

# Freedom House Housing Development Fund

Executive Director / CEO

EIN 542082224  
 NY · NTEE P124  
 FY ending 2023-06-30  
 June 9, 2026

This analysis benchmarks the total compensation of **Cynthia Amodeo, Executive Director / CEO** (\$33,041) against **every comparable organization** that fit the selection criteria — **46** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

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

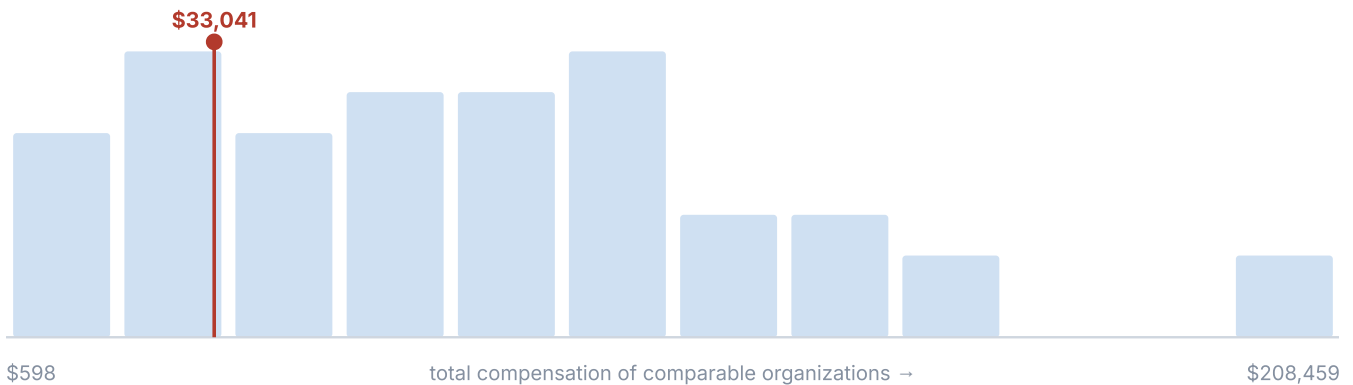
**Benchmarked executive:** Cynthia Amodeo — reported title “CPO THROUGH 12/22 CEO EFFECTIVE 1/23”, a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (P124).
BUDGET	Total revenue between \$300,238 and \$672,175 — 0.67x to 1.50x the subject's \$448,117 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (P12), nationwide + budget 0.67–1.5x revenue.

**46** organizations qualified on sector, size, and geography → **46** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$17,584	\$34,266	\$70,166	\$99,471	\$129,351	\$33,041
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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
<a href="#">De Frente Al Alzheimer Inc</a>	PR	\$448,603	Executive Director	\$56,600	<b>\$54,976</b>	2024
<a href="#">Operation Hope Inc</a>	NY	\$446,019	Executive Director	\$40,916	<b>\$39,742</b>	2024
<a href="#">Saturate</a>	WA	\$445,270	Executive D	\$210,396	<b>\$208,459</b>	2023
<a href="#">Scott J Beigel Memorial Fund Inc</a>	NY	\$453,343	Secretary	\$25,000	<b>\$24,283</b>	2024
<a href="#">El Portal De Belen Foundation</a>	NY	\$440,877	Treasurer	\$16,350	<b>\$16,350</b>	2023
<a href="#">Foundation For Essential Needs</a>	MN	\$456,604	Executive Director	\$91,843	<b>\$97,549</b>	2024
<a href="#">Georgia's Own Foundation Inc</a>	GA	\$431,364	Executive	\$30,785	<b>\$33,273</b>	2024
<a href="#">Soar Special Needs</a>	KS	\$430,497	Executive Director	\$500	<b>\$598</b>	2023
<a href="#">F3 Foundation Inc</a>	NC	\$465,968	Executive Di	\$176,277	<b>\$195,784</b>	2024
<a href="#">Strike Force 421 Inc</a>	FL	\$426,176	Program Director	\$18,750	<b>\$18,933</b>	2024
<a href="#">Hcso Charities Inc</a>	FL	\$425,105	President	\$51,968	<b>\$56,242</b>	2022
<a href="#">Fuse Project</a>	AL	\$471,929	Executive Director	\$67,500	<b>\$78,384</b>	2024
<a href="#">Chicago Foundlings Home</a>	IL	\$473,561	Program Director	\$12,000	<b>\$13,056</b>	2023
<a href="#">Staffserve</a>	PA	\$415,353	Executive Director	\$18,430	<b>\$19,755</b>	2024
<a href="#">Just Heart Foundation Inc</a>	GA	\$483,662	President	\$75,528	<b>\$84,041</b>	2023
<a href="#">Inspired Hearts And Hands Inc</a>	PA	\$489,376	President	\$56,100	<b>\$61,911</b>	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Glen Doherty Memorial Foundation Inc</a>	MA	\$406,582	President/director	\$5,000	<b>\$4,972</b>	2023
<a href="#">Wayne County Children's Advocacy</a>	OH	\$489,972	Executive Director	\$73,028	<b>\$83,142</b>	2024
<a href="#">Hoh Share Inc</a>	WV	\$401,586	Executive Di	\$32,000	<b>\$37,243</b>	2024
<a href="#">Flockfest Events Inc</a>	FL	\$394,952	President	\$65,000	<b>\$65,636</b>	2024
<a href="#">Village2village Project Inc</a>	IN	\$505,317	Executive Director	\$99,090	<b>\$112,323</b>	2024
<a href="#">Texas Pride Impact Funds</a>	TX	\$387,795	Executive Director	\$117,127	<b>\$129,659</b>	2023
<a href="#">Jeremy Wilson Foundation The</a>	OR	\$370,966	Executive Dir.	\$73,000	<b>\$72,870</b>	2024
<a href="#">Bra Couture Kc</a>	MO	\$525,972	Executive Director	\$90,000	<b>\$102,464</b>	2024
<a href="#">New Freedom Project</a>	AZ	\$361,674	President	\$96,154	<b>\$99,400</b>	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](https://peerbasis.org/methodology).

## ■ Sample, role match & sensitivity

PEER COUNT	<b>46</b> organizations. Compensation range \$598–\$208,459; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$448,117); for reference, expenses \$357,038 and assets \$10,458,891.
ROLE MATCH	Cynthia Amodeo, reported title " <i>CPO THROUGH 12/22 CEO EFFECTIVE 1/23</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.

**RELATED-ORG PAY** 8 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 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	28 <sup>th</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	78 <sup>th</sup>

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 (Cynthia Amodeo) 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 46 similarly situated organizations (Same NTEE sector (P12), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$33,041 is reasonable (approximately the 24<sup>th</sup> 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.