

Vernon Street Housing Inc

Executive Director / CEO

EIN 943192548
 CA · NTEE L200
 FY ending 2023-06-30
 June 9, 2026

This analysis benchmarks the total compensation of **Dan Sawislak, Executive Director / CEO** (\$47,732) against **every comparable organization** that fit the selection criteria — **24** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **54th** percentile of comparable organizations within the typical range

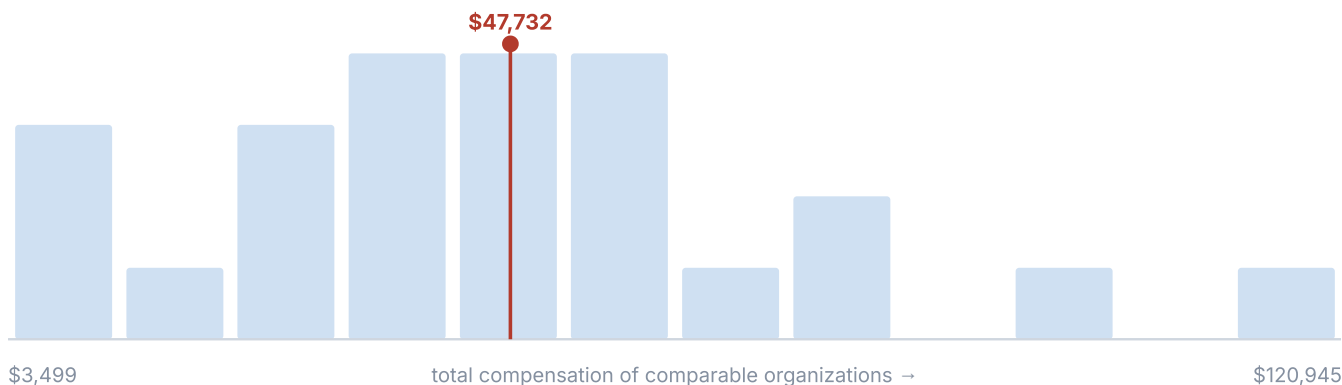
Benchmarked executive: Dan Sawislak — reported title “CEO”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L200).
BUDGET	Total revenue between \$113,783 and \$254,739 — 0.67x to 1.50x the subject's \$169,826 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L20) + CA + budget 0.67–1.5x revenue.

24 organizations qualified on sector, size, and geography → **24** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$15,606	\$25,812	\$43,722	\$61,000	\$76,963	\$47,732
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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
Home For A Home	CA	\$167,690	Executive Dir.	\$77,700	\$77,700	2023
Sky Parkway Mutual Housing Corporation	CA	\$179,653	Ceo	\$34,705	\$34,705	2023
Cahuenga Housing Foundation	CA	\$154,984	Chief Executive Officer	\$61,000	\$61,000	2023
Suburban Alternatives Land Trust	CA	\$184,910	Chairman-ceo	\$96,000	\$93,246	2024
Dwight Way Housing Inc	CA	\$186,012	Ceo	\$47,732	\$47,732	2023
Ocean Housing Foundation	CA	\$144,987	Chief Executive Officer	\$61,000	\$61,000	2023
Salishan Apartments Inc	CA	\$144,446	Secretary/treasurer	\$37,437	\$37,437	2023
The Beneficial Housing Foundation	CA	\$141,196	Ceo/chairman	\$124,517	\$120,945	2024
Tumbleweed Housing Foundation	CA	\$138,128	Ceo	\$61,000	\$61,000	2023
Mid-peninsula San Pedro Inc	CA	\$202,686	Cfo / Assistant Secretary	\$77,467	\$75,244	2024
Muirfield Apartments Inc	CA	\$204,366	Secretary/treasurer	\$37,437	\$37,437	2023
Eye Of A Needle Foundation Inc	CA	\$133,166	President	\$24,700	\$24,700	2023
Inland Equity Community Land Trust	CA	\$129,385	Executive Director	\$36,143	\$35,106	2024
Site K Inc	CA	\$210,341	President	\$45,067	\$43,774	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Pahc Sheridan Apartments Inc	CA	\$128,828	President & Ceo	\$65,172	\$63,302	2024
Glendale Housing Corporation	CA	\$210,867	Chief Executive Officer	\$61,000	\$61,000	2023
Dela Vina Housing Inc	CA	\$212,068	Executive Director	\$3,602	\$3,499	2024
New Century Center	CA	\$122,407	Ceo	\$23,461	\$22,788	2024
Ford Road Supportive Housing Inc	CA	\$220,641	President	\$43,669	\$43,669	2023
Alvarez Court Inc	CA	\$234,805	Ceo	\$47,732	\$47,732	2023
Crossroads Village Mutual Housing	CA	\$238,420	Director	\$5,430	\$5,138	2025
Unseen Heroes For Creative Communit	CA	\$247,521	Executive Director	\$24,500	\$24,500	2023
Office Of People	CA	\$247,998	Ceo	\$12,898	\$12,528	2024
San Joaquin Valley Housing Collaborative	CA	\$249,665	Executive Dir.	\$26,183	\$26,183	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to CA 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 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.

■ Sample, role match & sensitivity

PEER COUNT 24 organizations. Compensation range \$3,499–\$120,945; filing years 2023–2025.

SIZE BASIS Matched on total revenue (\$169,826); for reference, expenses \$265,537 and assets \$967,749. **Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.**

ROLE MATCH	Dan Sawislak, reported title "CEO", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	15 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	1 peer 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	54 th
Total compensation (D + F), as reported (no adjustments)	54 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	42 nd

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 (Dan Sawislak) 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 24 similarly situated organizations (Same NTEE sector (L20) + CA + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$47,732 is reasonable (approximately the 54th 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.