



### **It takes grit and passion to transform underserved neighborhoods.**

Quest is a Comprehensive Community Development Corporation that provides Affordable and Supportive Housing to underserved individuals and families on Atlanta's Westside.

Many of our developments service residents by providing a safe place to call home as well as the comprehensive supportive services necessary to establish a life of self-sufficiency. These services include case management, mental health and addiction counseling, life skills groups, financial management, and workforce development.



# Quest CARE S

## SUPPORTIVE SERVICES

CARF- Community Housing:  
Integrated AOD/MH

CARF- Supportive Living:  
Mental Health

Case Management

# Quest COMMUNITIES

## REAL ESTATE DEVELOPMENT

Supportive Housing

Affordable Housing

Community Facilities

# Quest FIDUCIARY

## FINANCIAL MANAGEMENT

Organizational Payee  
Representative

Non-Attorney Direct Pay  
Representative

SSA and VA

## REFLECTION

Dear Quest partners, residents and stakeholders:

Twenty years ago, we started Quest out of a rooming house on Lowery Boulevard. Now, some 20 years later, Quest serves hundreds of individual and families each year, most of whom have had issues with mental illness, alcohol or drug abuse, or other chronic health conditions.

I founded Quest because I wanted to provide housing for people whose personal struggles made it difficult for them to remain permanently housed. Quest's housing works because we offer our residents an affordable place to live and then we give them the support they need to become more self-sufficient.

Over the past 20 years, Quest has grown from being an effective provider of supportive housing for a few to an organization focused on building community for many. I'm most proud that we have become a trusted partner on Atlanta's Westside with a reputation of delivering on our promises and serving as a catalyst for change.



When we first started, Rock Street consisted of dilapidated apartments and boarded-up homes. But things are different today because we totally transformed this street by building or renovating three apartment complexes, our central office, and two commercial developments to house workforce development programs. Rock Street has become a shining example of community development with permanent supportive housing for previously homeless and low-income populations provided in an attractive and safe setting.

In 2016, we began expanding our vision beyond Rock Street by undertaking a \$30 million development which included Quest Commons West, a 53-unit affordable housing complex and the Quest Westside Impact Center, a socially responsible office/retail space that provides services for Westside residents.

### What is a CHDO?

Quest is designated as a "Community Housing Development Organization" (CHDO).

CHDOs are government funded through highly competitive grants from agencies such as the US Department of Housing and Urban Development and the Georgia Department of Community Affairs, which then designate the CHDO to develop affordable housing on the community's behalf.

Our vision continues as we seek to transform this historic community by providing housing that allows existing residents to remain while attracting new families with a healthy mix of affordable and market-rate units; new commercial properties that attract businesses and increase the community's workforce; and quality delivery of case management for all of our residents and access to a variety of community resources for Westside residents through the Impact Center.

We are committed to the creation of more affordable housing, businesses, and services for the area's current residents. To kick off the next 20 years, we plan to invest \$130 million for 384 additional housing units over the next 5 years. We're honored to serve the Westside and look forward to several more decades of providing prosperous living accommodations and comprehensive supportive services for Atlanta residents.



*Leonard L. Adams*

**LEONARD L. ADAMS, JR.**  
Founder / President / CEO





**Thank you for 20 years of collaborative impact.**



**Thank you for 20 years of collaborative impact.**



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Quest had a bevy of corporate accomplishments for 2021, including celebrating our 20<sup>th</sup> Anniversary.



## Opportunity abounds on the Westside of Atlanta.

At Quest, we believe everyone deserves the human dignity of a safe home with access to health care, education, employment opportunities and an extensive social support network that allows them to thrive.

Quest currently owns and operates 12 properties, including two currently under development.

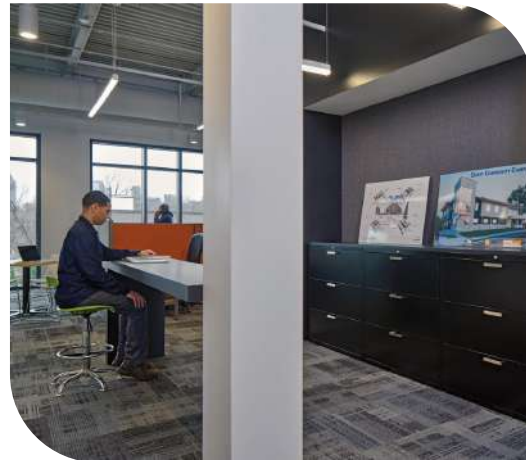


**The QWIC is a 30,000 SF facility that serves as the central hub of Atlanta’s Westside.**

After 5 years of dedicated work, the most impressive accomplishment of 2021 was the opening of the Quest Westside Impact Center (QWIC) in Vine City.

The QWIC delivers housing, social services, and community development resources to the residents of Atlanta’s Westside via three main pillars of community development: affordable housing, economic inclusion, and workforce development.







## Quest Commons West opened November of 2021 on Rock Street.

Quest Commons West (QCW) consists of 3 levels of 53 affordable housing units, ranging from one to three-bedroom layouts.

The site includes amenities such as a community room, gazebo, on-site laundry facility, equipped computer center, furnished exercise/fitness center, and a community garden. Underneath the housing design, is an underground parking garage for the convenience of the residents.







## 281 Supportive Housing Units under pre-development in Grove Park.

### 2021 Pipeline Projects

Other pipeline projects made significant progress including 102 units of permanent supportive housing in the Grove Park neighborhood which were marketed to CDE's and other lenders.

In addition, 139 Units @ 4% bond/tax credit affordable housing development moved to the next stage of pre-development which included HUD approval.

Finally, a 40-unit senior complex in Grove Park was pending remobilization authorization from the State of Georgia's Department of Community Affairs.



## Quest became a NeighborWorks America affiliate agency in 2021.

For Quest, it was important to become part of the NeighborWorks network to have a platform whereby we can work with other agencies across the nation to jointly tackle the complex issues related to low-income housing. We also wanted to participate in programs to maintain healthy operations, measure our effectiveness, ensure our programs are meeting community needs, and solidify our long-term stability.

We hope that being a NeighborWorks affiliate leads to long lasting relationships with similar organizations throughout the country who share our vision and mission for America where safe and healthy housing is provided to all citizens, regardless of income status.



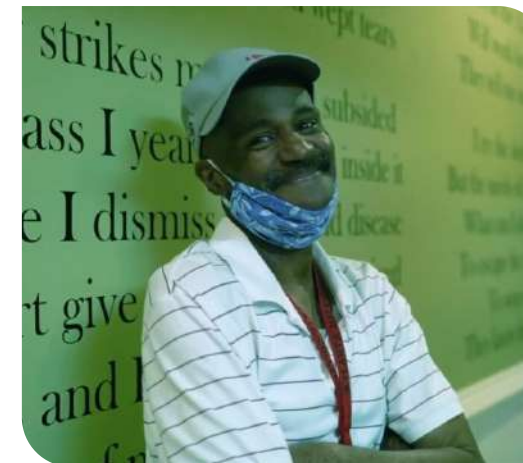
**Quest re-positioned our health and housing mixed-use development model.**

We signed a memorandum of understanding with Good Samaritan Health Center for Heritage at Westlake to provide on-site physical and mental health services in support of Quest’s Healthy Housing Model: supportive housing, health clinic, workforce development and food opportunities.



**In 2021, Quest continued to prove its commitment to exceptional quality of care.**

Two out of 5 Quest Cares programs placed #1 and #2 for providing the highest quality of care among Atlanta Continuum of Care providers. We also acquired full 3-year CARF re-accreditation.

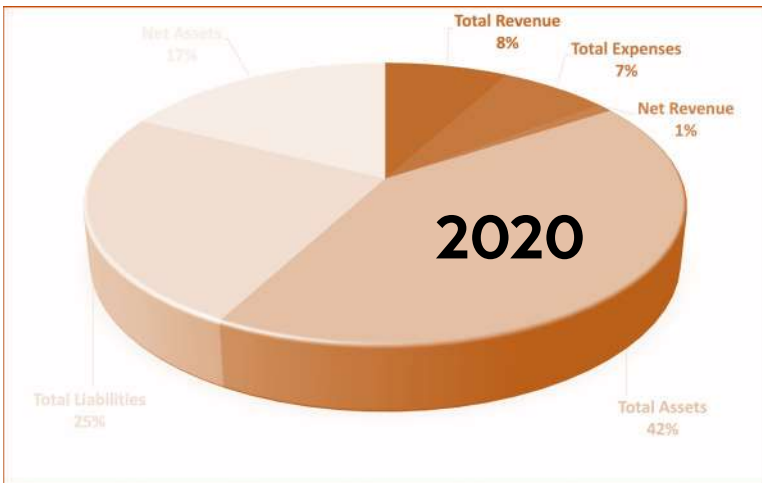
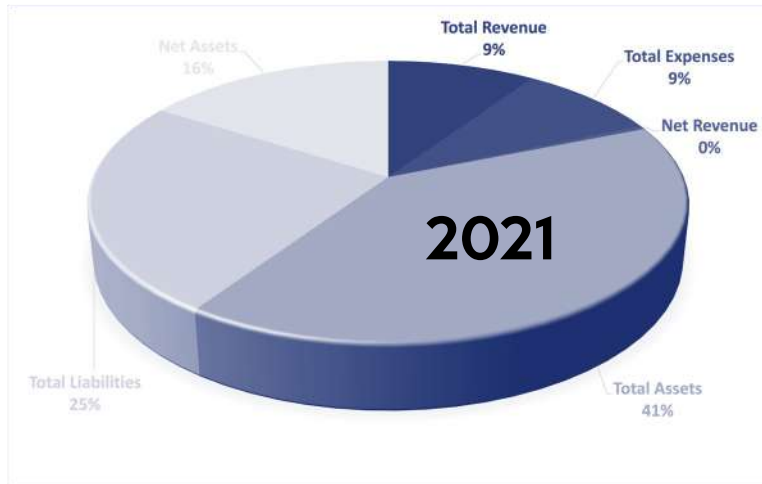


**In 2021 Quest received a Proclamation from Fulton County for 20 years of service.**

Quest participated in multiple speaking and engagement opportunities including Black-led community development corporations: GA Act – August 2021; NeighborWorks Celebration Conversation - September 2021; the Veterans Honors Program sponsored by Renasant Bank- October 2021; and the Home Depot Partnership Webinar - November 2021.

Quest also added 3 new board members to achieve capacity of 15 board members.





## Financial Snapshot Comparison Y2020-Y2021

	<u>2021</u>	<u>2020</u>
Total Revenue	8,089,384.00	6,586,372.00
Total Expenses	7,736,835.00	5,804,310.00
Net Revenue	<b>352,550.00</b>	<b>782,062.00</b>
Total Assets	34,793,529.00	35,178,889.00
Total Liabilities	21,045,352.00	20,648,650.00
Net Assets	<b>13,748,177.00</b>	<b>14,600,239.00</b>

LIFE GETS  
BETTER IN  
A QUEST  
COMMUNITY

QuestCDC

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VA

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