

## A Foundation for the Future



B U I L D I N G   R E S I L I E N T   C O M M U N I T I E S

**High-Quality Affordable & Supportive Housing**  
**Comprehensive CARF Accredited Supportive Care**  
**Trusted Fiduciary Management**  
**Inclusive Community Engagement**

Dear Friends,

**At Quest, we understand that the conversation around affordable housing is not just about bricks and mortar—it's about people, progress, and the promise of equity.** In a rapidly changing Metro Atlanta, where rising costs continue to displace long-standing residents and deepen socioeconomic divides, we are committed to a housing model that puts people first. Our approach goes beyond construction. We create deeply affordable homes anchored by supportive services that empower individuals and families to stabilize, grow, and build toward self-sufficiency.

For over two decades, we've been on a mission to meet our neighbors where they are—whether they're exiting homelessness, recovering from trauma, or seeking to rebuild their lives after hardship. We design communities that blend affordability with access to care, job readiness, financial management, and community engagement. This integrated model acknowledges that housing alone doesn't solve homelessness—connection, support, and opportunity do.

Through powerful partnerships with public agencies, private developers, and mission-aligned nonprofits, we have built a network of housing solutions that reflect both the urgency of the moment and the dignity of every person we serve. Our developments—like the Quest Residences @ Grove Park—are not just buildings; they are intentional investments in the future of Atlanta's Westside and beyond.

As we continue to confront the challenges of housing insecurity head-on, we remain steadfast in our belief that everyone deserves a safe place to call home and the chance to thrive. This is the heart of the QuestCDC model—and our ongoing commitment to an equitable, inclusive Atlanta where no one is left behind.



In service and solidarity,

**Leonard L. Adams, Jr.**

Founder & CEO



### **THE UNAFFORDABLE HOUSING CRISIS**

The U.S. has a shortage of 4–7 million homes, driving rent and house prices sharply upward. —P.3



### **THE QUESTCDC HOUSING MODEL**

Actively responding to Atlanta's growing housing affordability crisis with strategic programs that work —P.5



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### **REIMAGINING COMMUNITY DEVELOPMENT**

Investing in Quest is investing in people, progress, and the future of our communities —P.10



### **PROGRAMMATIC PILLARS**

Janet is now on a new journey after experiencing the harsh realities of homelessness —P.11



# THE UNAFFORDABLE HOUSING CRISIS

## SEVERE UNDER-SUPPLY

The U.S. has a shortage of 4–7 million homes, driving rent and house prices sharply upward. Over the past two decades, the country failed to build enough; estimates suggest at least 5.5 million units are missing.

## RENT BURDEN & FINANCIAL STRAIN

Nearly half of U.S. renters are cost-burdened, spending over 30% of income on housing; 23% are severely burdened, paying over 50%. In Georgia's metro-Atlanta, working families earning less than \$32,000/year may still pay over \$2,000/month—around \$500/week—often in motels.



## DISPLACEMENT & INSTABILITY

As rents rise and evictions follow, families are forced into transient living—extended-stay motels or doubling-up with relatives. This instability leads to job loss, school disruptions, and increased health risks—especially among children.

## HEALTH & SOCIAL CONSEQUENCES

Overcrowding and substandard housing are linked to chronic illness, mental health issues, and developmental delays in children. Housing is a core social determinant of health—lack of stable, affordable homes exacerbates stress, illness, and inequality.

## HIGH RATES OF MENTAL ILLNESS AND DISABILITY

Mental health and disability remain major factors in 2025 Atlanta Point in Time Count: 48% of individuals reported serious mental illness, 40% struggled with substance use, and 67% reported a disability—highlighting the need for supportive, trauma-informed services.

# FROM CRISIS TO COMMUNITY

## HEALTH & SOCIAL CONSEQUENCES

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## SYSTEMIC CAUSES

High construction costs, restrictive zoning, parking mandates, and complex regulations inflate prices and limit new housing—California’s shortages exemplify this trend. Corporate and hedge-fund investors often buy scarce housing stock, further reducing availability.

## POLICY SOLUTIONS & COMMUNITY ACTION

Increased supply—especially through modular housing, zoning reform, and targeted investment—can cool rents and ease displacement. Federal initiatives (e.g., the Housing Crisis Response Act of 2023) propose \$150 billion in investment for production, subsidies, and preservation. Local nonprofits like QuestCDC offer affordable and supportive housing, fiduciary management, community engagement, and wrap-around services to help families escape homelessness.



## KEY TAKEAWAYS

The U.S. housing shortage, worsened by underbuilding, rising costs, and regulatory barriers, leaves too many families rent-burdened—or worse, displaced. Solutions must combine supply-side expansion, policy support, and community-based services, as demonstrated by federal reform efforts and local organizations like QuestCDC.

## ROOTED IN EQUITY BUILT FOR IMPACT

Quest Community Development Corporation (QuestCDC) is a pioneering force in affordable housing development in Georgia and committed to creating housing stability for residents at the lowest income levels. With a focus on social equity and economic inclusion, QuestCDC is dedicated to transforming communities and improving the lives of Atlanta's most vulnerable residents.

QuestCDC currently owns approximately 160 housing units across Atlanta's Westside neighborhoods, including Vine City, English Avenue, West Lake, and Grove Park. These units provide a continuum of housing solutions—from transitional and permanent supportive housing to independent affordable living—designed to meet the needs of individuals and families facing housing instability.





Forward-focused and mission-driven, QuestCDC is actively responding to Atlanta's growing housing affordability crisis with plans to develop 240 new units of affordable and supportive housing in the coming months—further expanding its footprint and deepening its impact across Atlanta's Westside.



Earning an Exemplary rating as a NeighborWorks Chartered Member is a true mark of distinction for QuestCDC. It affirms our steadfast dedication to excellence in affordable housing, community development, and creating measurable impact. More than just a recognition, it represents a powerful partnership—one that amplifies our capacity to serve and advance our mission, together.



# A VISION FOR TRANSFORMATION

In November 2023, Quest Community Development Corporation (QuestCDC) unveiled a transformative \$110 million investment aimed at bolstering affordable housing in Atlanta's Westside. This initiative, known as the "Westside Housing Trifecta," encompasses three major developments designed to serve low-income and formerly homeless residents.

**Quest Residences at Grove Park:** A \$14 million project delivering 40 units for seniors aged 55 and older, targeting individuals earning 30% or less of the Area Median Income (AMI).

**Heritage Village at Westlake:** A \$42 million preservation effort transforming a historic building into 102 units of permanent supportive housing.

**Simpson West:** A \$53 million new construction project at 810 Joseph E. Boone Boulevard, providing 139 units for families through an income-averaged approach.

These developments are integral to Mayor Andre Dickens' broader goal of adding 20,000 affordable housing units to the city.





## The Westside Housing Trifecta is more than just a collection of construction projects—it's a lifeline for Atlanta's most vulnerable populations.

By thoughtfully integrating deeply affordable, senior-focused, and permanent supportive housing within historically underserved neighborhoods, QuestCDC is addressing the complex realities of homelessness, displacement, and housing insecurity. This three-pronged approach ensures that individuals and families—especially those earning at or below 30% of AMI—have access not only to stable shelter but also to the wraparound services and community support needed to thrive.

The Trifecta exemplifies a scalable, place-based solution that aligns with the City of Atlanta's long-term vision for equitable housing and sustainable community development.



**Top—Bottom:** Westside Housing Trifecta  
Ground Breaking Ceremony @ Home Depot  
Backyard | Quest Residences @ Grove Park  
Ribbon-Cutting Ceremony



# HOW QUEST IS TRANSFORMING PLACE INTO POSSIBILITY

QuestCDC is a trailblazer in place-based, equity-driven development on Atlanta's Westside. Grounded in the belief that housing is just the beginning, we deliver integrated solutions—affordable housing, fiduciary management, community engagement and wraparound support services—that address the root causes of systemic inequities.

By creating safe, stable environments where individuals and families can thrive, QuestCDC empowers residents to flourish—free from the threats of displacement, homelessness, and preventable health crises.

The future of Atlanta's Westside hinges on sustained, community-driven efforts that prioritize the needs and voices of its residents. By addressing housing insecurity, promoting economic opportunities, and preserving the cultural fabric of the neighborhoods, there is hope for a revitalized Westside that honors its past while building a more equitable future.

As the city continues to invest in affordable housing and anti-displacement strategies, the Westside stands at a pivotal juncture—poised to transform challenges into opportunities for growth and unity.



## BY THE NUMBERS

**\$140M** Invested in Affordable & Supportive Housing

**\$4.2M** Invested in Single-Family Housing

**\$4M** SSI & VA Benefits Managed Annually

**16,000+** Clients and Residents Served Since 2001

**93%** Of Residents Do Not Return to Homelessness

**Voted #1** In Quality Among ATL's Service Providers

**75+** Nonprofit Partnerships Statewide

## A CALL FOR COMPREHENSIVE COMMUNITY INVESTMENT

# WE BELIEVE THAT HOUSING ALONE IS NOT ENOUGH.

True community transformation requires investment not just in the “bricks and sticks,” but also in the human systems—case management, behavioral health services, workforce development, and wraparound supports—that make housing a pathway to stability and long-term success.

We’re calling on community investors, philanthropists, and policymakers to embrace a more holistic model—one that values the social infrastructure as much as the physical. When we invest in people as well as places, we do more than build buildings—we restore dignity, health, and opportunity.

Location	Atlanta, Georgia
Active Real Estate Portfolio	160 Units
Working Real Estate Portfolio	241 Units
Year Established	2001

By aligning resources with this comprehensive approach, QuestCDC is not only rebuilding neighborhoods—we’re rebuilding lives and reshaping what’s possible for Atlanta’s most underserved communities.



**"Investing in Quest is investing in people, progress, and the future of our communities."**

—MELANIE FAISON | Chief Operations Officer





### 01

#### High-Quality Affordable & Supportive Housing

The foundation of every success story is stable, safe, and dignified housing. By offering deeply affordable homes—many for residents earning 30% or less of the Area Median Income—QuestCDC creates the security needed for individuals to begin healing, rebuilding, and planning for their future.



### 02

#### Comprehensive CARF-Accredited Support

Quest's nationally accredited supportive services offer individualized case management, mental health referrals, recovery coaching, life skills training, and employment support. This wraparound care empowers residents to address the root causes of instability and move forward with confidence and accountability.



### 03

#### Trusted Fiduciary Management

Through Quest Fiduciary, we steward over \$4 million in annual benefits for SSI recipients, veterans, and other vulnerable individuals—championing their financial dignity, stability, and path to independence.



### 04

#### Inclusive Community Engagement

Whether through resident councils, peer mentorship, or neighborhood partnerships, Quest fosters a culture of belonging and civic participation. Residents don't just survive—they contribute, lead, and thrive within vibrant, connected communities.

# QuestCDC

## OUR SUPPORTIVE HOUSING MODEL WORKS.

QUESTCDC MAINTAINS A 93%  
HOUSING RETENTION RATE,  
PROVING THAT WHEN RESIDENTS  
ARE GIVEN THE RIGHT SUPPORT  
AND STABILITY, THEY THRIVE.

Platinum  
Transparency  
2025

Candid.

Background: Quest Commons West—53 Units



The Westside Housing Trifecta—281 Units



## THE QUEST WESTSIDE IMPACT CENTER

299 JOSEPH E. LOWERY NW | ATLANTA, GA 30314

B U I L D I N G   R E S I L I E N T   C O M M U N I T I E S



VA

U.S. Department  
of Veterans Affairs



CHARITY NAVIGATOR  
★★★★ Four Star Charity

NeighborWorks  
CHARTERED MEMBER



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