

Woodys Home For Veterans

Executive Director / CEO

EIN 830367619
 LA · NTEE L20
 FY ending 2024-12-31
June 9, 2026

This analysis benchmarks the total compensation of **Ronald Key, Executive Director / CEO** (\$26,049) against **every comparable organization** that fit the selection criteria — **307** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **38th** percentile of comparable organizations within the typical range

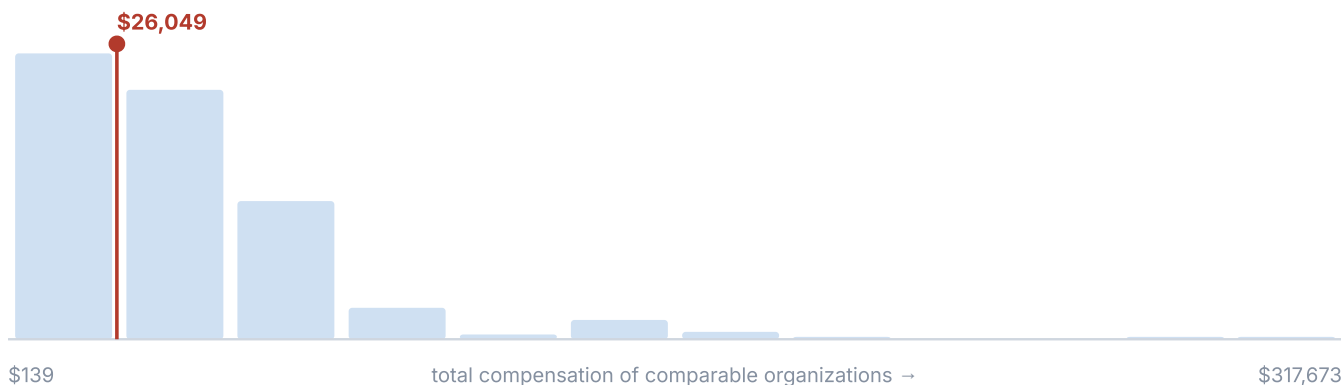
Benchmarked executive: Ronald Key — reported title “Executive Dir.”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L20).
BUDGET	Total revenue between \$225,371 and \$504,564 — 0.67x to 1.50x the subject's \$336,376 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L20), nationwide + budget 0.67–1.5x revenue.

307 organizations qualified on sector, size, and geography → **307** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$6,978	\$16,740	\$33,897	\$54,552	\$78,117	\$26,049
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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 LA 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
287 Housing Development Fund Corporation	NY	\$335,560	President (Through 2/23/24)	\$16,551	\$13,582	2024
National Housing Corporation	CA	\$337,202	Executive Di	\$157,144	\$126,871	2023
Breaking Ground Iii Hdgc	NY	\$337,680	President & Ceo	\$14,471	\$11,875	2024
New Development Corporation	MI	\$334,395	Executive Director	\$81,471	\$78,624	2023
Habitat For Humanity International	MT	\$333,351	Executive Director	\$55,650	\$54,478	2024
Community Housing Trust Of Sarasota	FL	\$333,180	Executive Di	\$16,750	\$14,290	2024
Start Easy Eagle Development	NJ	\$333,018	Ceo	\$11,980	\$9,714	2024
Parkway Commons Housing Development	NY	\$332,966	Ceo	\$62,774	\$51,514	2024
Mid-peninsula Scotts Valley Inc	CA	\$340,716	Cfo / Assistant Secretary	\$77,467	\$60,749	2024
The Disability Foundation Inc	OH	\$340,853	Executive Dir.	\$140	\$139	2023
Brookside Senior Housing Development	NY	\$341,111	Executive Director (To Dec 2023)	\$11,334	\$9,576	2023
Acre Triangle Community Development	MA	\$342,547	Executive Director	\$8,915	\$7,275	2024
United Church Residences Of Ellicott	OH	\$343,916	Treasurer	\$34,230	\$33,897	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Habitat For Humanity	MI	\$328,579	Executive Director	\$55,700	\$53,753	2023
Seventeenth Street Housing Development	NY	\$344,346	President & Ceo (Thru 4/23)	\$56,332	\$47,593	2023
United Church Residences Of Ashland	OH	\$344,360	Treasurer	\$50,772	\$48,836	2024
Vincentian Housing Corporation Inc	FL	\$328,159	Ceo	\$38,494	\$32,841	2024
American Housing Preservation	TN	\$328,072	President	\$4,000	\$3,818	2024
Don Pedro Development Corporation	NJ	\$345,000	President/ceo	\$10,348	\$8,639	2023
Mid-peninsula Coastside Inc	CA	\$327,693	Cfo / Assistant Secretary	\$59,660	\$48,167	2023
St Mark's Terrace Dundee	NY	\$345,142	Administrator	\$60,607	\$49,736	2024
Affordable Housing Solutions	GA	\$345,227	President	\$161,840	\$147,782	2024
Metropolitan Housing Coalition Inc	KY	\$326,752	Executive Director	\$77,500	\$75,616	2024
Hrh Neighborhood Hdrc Inc	NY	\$347,636	President &	\$20,444	\$16,777	2024
Heartland Sawyer Gardens Inc	IL	\$324,810	President/ceo (Part Year)	\$64,935	\$57,975	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to LA 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 LA 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	307 organizations. Compensation range \$139–\$317,673; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$336,376); for reference, expenses \$365,191 and assets \$473,499.
ROLE MATCH	Ronald Key, reported title " <i>Executive Dir.</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	187 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	15 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	38 th
Total compensation (D + F), as reported (no adjustments)	33 rd
Reportable pay only (column D), adjusted	70 th
All sources (D + E + F), adjusted	10 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 (Ronald Key) 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 307 similarly situated organizations (Same NTEE sector (L20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$26,049 is reasonable (approximately the 38th 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.