

Oak Hill Apartments

Executive Director / CEO

EIN 680326048

CA · NTEE L80Z

FY ending 2024-02-29

June 9, 2026

This analysis benchmarks the total compensation of **Arabella Hutt, Executive Director / CEO** (\$39,437) against **every comparable organization** that fit the selection criteria — **56** 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: Arabella Hutt — reported title “SECRETARY/TREASURER”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

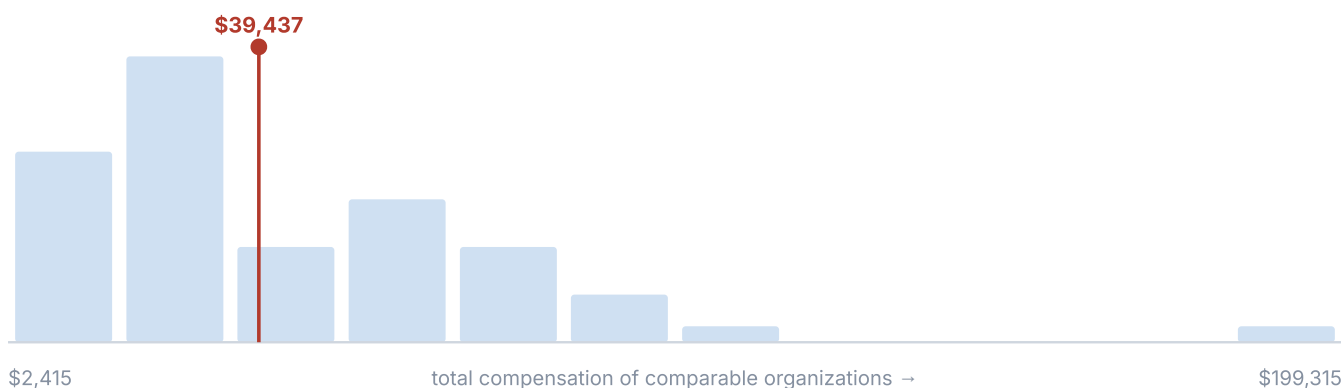
SECTOR Organizations sharing the subject's NTEE classification (L80Z).

BUDGET Total revenue between \$97,056 and \$217,291 — 0.67x to 1.50x the subject's \$144,861 (the band tightens as size grows).

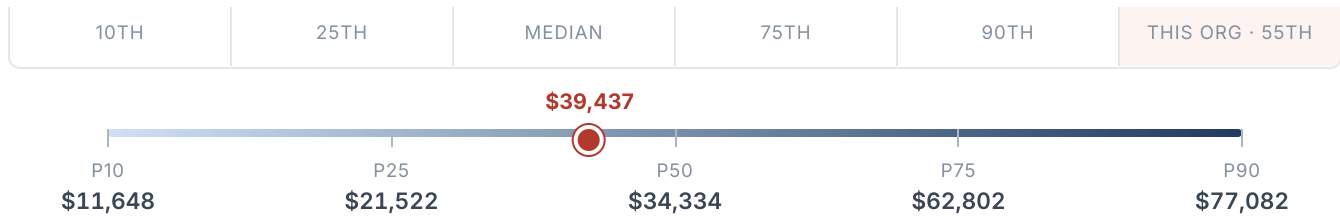
GEOGRAPHY Same NTEE sector (L80), nationwide + budget 0.67–1.5x revenue.

56 organizations qualified on sector, size, and geography → **56** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$11,648	\$21,522	\$34,334	\$62,802	\$77,082	\$39,437
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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 CA 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
Ebsv Community Development Inc	CA	\$143,735	President & Ceo	\$28,109	\$28,939	2023
Newburyport Affordable	MA	\$140,347	Executive Director	\$18,309	\$19,054	2024
Wisconsin Rapids Figure Skating Club Inc	WI	\$150,751	Program Director	\$2,075	\$2,446	2025
Lexington Senior Center Inc	MO	\$138,378	Executive Di	\$58,000	\$71,142	2024
Stanton Accessible Apartments	CA	\$138,256	Ceo	\$61,000	\$62,802	2023
Ocl Properties Xiii Inc	NY	\$136,186	Chief Financial Officer	\$73,290	\$76,696	2024
Ascendant Neighborhood Development	NY	\$135,879	Executive Dir/ President	\$185,000	\$199,315	2023
Mount Zion Community Development Inc	NC	\$155,327	Executive Director	\$72,334	\$86,555	2024
Trans Housing Coalition Inc	GA	\$156,187	Executive Dir.	\$89,470	\$107,259	2023
Mid-peninsula Murphy's Inc	CA	\$157,402	Cfo / Assistant Secretary	\$77,467	\$77,467	2024
Wentworth Corporation	RI	\$131,813	President	\$52,490	\$60,009	2023
Fox Township Manor Inc	PA	\$158,421	Director	\$34,650	\$40,016	2024
Cannelton & Neighbors Development Inc	IN	\$158,750	Executive Director	\$13,950	\$17,037	2024
Housing Continuum Inc	IL	\$160,761	Executive Director	\$30,156	\$35,348	2023
Asi - Anoka County Inc	MN	\$127,371	President/tr	\$68,006	\$75,814	2025

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Prairie Haven Inc	IA	\$162,717	Top Management Official	\$19,545	\$25,515	2023
Narragansett Affordable Housing Inc	RI	\$163,584	President	\$37,500	\$40,568	2025
Whitehaven Economic Development	TN	\$126,000	Executive Di	\$50,710	\$61,729	2024
Mobile Accessible Housing Inc	AL	\$125,332	President/ceo	\$53,238	\$64,890	2025
The Rise Center	OH	\$165,354	President/ceo	\$76,379	\$93,685	2024
Interstate I Affordable Housing Inc	NY	\$121,716	Vice President	\$39,986	\$41,844	2024
Bagley Housing Association	MI	\$121,214	President & Ceo	\$39,383	\$47,076	2024
Central Louisiana Independent Living Center	LA	\$120,619	President/ceo	\$21,418	\$27,312	2024
Dh Inc	OR	\$170,222	President	\$15,031	\$16,643	2023
Blackrock-riverside Neighborhood	NY	\$119,062	Finance (Through 5/24)	\$2,308	\$2,415	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to CA 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 CA 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 56 organizations. Compensation range \$2,415–\$199,315; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$144,861); for reference, expenses \$169,250 and assets \$922,494.

ROLE MATCH	Arabella Hutt, reported title " <i>SECRETARY/TREASURER</i> ", benchmarked as Executive Director / CEO. Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.
RELATED-ORG PAY	37 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	55 th
Total compensation (D + F), as reported (no adjustments)	61 st
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	71 st

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 (Arabella Hutt) 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 56 similarly situated organizations (Same NTEE sector (L80), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$39,437 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.