

Quinnipiac Valley Community

Executive Director / CEO

EIN 834532111

CT · NTEE L21

FY ending 2023-06-30

June 9, 2026

This analysis benchmarks the total compensation of **Chris Pisani, Executive Director / CEO** (\$7,376) against **every comparable organization** that fit the selection criteria — **189** 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: Chris Pisani — reported title "ACTING PRESIDENT", a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR Organizations sharing the subject's NTEE classification (L21).

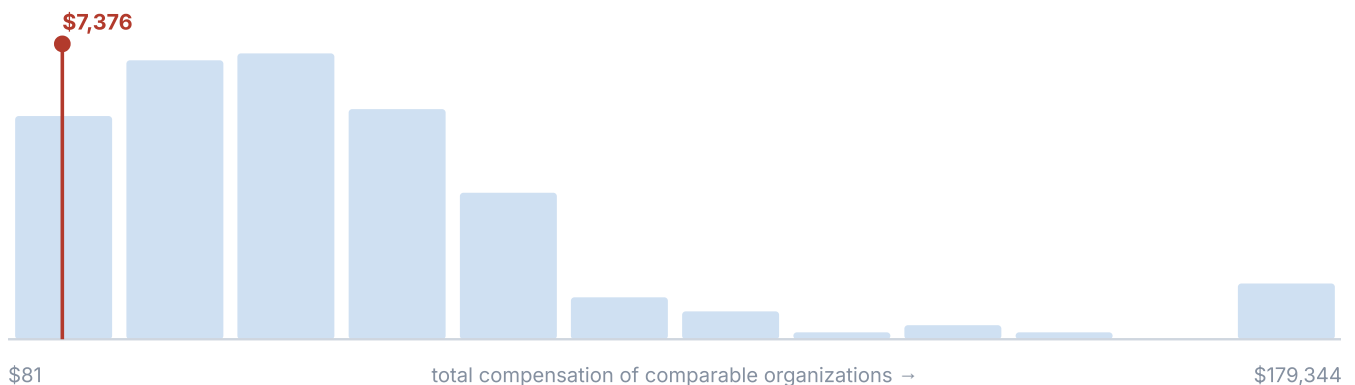
BUDGET Total revenue between \$227,923 and \$510,276 — 0.67x to 1.50x the subject's \$340,184 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

189 organizations qualified on sector, size, and geography

→ **189** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,326

\$22,172

\$38,667

\$55,095

\$81,166

\$7,376



■ 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 CT 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
Savannah Gardens Senior Residences Inc	CO	\$339,863	President	\$13,716	\$13,624	2024
Vip West 184th Street Hdfc	NY	\$336,879	President/ceo	\$50,896	\$49,051	2023
Drachma Housing Inc	CA	\$344,278	Ceo	\$47,732	\$43,959	2023
Bristol Bay Housing Development	AK	\$344,952	Executive Dir.	\$28,730	\$28,455	2024
Southern Hills Senior Residences Inc	KS	\$334,841	President	\$2,639	\$2,953	2024
Mend I Inc	NJ	\$334,687	President/ceo	\$18,012	\$16,660	2024
Hsc No 6 Housing Development Fu	NY	\$334,685	Accountant	\$4,800	\$4,493	2024
Vanmew Housing Development	NY	\$334,251	Executive Di	\$7,598	\$7,113	2024
Catholic Housing Corporation Of St Clair	PA	\$346,420	Chief Executive Officer	\$30,655	\$31,669	2024
Voa Durham Maple Court Inc	MD	\$347,046	Ceo/president Ex-officio	\$83,672	\$81,037	2024
Sartell Senior Housing Inc	MN	\$347,322	President/tr	\$68,006	\$67,818	2025
Mary Sunshine House	SC	\$332,853	Executive Director	\$85,661	\$92,577	2024
Livingston Manor Senior Apartments Inc	PA	\$347,525	President	\$30,792	\$31,811	2024
58-60 Manhattan Avenue Housing	NY	\$347,565	Vice President	\$4,935	\$4,501	2025

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Community Living Of North Central	KS	\$348,450	Board Member And President	\$18,379	\$21,177	2023
Vicksburg Voa Elderly Housing Inc	VA	\$349,422	President	\$183,373	\$178,690	2025
Loretto-malta Manor Housing Development	NY	\$330,815	Chairperson	\$27,907	\$26,124	2024
The Salvation Army Missoula Residences Inc	CA	\$350,630	President	\$32,694	\$30,110	2023
Snhs Northwood Elderly Housing Inc	NH	\$350,783	Treasurer	\$53,564	\$49,916	2025
Montello Welcome Home Inc	MA	\$351,068	President & Ceo	\$42,027	\$40,279	2023
Nu-dimensions-west Hickory Inc	NC	\$328,865	Ceo	\$17,706	\$19,512	2023
National Church Residences Of Anderson	OH	\$351,675	President	\$48,755	\$52,117	2025
Amber Village Housing Corporation	KY	\$327,037	Exec Director, Secretary, Treasurer	\$15,600	\$17,362	2024
Mackenzie Place 202	MO	\$353,648	President/ceo	\$41,197	\$45,202	2024
Gold Camp Housing Partners	CO	\$354,204	Executive Director	\$18,751	\$18,626	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to CT 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 CT 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	189 organizations. Compensation range \$81–\$179,344; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$340,184); for reference, expenses \$321,062 and assets \$1,540,602.
ROLE MATCH	Chris Pisani, reported title "ACTING PRESIDENT", benchmarked as Executive Director / CEO. The title maps directly to this 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	12 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)	8 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	21 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 (Chris Pisani) 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 189 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$7,376 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.