

# Alt Affordable Housing Services Inc -

Executive Director / CEO

June 9, 2026

This analysis benchmarks the total compensation of **Jerry Du Terroil, Executive Director / CEO** (\$18,000) against **every comparable organization** that fit the selection criteria — **15** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **27<sup>th</sup>** percentile of comparable organizations within the typical range

**Benchmarked executive:** Jerry Du Terroil — 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 (L20).

**BUDGET** Total revenue between \$189,340 and \$423,897 — 0.67x to 1.50x the subject's \$282,598 (the band tightens as size grows).

**GEOGRAPHY** Same NTEE sector (L20) + TX + budget 0.67–1.5x revenue.

**15** organizations qualified on sector, size, and geography

→ **15** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$9,491	\$18,008	\$32,371	\$43,419	\$115,815	\$18,000
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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 TX 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="#">Ser Community Development Corporation</a>	TX	\$285,957	Director (Ceo, Ser Jobs)	\$7,031	<b>\$7,031</b>	2024
<a href="#">Rejuvenated Life Inc</a>	TX	\$295,537	Executive Dir.	\$39,000	<b>\$39,000</b>	2024
<a href="#">Our Casas Resident Council Incorporated</a>	TX	\$261,827	Executive Director	\$40,010	<b>\$41,192</b>	2023
<a href="#">The Reach Project</a>	TX	\$260,261	Executive Dir.	\$59,615	<b>\$59,615</b>	2024
<a href="#">Nautical Affordable Housing Inc</a>	TX	\$306,354	Executive Di	\$233,050	<b>\$233,050</b>	2024
<a href="#">Fulton Gardens li Corporation</a>	TX	\$306,407	President	\$13,180	<b>\$13,180</b>	2024
<a href="#">Evergreen Village Inc</a>	TX	\$352,685	Secretary/treasurer	\$17,946	<b>\$17,483</b>	2025
<a href="#">Bethesda Manor Inc</a>	TX	\$209,112	Manager	\$18,000	<b>\$18,532</b>	2023
<a href="#">Hcha Redevelopment Authority Inc</a>	TX	\$356,807	Finance Director	\$32,371	<b>\$32,371</b>	2024
<a href="#">Community Housing Expansion Of Austin</a>	TX	\$367,669	President	\$343	<b>\$353</b>	2023
<a href="#">Inclusive Communities Project</a>	TX	\$380,137	Executive Dir.	\$153,282	<b>\$153,282</b>	2024
<a href="#">Lighthouse Living Centers Inc</a>	TX	\$394,064	President	\$24,213	<b>\$24,928</b>	2023
<a href="#">Lighthouse Living Centers No 2 Inc</a>	TX	\$397,478	President	\$24,213	<b>\$24,928</b>	2023
<a href="#">Amistad Housing Development</a>	TX	\$400,158	Executive Di	\$41,666	<b>\$41,666</b>	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Wind Terrace Inc</a>	TX	\$415,985	Secretary/treasurer	\$43,875	<b>\$45,171</b>	2023

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to TX 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 TX 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](http://peerbasis.org/methodology).

## Sample, role match & sensitivity

PEER COUNT	15 organizations. Compensation range \$353–\$233,050; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$282,598); for reference, expenses \$433,563 and assets \$1,765,371. <b>Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.</b>
ROLE MATCH	Jerry Du Terroil, reported title " <i>EXECUTIVE DIRECTOR</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	7 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	2 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	27 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	27 <sup>th</sup>
Reportable pay only (column D), adjusted	53 <sup>rd</sup>
All sources (D + E + F), adjusted	7 <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

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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 (Jerry Du Terroil) 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 15 similarly situated organizations (Same NTEE sector (L20) + TX + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$18,000 is reasonable (approximately the 27<sup>th</sup> percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [\_\_ for / \_\_ against].

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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.