

Eden Park Inc

Executive Director / CEO

EIN 550764209

WV · NTEE L20

FY ending 2023-09-30

June 9, 2026

This analysis benchmarks the total compensation of **Charles Holley, Executive Director / CEO** (\$5,941) against **every comparable organization** that fit the selection criteria — **248** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the 9th percentile of comparable organizations

below the typical range for comparable organizations

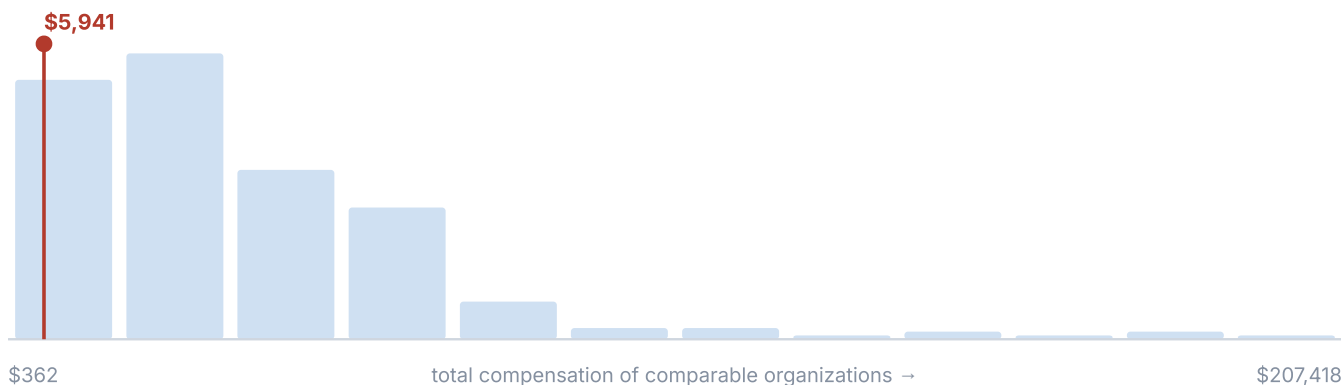
Benchmarked executive: Charles Holley — reported title “EXECUTIVE DI”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L20).
BUDGET	Total revenue between \$123,099 and \$275,596 — 0.67x to 1.50x the subject's \$183,731 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L20), nationwide + budget 0.67–1.5x revenue.

248 organizations qualified on sector, size, and geography → **248** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$6,085	\$16,246	\$30,418	\$50,255	\$63,864	\$5,941
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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 WV 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
Allies Homes 2005 Inc	NJ	\$183,802	Chief Executive Officer	\$29,476	\$23,609	2024
Sean Brook House Inc	MA	\$184,359	Executive Director	\$29,252	\$24,278	2023
Asi - Jamestown Inc	MN	\$184,619	President/tr	\$65,715	\$59,972	2023
Habitat For Humanity Of Highland Co Inc	OH	\$184,627	Director	\$10,710	\$10,176	2024
Las Vegas Supportive Housing Inc	MN	\$184,865	President/tr	\$68,006	\$58,728	2025
Suburban Alternatives Land Trust	CA	\$184,910	Chairman-ceo	\$96,000	\$74,365	2024
Asi Henderson Inc	MN	\$185,291	President/tr	\$68,006	\$58,728	2025
Broadwal Inc	MA	\$185,519	Executive Director	\$18,487	\$14,903	2024
Dwight Way Housing Inc	CA	\$186,012	Ceo	\$47,732	\$38,067	2023
Ocl Properties Viii Inc	NY	\$180,843	Chief Financial Officer	\$73,290	\$59,411	2024
Vip Rjp Housing Development Fund	NY	\$187,328	President/ceo	\$50,896	\$42,476	2023
Pinellas Urban Properties And Services Inc	FL	\$180,026	President & Ceo	\$24,734	\$20,844	2024
Sky Parkway Mutual Housing Corporation	CA	\$179,653	Ceo	\$34,705	\$27,678	2023
N Vision Communities Inc	FL	\$179,259	President/tr	\$40,000	\$33,709	2024
Sabin Group I	CO	\$188,844	Board President & Ceo Of Mhcd	\$24,467	\$21,668	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
San Antonio Supportive Housing Inc	MN	\$178,608	President/tr	\$65,715	\$59,972	2023
Roxbury Main Streets Revitalization Corporation	MA	\$189,221	Executive Director	\$86,893	\$70,047	2024
Wilson Street Apartments Inc	RI	\$189,475	President - Trustee	\$83,575	\$71,890	2024
Niagara Village Housing Development Fund	NY	\$177,900	Cfo	\$23,006	\$19,200	2023
St Francis Of Assisi Residences At	MA	\$190,168	Exec. Dir./p	\$3,180	\$2,639	2023
Glenn-verde Housing Inc	AZ	\$190,266	President/ceo	\$34,911	\$30,119	2024
Good Samaritan Society Inc	SD	\$177,099	President & Ceo	\$143,523	\$146,292	2023
Asi Great Falls Inc	MN	\$190,468	President/tr	\$65,715	\$59,972	2023
Allies Homes 2009 Inc	NJ	\$176,500	Chief Executive Officer	\$29,476	\$23,609	2024
Opportunity Apartments Inc	IN	\$191,033	President/ceo	\$9,893	\$9,359	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to WV 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 WV 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 248 organizations. Compensation range \$362–\$207,418; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$183,731); for reference, expenses \$223,896 and assets \$1,034,679.

ROLE MATCH	Charles Holley, reported title "EXECUTIVE DI", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	163 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	10 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	9 th
Total compensation (D + F), as reported (no adjustments)	7 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	29 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 (Charles Holley) 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 248 similarly situated organizations (Same NTEE sector (L20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$5,941 is reasonable (approximately the 9th 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.