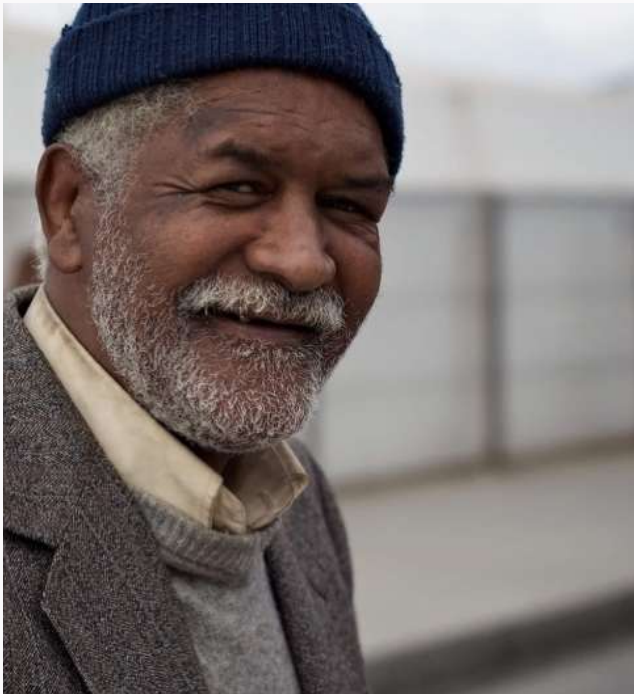


Housing Insecurity & Economic Instability



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

**Housing is Healthcare.
Housing is Recovery.
Housing is the First Step Forward.**



Confronting Housing Insecurity and Economic Instability

A DEEP-ROOTED CHALLENGE

Across Atlanta's historic Westside neighborhoods—Vine City, English Avenue, Grove Park, and West Lake—residents continue to face deeply entrenched barriers to stable housing, economic opportunity, and upward mobility.



HOUSING & ECONOMIC BARRIERS

- Skyrocketing Rents and Lack of Deeply Affordable Housing
- Generational Poverty and High Unemployment
- Under-Resourced Healthcare and Behavioral Health Access
- A Shortage of Wraparound Support for Individuals Exiting Homelessness

2025 DATA

METRO ATLANTA HOMELESSNESS

1% RISE IN TOTAL HOMELESS POPULATION

As of January 2025, the City of Atlanta reported 2,894 individuals experiencing homelessness, reflecting a 1% increase from 2,867 in 2024. Of this total, 1,833 were sheltered, while 1,061 were living unsheltered.

12% DECREASE SINCE 2020 - RECENT 7% SPIKE

Although homelessness has decreased 12% since 2020 (down from 3,240), 2024 saw a 7% increase in total homelessness. This spike was largely fueled by a 41% rise in unsheltered individuals, highlighting growing instability despite long-term progress.

37% UNSHELTERED; 62% OF CHRONIC CASES WITHOUT SHELTER

In 2024, 37% of Atlanta's homeless population remained unsheltered. While chronic homelessness dropped 9% in 2025, 62% of those individuals were still living on the streets, underscoring the urgent need for permanent supportive housing.

FAMILY HOMELESSNESS UP 14-18%

Family homelessness rose by 14-18% in 2025, with about 131 families (400+ individuals) affected. Fortunately, 91% of these families were sheltered, with fewer than 2% unsheltered, reflecting some success in prioritizing family safety.



14-18% RISE
FAMILY HOMELESSNESS IN 2025

OVERVIEW

Though overall homelessness in Atlanta has decreased since 2020, early 2025 data show a stabilization with marginal growth (1%)—especially among unsheltered individuals and families. Chronic homelessness is on the decline, and areas like veteran/youth homelessness are improving. Still, racial disparities, housing affordability, and behavioral health remain significant obstacles.



A WESTSIDE REALITY

Westside Atlanta is home to rows of once-proud homes that now sit blighted and crumbling—echoes of neighborhoods that have long been overlooked and underinvested in. These forgotten blocks, many marked by boarded windows and overgrown lots, reflect decades of disinvestment, displacement, and broken promises. Yet beneath the decay lies a deep-rooted history and community resilience, waiting to be restored with the right vision, resources, and respect for those who have remained.



2025 DATA METRO ATLANTA HOMELESSNESS

AGING & DISPROPORTIONATELY BLACK POPULATION

Roughly 35% of people experiencing homelessness were over the age of 55, and 25% were women or girls. Alarming, Black individuals made up 80–83% of the unsheltered population, despite being only 47% of Atlanta’s general population.

HIGH RATES OF MENTAL ILLNESS AND DISABILITY

Mental health and disability remain major factors: 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.

VETERAN AND YOUTH HOMELESSNESS DECLINING

Some subpopulations saw improvement. Veteran homelessness dropped by 3%, and homelessness among youth aged 18–24 declined by 6%, indicating targeted efforts in these areas are yielding results.

ROOT CAUSES: 71% RENT HIKE & SYSTEMIC INEQUITIES

The housing crisis is exacerbated by a 71% increase in rent over the last decade, paired with tight vacancy rates, underfunded mental health systems, and entrenched racial and economic inequities—conditions that make escaping homelessness increasingly difficult.

OUR RESPONSE TO THE CRISIS



Stable housing is just the beginning.

Quest's programs unlock new pathways to employment, education, and long-term self-sufficiency.

AFFORDABLE HOUSING DEVELOPMENT

- \$110M+ invested into Westside housing through the "Westside Housing Trifecta"
 - creating 293 new affordable and supportive housing units.
- Prioritizing housing for formerly homeless, very-low-income, and vulnerable populations.

WRAPAROUND SUPPORT SERVICES

- CARF-accredited behavioral health and case management: Life skills training, Addiction recovery support, and Healthcare navigation.
- On-site service teams help residents achieve stability and self-sufficiency.

FINANCIAL STEWARDSHIP

- Through Quest Fiduciary, we manage \$4M+ in SSA/VA benefits for at-risk individuals.
- Promote financial dignity, independence, and secure housing retention.

DRIVING ECONOMIC MOBILITY

- Removing housing burdens that keep families trapped in survival mode.
- Connecting residents to workforce development and job readiness training.
- Supporting transitions from public benefits to independent living.

QUESTCDC — COMMUNITY-ROOTED, NATIONALLY RECOGNIZED

- Exemplary-rated NeighborWorks® America Chartered Member.
- Deep roots in the Westside with a proven model of collaboration and care.
- CARF National Accreditation for case management and supportive services.
- Trusted partner to city leaders, funders, and frontline organizations.



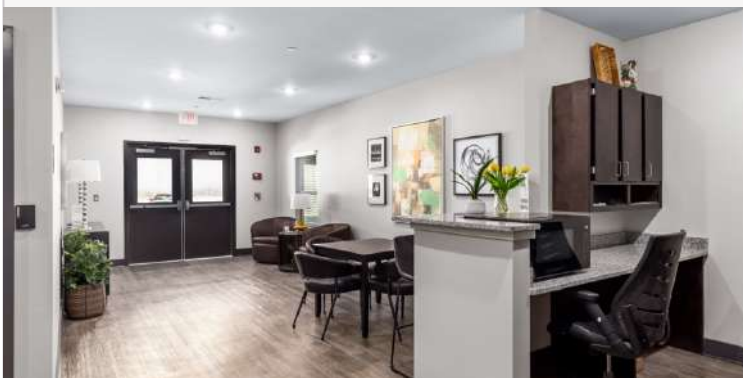
Quest Residences @ Grove Park | 40—1/2BR Units | The Westside Housing Trifecta

HOUSING WITH PURPOSE

Quest delivers housing-first solutions powered by holistic support services. We serve veterans, seniors, and individuals with disabilities or chronic conditions—those too often left behind in traditional housing markets.

At Quest, We Don't Just Build Housing—
We Help Residents Rebuild Their Lives.

HOUSING IS HEALTHCARE.
HOUSING IS RECOVERY.
HOUSING IS THE FIRST STEP FORWARD.



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.

The Westside Housing Trifecta—281 Units



Background: Quest Commons West—53 Units



THE QUEST WESTSIDE IMPACT CENTER

299 JOSEPH E. LOWERY NW | ATLANTA, GA 30314

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VA | U.S. Department
of Veterans Affairs



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