

# Chesapeake Rhf Housing Inc

Executive Director / CEO

EIN 943090349

CA · NTEE L22Z

FY ending 2024-06-30

June 9, 2026

This analysis benchmarks the total compensation of **Hartman Stuart J, Executive Director / CEO** (\$68,128) against **every comparable organization** that fit the selection criteria — **63** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

**Compensation sits at approximately the 51<sup>st</sup> percentile of comparable organizations**

within the typical range

**Benchmarked executive:** Hartman Stuart J — reported title "PRESIDENT/CEO", a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

**SECTOR** Organizations sharing the subject's NTEE classification (L22Z).

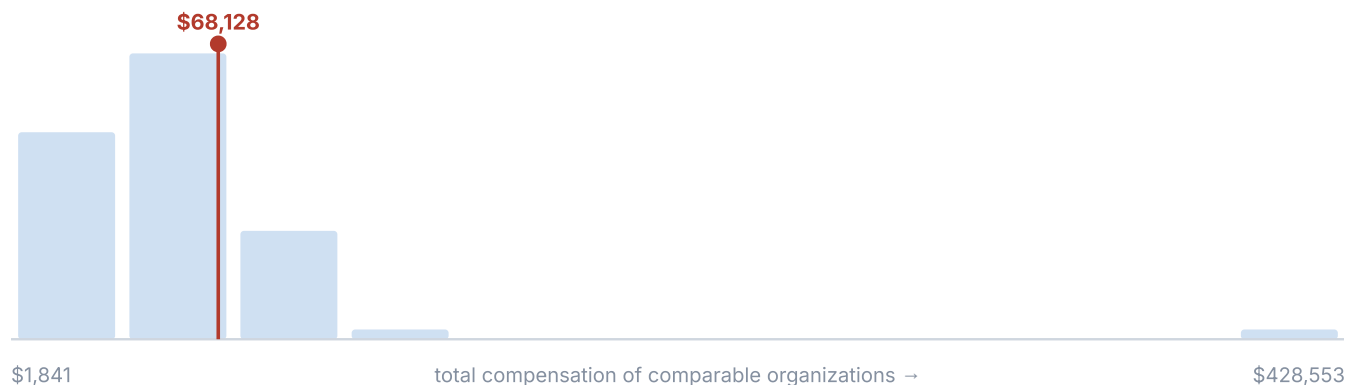
**BUDGET** Total revenue between \$314,967 and \$705,151 — 0.67x to 1.50x the subject's \$470,101 (the band tightens as size grows).

**GEOGRAPHY** Same NTEE sector (L22) + CA + budget 0.67–1.5x revenue.

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

→ **63** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$7,909	\$33,660	\$49,747	\$68,128	\$74,761	\$68,128
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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
<a href="#">Adam &amp; Bruce Housing Corporation</a>	CA	\$479,014	President/ceo	\$76,739	<b>\$74,761</b>	2025
<a href="#">Senior Affordable Housing Corp No 1</a>	CA	\$479,251	Chief Executive Officer	\$40,383	<b>\$40,383</b>	2024
<a href="#">5199 Mission Street Senior Housing Inc</a>	CA	\$460,301	Executive Dir.	\$13,111	<b>\$13,498</b>	2023
<a href="#">Casa Montego Ii Inc</a>	CA	\$486,644	Ceo	\$32,916	<b>\$32,916</b>	2024
<a href="#">Rodeo Senior Apartments Inc</a>	CA	\$495,798	President	\$24,202	<b>\$24,202</b>	2024
<a href="#">Odessa Methodist Housing Inc</a>	CA	\$497,273	President/ceo	\$76,739	<b>\$76,739</b>	2024
<a href="#">Echo Park Senior Citizen Housing</a>	CA	\$497,700	President	\$7,252	<b>\$7,252</b>	2024
<a href="#">Bonham Rhf Housing Inc</a>	CA	\$498,485	President/ceo	\$76,739	<b>\$74,761</b>	2025
<a href="#">Good Shepherd Senior Housing Corporation</a>	CA	\$441,270	Chief Executive Officer	\$40,383	<b>\$40,383</b>	2024
<a href="#">Lutheran Housing Corporation Of</a>	CA	\$505,632	Cfo, Secretary	\$1,841	<b>\$1,841</b>	2024
<a href="#">Parker Home And Associates</a>	CA	\$431,377	Asst Admin	\$43,777	<b>\$45,070</b>	2023
<a href="#">Colorado River Senior Citizens</a>	CA	\$430,998	Former Direc	\$48,320	<b>\$49,747</b>	2023
<a href="#">Pico Veteran Senior Citizen Housing</a>	CA	\$515,876	President	\$7,146	<b>\$7,357</b>	2023
<a href="#">Southpointe Villa Rhf Housing Inc</a>	CA	\$516,722	President/ceo	\$76,739	<b>\$76,739</b>	2024
<a href="#">Winslow Rhf Housing Inc</a>	CA	\$516,905	President/ceo	\$68,128	<b>\$68,128</b>	2024
<a href="#">Salem Rhf Housing Inc</a>	CA	\$524,899	President/ceo	\$76,739	<b>\$74,761</b>	2025

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Hoosier Valley Housing Corporation</a>	CA	\$524,902	President/ceo	\$68,128	<b>\$68,128</b>	2024
<a href="#">Pinehurst Retirement Housing Inc</a>	CA	\$527,469	President/ceo	\$68,128	<b>\$68,128</b>	2024
<a href="#">The Salvation Army Colorado Springs Res Inc</a>	CA	\$528,306	President	\$32,694	<b>\$33,660</b>	2023
<a href="#">Senior Affordable Housing Corp No 6</a>	CA	\$532,253	Chief Executive Officer	\$40,383	<b>\$40,383</b>	2024
<a href="#">Vph Adult Retirement Center</a>	CA	\$406,731	President/ceo	\$68,128	<b>\$68,128</b>	2024
<a href="#">Malone Community Center Housing Corp</a>	CA	\$398,589	President/ceo	\$76,739	<b>\$74,761</b>	2025
<a href="#">Mission Housing Dev Prop Iii Inc</a>	CA	\$544,724	Director	\$9,747	<b>\$9,747</b>	2024
<a href="#">Charlotte Rhf Housing Inc</a>	CA	\$393,964	President/ceo	\$68,128	<b>\$68,128</b>	2024
<a href="#">San Antonio Rhf Housing Inc</a>	CA	\$547,326	President/ceo	\$68,128	<b>\$68,128</b>	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](http://peerbasis.org/methodology).

## Sample, role match & sensitivity

**PEER COUNT** 63 organizations. Compensation range \$1,841–\$428,553; filing years 2023–2025.

**SIZE BASIS** Matched on total revenue (\$470,101); for reference, expenses \$448,925 and assets \$1,679,143.

**ROLE MATCH** Hartman Stuart J, reported title *"PRESIDENT/CEO"*, benchmarked as Executive Director / CEO. The title maps directly to this role.

RELATED-ORG PAY	55 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	51 <sup>st</sup>
Total compensation (D + F), as reported (no adjustments)	51 <sup>st</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	43 <sup>rd</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

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 (Hartman Stuart J) 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 63 similarly situated organizations (Same NTEE sector (L22) + CA + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$68,128 is reasonable (approximately the 51<sup>st</sup> 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.