

ANNUAL REPORT

20  
24

Empowering Individuals  
Strengthen Communities  
Creating Pathways to Sustainable Growth

QuestCDC

## MESSAGE FROM OUR FOUNDER

Dear Supporters, Partners, and Community Members,

As we reflect on 2024, we are filled with deep gratitude for the remarkable progress and meaningful partnerships that have propelled QuestCDC closer to our mission of building thriving, equitable communities.

This year has been one of growth, impact, and connection. Together, we've expanded our programs, touched more lives, and strengthened the bonds that unite us in the work of service and empowerment. Your support has been instrumental every step of the way.

Thank you for standing with us. Your belief in our vision fuels our commitment to creating opportunities and transforming communities.

Let's continue to build on this momentum—together.  
With heartfelt appreciation,

**Leonard L. Adams Jr.**  
Founder & CEO



#FORTHECOMMUNITY #FORTHECOMMUNITY

#FORTHCOMMUNITY #FORTHCOMMUNITY



#FORT
UNITY

#FORT UNITY

#FORTUNITY



#FORTUNITY

#FORT UNITY

OUR MISSION  
OUR MISSION  
OUR MISSION  
OUR MISSION  
OUR MISSION  
OUR MISSION  
OUR MISSION

QUESTCDC IS A NONPROFIT DEVELOPER  
**CREATING RESILIENT COMMUNITIES.**

#FORTHECOMMUNITY



# BUILDING A BETTER WESTSIDE TOGETHER



## FOR THE COMMUNITY

Our Vision is to perfect a collective impact model using affordable housing and a services delivery hub as vehicles for community revitalization.



## WE ENVISION VIBRANT COMMUNITIES WHERE EVERYONE HAS THE OPPORTUNITY TO REACH THEIR FULL POTENTIAL

At Quest Community Development Corporation (QuestCDC), our goal is to empower individuals, strengthen communities, and create pathways to sustainable growth. We provide quality affordable housing, delivering comprehensive support services, and fostering economic opportunities that enable individuals and families to thrive.

Guided by the principles of equity, dignity, and innovation, we work collaboratively to address the complex challenges of poverty, homelessness, and social injustice. Through compassionate service and strategic partnerships, we envision vibrant communities where everyone can reach their full potential.

# RIDE FOR THE WESTSIDE

**WESTSIDE FUTURE FUND AND QUESTCDC HOSTED THE 3RD ANNUAL RIDE FOR THE WESTSIDE IN SEPTEMBER, CELEBRATING THE HISTORIC WESTSIDE.**

The event included an 11-mile bike loop, a 5K run, a Peachtree Road Race qualifier, and a Heritage Walk highlighting historic landmarks, community gathering spots, and local businesses. Award-winning journalist Rose Scott, host of 90.1 FM WABE's Closer Look with Rose Scott, served as emcee for this year's event.



The community celebration was a vibrant day of family-friendly activities including running, walking, and biking, all while raising essential funds to support each organization's mission to restore the historic Westside to a thriving community in honor of Dr. Martin Luther King Jr. and the many civil rights leaders who called these neighborhoods home.



# EMPOWERING RESIDENTS & REVITALIZING THE COMMUNITIES THEY CALL HOME



**Every thriving community is built on the foundation of empowered residents**

We are dedicated to creating vibrant, healthy, and safe neighborhoods where opportunities thrive, and community members can prosper.



**Empowering residents begins with active engagement.**

When individuals feel heard and valued, they are more likely to take ownership of their community's future.



**Addressing Core Needs: Affordable Housing and Beyond**

The housing crisis impacts families, seniors, and young individuals striving to build a stable future.



**Empowering Residents and Revitalizing the Communities They Call Home**

We are dedicated to creating vibrant, healthy, and safe neighborhoods where opportunities thrive, and community members can prosper.



**Empowering Residents and Revitalizing the Communities They Call Home**

We are dedicated to creating vibrant, healthy, and safe neighborhoods where opportunities thrive, and community members can prosper.



**Empowering Residents and Revitalizing the Communities They Call Home**

We are dedicated to creating vibrant, healthy, and safe neighborhoods where opportunities thrive, and community members can prosper.

2024

1,100

CLIENTS PROVIDED WITH HOUSING  
& SUPPORTIVE SERVICES IN 2024

16,000+

CLIENTS PROVIDED WITH HOUSING &  
SUPPORTIVE SERVICES SINCE 2001

93%

OF QUEST RESIDENTS DO NOT RETURN  
TO LIVES OF HOMELESSNESS

\$4,200,000

INVESTED IN SINGLE FAMILY  
HOUSING SINCE 2001

\$4,000,000

BENEFITS MANAGED FOR SSI  
RECIPIENTS AND VETERANS IN 2024

\$140,000,000

INVESTED IN AFFORDABLE &  
SUPPORTIVE HOUSING SINCE 2001

#FORTHETCOMMUNITY

# 2024

## QUEST CARES HIGHLIGHTS



**Community Engagement**  
Successfully hosted the First Black History Community Engagement Event, with strong resident participation.



**Annual Block Party**  
Increased attendance by 30%, and a laptop donation was made to a rising HS senior in partnership with AMDOCS.



**Staff Training**  
78% of Quest Cares staff are now certified in Mental Health First Aid.



**Housing & Stability**  
86% of residents have maintained permanent and stable housing.



**Data & Performance**  
Recognized as one of 7 top agencies for data quality among 84 participating organizations.



**Internship Program**  
Successfully retained the internship program with ongoing engagement each school year.



**Resource Connection**  
Achieved a 50% increase in residents connected to essential resources. A 40% increase in client engagement.



**Community Collaboration**  
20% increase in community partnerships and collaborations for resident services.



**Income Support**  
15% increase in clients receiving income support.



**Grants & Funding**  
Secured a new Kaiser Grant for the fiscal year. Three PSH programs ranked in the Top 10 for the 2024 HUD CoC NOFO funding application.



**Voter Engagement**  
Hosted the first Voter Registration Event, with 30% of clients completing early voting.

A woman with dark hair in braids, wearing a black visor and large hoop earrings, is speaking into a microphone. She is wearing a blue t-shirt with a logo that includes the text "For The Comm" and "Herworks MEMBER". A water bottle is tucked under her arm. The background is a colorful mural featuring portraits of several people, including a man with a mustache in the center.

# CELEBRATING 23 YEARS ON ATLANTA'S WESTSIDE

QuestCDC is dedicated to transforming lives by providing access to affordable housing, supportive services, and community development initiatives. Together, we strive to empower individuals and uplift neighborhoods.

QUEST COMMUNITY DEVELOPMENT CORPORATION



# LEADING THE WAY

## MISSION

To create resilient communities.

## VISION

To perfect a collective impact model using affordable housing and a services delivery hub as vehicles for community revitalization.

## LEADERSHIP

**Leonard L. Adams Jr.** – President/CEO

**Kendon Warren** - Chief Financial Officer

**Melanie Faison** - Chief Operating Officer

**Marilyn Benton** - Director, Finance & Asset Management

**Lisa Whitaker** - Director, Human Resources & Compliance Officer

**Olivia Nightingale** - Director, Quest Financial Services

**Melissa Tyson** - Director, Quest Cares - Supportive Services

**Shane Williams** - Director, Marketing & Donor Engagement



# LEADING THE WAY



## BOARD OF DIRECTORS

**Marcus Billie, Board Chair**  
Transaction Manager, Transwestern

**Patrick Pontius, Vice Chair**  
Principal Advisor, Federal Reserve  
Bank of Atlanta

Eddie Bradford, Jr., Treasurer

**Greg Boler**  
Managing Director, East Region  
Investments - Bridge BLP

**Clarice Farrell**  
Specialty Provider Liaison -  
Elevance

**Bob Moffat**  
Senior Director, Merchandising -  
The Home Depot

**Chris Gilmore**  
Partner, Attorney - Townsend &  
Lockett, LLC

**Erin Harris**  
Senior Corporate Counsel - Delta  
Air Lines, Inc.

**LaToya Kyle**  
Senior Loan Officer - Low Income  
Investment Fund (LIFF)

**Wayne Martin**  
Vice President of Government  
Affairs - Morehouse School of  
Medicine



# STRENGTHENING PARTNERSHIPS

In 2024, Quest Community Development Corporation (QuestCDC) expanded its impact across Atlanta's Westside through meaningful partnerships with corporations, foundations, government agencies, faith-based organizations, and community leaders.

**Together, we advanced affordable housing, workforce development, supportive services, and youth programs that strengthen families and neighborhoods.**

Through financial investment, volunteer support, and shared expertise, our partners helped move critical projects forward and expand life-changing resources for residents. As we continue to move #QuestForward, we are deeply grateful for every partner who made progress possible in 2024.



## COMMUNITY SOLUTIONS

## COMPREHENSIVE COMMUNITY DEVELOPMENT UNITS

### Quest CARES

#### 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

### Quest ENGAGE

#### COMMUNITY ENGAGEMENT

Quest Westside Impact  
Center – Vine City

The Westside Wise Podcast

## Embracing Collective Impact

THE QUEST WESTSIDE IMPACT CENTER

### The QWIC Is A 30,000 SF Facility That Serves As The Central Hub Of Atlanta's Westside.

The Quest Westside Impact Center (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.

[QUESTCDC.ORG/IMPACT](https://questcdc.org/impact)



