Management Corporation	PA	\$40,000	Executive Vice President	\$72,708	\$80,986	2024
Columbian Volunteer Fire Department Of Dorranceton	PA	\$40,076	President	\$350	\$401	2023
Discovering Opportunities For Outreach	IL	\$39,795	Executive Director	\$15,000	\$16,471	2024
Virginia Industry Foundation Inc	VA	\$40,479	President	\$23,000	\$24,804	2024
Sol Strauss Supporting Organization Inc	IN	\$39,305	Executive Director (Thru 12/31/23)	\$4,230	\$4,982	2024
1934 Coalition	OH	\$40,934	Executive Director	\$10,969	\$12,976	2024
Washingtonians For Public Banking	WA	\$41,012	Director	\$18,650	\$19,201	2023
Better Business Bureau Of Arkansas	AR	\$41,092	President/ceo	\$38,788	\$48,698	2024
Corktown Community Development Fund	MI	\$38,777	Treasurer/se	\$12,000	\$13,834	2024
Downtown Redevelopment Authority	KY	\$41,329	Executive Di	\$42,380	\$50,856	2024
Arbac Properties Inc	LA	\$41,388	President	\$17,281	\$21,881	2023
Grace Community Development Corporation Of Florida	FL	\$38,411	Executive Director	\$555	\$582	2024
Barnesville Community Foundation	OH	\$41,631	Treasurer	\$2,250	\$2,662	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
United Vision For Idaho Inc	ID	\$42,000	Executive Director	\$135,000	\$160,405	2024
Toledo Area Chamber Foundation	OH	\$42,152	Treasurer/secretary	\$32,887	\$38,906	2024
Cmea The Employers Association Inc	MA	\$37,835	Treasurer	\$19,700	\$19,773	2024
East Chicago Urban Enterprise	IN	\$37,662	Board Member	\$3,600	\$4,365	2023
Building Inspectors Association	WI	\$37,519	President/website Mgr	\$599	\$720	2023
Us Kimberley Process Authority Institute	NY	\$43,150	Executive Director	\$24,996	\$25,228	2024
North Central Economic Development	MN	\$43,285	Vice Chair	\$100	\$107	2025
Inner City Redevelopment Corporation Inc	MS	\$36,544	President	\$48,500	\$60,333	2024
Perkup Corporation	PA	\$36,515	Executive Di	\$3,225	\$3,592	2024
Public Facilities For The City Of	SC	\$43,516	President	\$74,700	\$89,614	2023
Jackson-madison County Sports Hall	TN	\$36,379	Treasurer/se	\$5,200	\$6,105	2024
Austin Commission On Sports	TX	\$36,215	President & Ceo-ac&vb	\$60,495	\$67,590	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to WA 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 WA 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	93 organizations. Compensation range \$107–\$210,023; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$40,010); for reference, expenses \$38,742 and assets \$2,435.
ROLE MATCH	Roger Valdez, reported title " <i>President</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	41 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	9 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	57 th
Total compensation (D + F), as reported (no adjustments)	60 th
Reportable pay only (column D), adjusted	77 th
All sources (D + E + F), adjusted	33 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 (Roger Valdez) 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 93 similarly situated organizations (Same NTEE major group (S), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$32,000 is reasonable (approximately the 57th 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.