

Great Falls Elderly Housing Inc

Executive Director / CEO

EIN 810533986

MN · NTEE L21

FY ending 2024-06-30

June 9, 2026

This analysis benchmarks the total compensation of **Stephen Vander Schaaf, Executive Director / CEO** (\$65,715) against **every comparable organization** that fit the selection criteria — **190** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **83rd** percentile of comparable organizations within the typical range

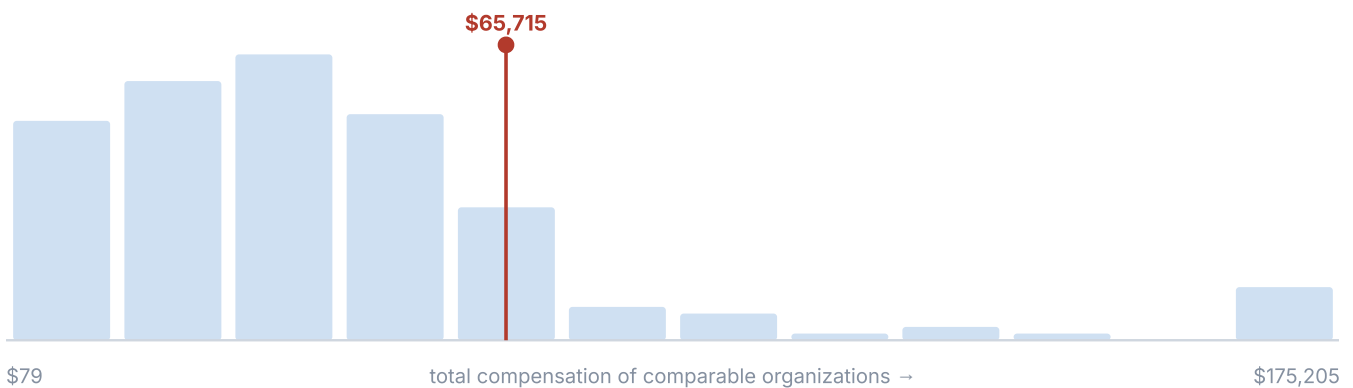
Benchmarked executive: Stephen Vander Schaaf — reported title "PRESIDENT/TR", selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L21).
BUDGET	Total revenue between \$216,684 and \$485,113 — 0.67x to 1.50x the subject's \$323,409 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

190 organizations qualified on sector, size, and geography → **190** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,011	\$21,685	\$37,775	\$52,766	\$77,618	\$65,715
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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 MN 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
Mcperson Voa Elderly Housing Inc	VA	\$322,828	President	\$183,373	\$174,566	2025
Alpha Properties Inc	IN	\$322,189	Executive Director	\$1,800	\$1,921	2024
Los Robles Apartments Inc	CA	\$319,840	Secretary	\$52,496	\$45,876	2024
Amber Village Housing Corporation	KY	\$327,037	Exec Director, Secretary, Treasurer	\$15,600	\$16,962	2024
Nu-dimensions-west Hickory Inc	NC	\$328,865	Ceo	\$17,706	\$19,062	2023
Loretto-malta Manor Housing Development	NY	\$330,815	Chairperson	\$27,907	\$25,521	2024
Culver City Rotary Plaza Inc	CA	\$315,455	President/ceo	\$68,128	\$59,536	2024
Snhs North Berwick Elderly Housing Inc	NH	\$314,200	Treasurer	\$53,564	\$48,764	2025
Mary Sunshine House	SC	\$332,853	Executive Director	\$85,661	\$90,440	2024
Wider Path Home Foundation	RI	\$313,582	Director (Jan-july); President (July-dec)	\$46,354	\$44,983	2024
Lancaster Housing Development Fund	NY	\$313,548	Board Member/board President	\$25,080	\$23,613	2023
Roxbury Development Corporation	MA	\$313,126	Director	\$4,247	\$3,862	2024
Independent Living Horizons Eight Inc	GA	\$312,750	President/ceo	\$21,151	\$22,159	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Vanmew Housing Development	NY	\$334,251	Executive Di	\$7,598	\$6,948	2024
Keystone Development Inc	TN	\$312,151	Executive Director	\$24,097	\$25,634	2024
Hsc No 6 Housing Development Fu	NY	\$334,685	Accountant	\$4,800	\$4,390	2024
Mend I Inc	NJ	\$334,687	President/ceo	\$18,012	\$16,275	2024
Southern Hills Senior Residences Inc	KS	\$334,841	President	\$2,639	\$2,885	2024
Tg_301 Inc	TX	\$311,505	Executive Director	\$20,876	\$21,758	2023
River Grove Retirement Community Inc	MI	\$310,149	President & Ceo	\$31,878	\$34,283	2023
Vip West 184th Street Hdfc	NY	\$336,879	President/ceo	\$50,896	\$47,919	2023
Spiti Housing Development Fund	NY	\$309,417	Executive Director	\$24,759	\$22,642	2024
Exhale Women's Fellowship	NJ	\$308,865	Executive Di	\$19,200	\$17,861	2023
Savannah Gardens Senior Residences Inc	CO	\$339,863	President	\$13,716	\$13,310	2024
Quinnipiac Valley Community	CT	\$340,184	Acting President	\$7,376	\$7,206	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MN 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 MN 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	190 organizations. Compensation range \$79–\$175,205; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$323,409); for reference, expenses \$392,454 and assets \$2,255,395.
ROLE MATCH	Stephen Vander Schaaf, reported title " <i>PRESIDENT/TR</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	158 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	13 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	83 rd
Total compensation (D + F), as reported (no adjustments)	79 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	83 rd

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 (Stephen Vander Schaaf) 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 190 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$65,715 is reasonable (approximately the 83rd 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.