

Hyattsville Community Development

Executive Director / CEO

EIN 522308938

MD · NTEE S30

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Stuart Eisenberg, Executive Director / CEO** (\$95,000) against **every comparable organization** that fit the selection criteria — **195** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **55th** percentile of comparable organizations within the typical range

Benchmarked executive: Stuart Eisenberg — 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 (S30).

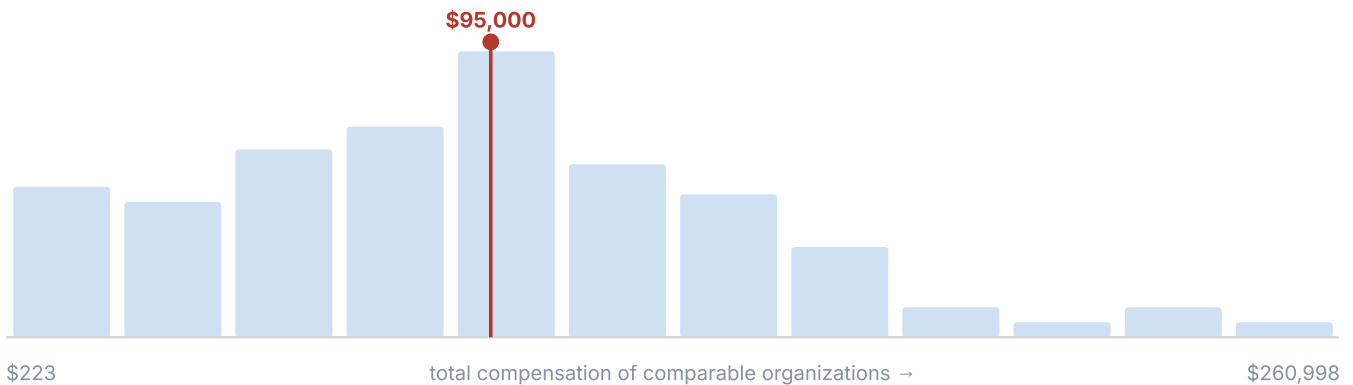
BUDGET Total revenue between \$272,064 and \$609,100 — 0.67x to 1.50x the subject's \$406,067 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (S30), nationwide + budget 0.67–1.5x revenue.

195 organizations qualified on sector, size, and geography

→ **195** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$22,809	\$50,702	\$89,871	\$122,070	\$159,037	\$95,000
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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 MD 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
Innovation For Green Advanced	CA	\$407,982	Exec Dir, Treasurer	\$150,000	\$134,973	2025
Vernon Economic Development	WI	\$402,740	Executive Director	\$88,080	\$98,392	2024
Wenatchee Downtown Association	WA	\$402,652	Executive Director	\$83,932	\$80,377	2024
Princeton Business Partnership	NJ	\$402,438	Executive Director	\$116,642	\$111,394	2024
Historic Hillsboro Downtown Partnership	OR	\$402,408	Executive Director	\$44,219	\$42,791	2025
The Villages Community Development Corp	MI	\$401,574	Executive Director	\$73,034	\$80,632	2024
Economic Development Council	TX	\$401,483	Executive Di	\$243,933	\$260,998	2024
White Mountain Economic Development	AZ	\$410,971	Executive Dir.	\$87,218	\$89,720	2024
Kodiak Archipelago Leadership Institute	AK	\$400,877	Executive Director	\$100,059	\$102,322	2024
Waukesha County Center For Growth Inc	WI	\$400,269	Executive Director	\$174,758	\$195,218	2024
Forest City Food Collective	OH	\$400,126	Executive Director	\$70,200	\$77,479	2025
Trend Community Development Corporation	IL	\$399,854	Coo	\$107,965	\$116,886	2023
Explore Sisters	OR	\$412,708	Executive Director	\$109,318	\$108,587	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Wabash Economic Growth Alliance Inc	IN	\$413,922	Director Of	\$135,000	\$152,278	2024
Bloomfield Center Alliance Inc	NJ	\$414,130	Exec. Director	\$99,864	\$95,371	2024
Heart Of The Tree City Inc	IN	\$414,397	Executive Di	\$22,174	\$25,751	2023
Fort Belknap Community Economic Develop	MT	\$396,766	Chairman	\$300	\$346	2024
Long Beach Accelerator Inc	CA	\$415,792	Executive Dir.	\$170,445	\$162,077	2023
Aitkin County Growth Inc	MN	\$416,035	Executive Di	\$85,032	\$89,871	2024
Summit Economic Partnership	CO	\$393,014	Ceo	\$135,000	\$138,462	2024
Langlade County Economic	WI	\$391,544	Executive Di	\$79,083	\$90,951	2023
Bside Fund	CO	\$421,663	Chief Executive Officer	\$2,371	\$2,432	2024
Carroll Technology Council Inc	MD	\$389,169	Executive Di	\$103,428	\$106,483	2023
West Michigan Hispanic Chamber Of	MI	\$387,399	President &	\$26,175	\$29,752	2023
Greater Lincoln Chamber Foundation	NE	\$386,587	Vp & General Counsel	\$54,118	\$62,260	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MD 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 MD 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 **195** organizations. Compensation range \$223–\$260,998; filing years 2022–2025.

SIZE BASIS	Matched on total revenue (\$406,067); for reference, expenses \$459,001 and assets \$2,122,673.
ROLE MATCH	Stuart Eisenberg, reported title "EXECUTIVE DIRECTOR", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	21 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	3 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	55 th
Total compensation (D + F), as reported (no adjustments)	57 th
Reportable pay only (column D), adjusted	56 th
All sources (D + E + F), adjusted	47 th

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 (Stuart Eisenberg) 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 195 similarly situated organizations (Same NTEE sector (S30), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$95,000 is reasonable (approximately the 55th 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.