

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

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BUILDING A BETTER WESTSIDE TOGETHER



FOR THE COMMUNITY

QuestCDC is a nonprofit developer dedicated to building resilient communities—where housing, opportunity, and support systems come together to help people and neighborhoods thrive.



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.

OUR MISSION
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OUR MISSION
OUR MISSION
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OUR MISSION

Our mission is to create resilient communities.

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



EMPOWERING RESIDENTS & REVITALIZING THE COMMUNITIES THEY CALL HOME



Residents Lead the Change

We prioritize meaningful resident participation through councils, surveys, and leadership opportunities—ensuring community voices inform decisions, strengthen trust, and shape outcomes that reflect lived experience.



Housing and Services Create Stability

Our developments pair high-quality, affordable housing with on-site and nearby services—creating stable, connected environments where residents can access education, healthcare, food, and supportive resources within close proximity.



Opportunity Drives Economic Mobility

We expand pathways to financial mobility through job training, employment placement, and small business support—equipping residents with the tools to increase income, build assets, and sustain long-term independence.



Healthy Design Strengthens Communities

We design communities that promote wellbeing—integrating green space, healthy food access, and healthcare while advancing energy efficiency and sustainable building practices.



Integrated Support Creates Generational Impact

Our holistic model supports residents beyond immediate needs—improving housing stability, educational outcomes, and economic resilience to create lasting, multi-generational change.



Partnerships Scale Impact

We leverage strategic partnerships across public, private, and nonprofit sectors—aligning resources, capital, and expertise to scale impact and deliver equitable community development.

COMMUNITY SOLUTIONS

COMPREHENSIVE COMMUNITY DEVELOPMENT UNITS

Quest

C A R E 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

Quest

ENGAGE

COMMUNITY ENGAGEMENT

Quest Westside Impact
Center – Vine City

The Westside Wise Podcast

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

#FORTHECOMMUNITY



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 braided hair, wearing a dark visor and a blue t-shirt, is speaking into a microphone. She is holding a water bottle in her left arm. The background is a colorful mural of diverse people's faces. The text is overlaid on the left side of the image.

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

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.





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.



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)





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

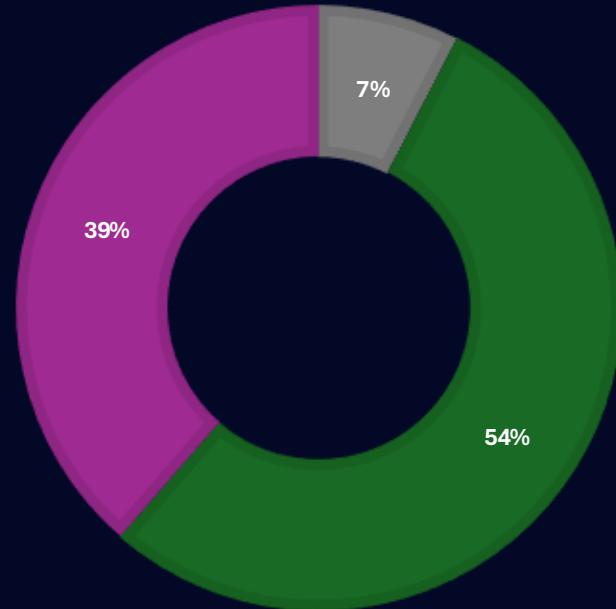
Erin Harris
Senior Corporate Counsel - Delta
Air Lines, Inc.

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

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

FINANCIALS

ALLOCATION OF EXPENSES



■ Current ■ Fixed ■ Other

ASSETS

Current Assets

| | |
|-----------------------------|-----------------------|
| Bank | \$5,183,508.85 |
| Accounts Receivable | \$1,417,939.70 |
| Other Current Asset | \$13,359.09 |
| Total Current Assets | \$6,614,807.64 |

Fixed Assets \$32,140,143.66

Other Assets \$8,942,100.00

Total ASSETS \$47,697,051.30

LIABILITIES & EQUITY

Current Liabilities \$3,603,317.31

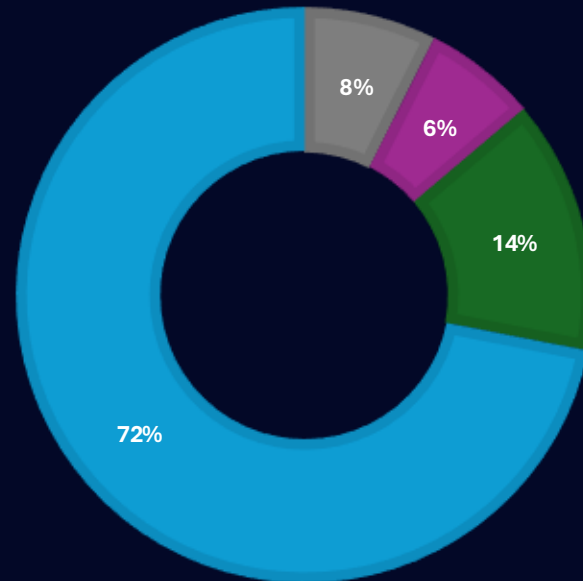
Long Term Liabilities \$25,670,292.39

Equity \$18,423,441.60

Total Liabilities & Equity \$47,697,051.30

FINANCIALS

ALLOCATION OF EXPENSES



■ Engage ■ Fiduciary ■ Cares ■ Communities

REVENUE

| | |
|----------------------|-----------------------|
| Public Support | \$1,039,773.55 |
| Governmental Support | \$2,024,014.41 |
| Development Grants | \$12,765,532.10 |
| Earned Revenue | \$1,087,732.50 |
| Other Income | \$243,549.09 |
| Total Revenue | \$6,841,065.77 |

EXPENSE

| | |
|-------------------------------|-----------------------|
| Program Services | |
| Quest Engage | \$310,262.22 |
| Quest Fiduciary | \$266,425.12 |
| Quest Cares | \$596,163.71 |
| Quest Communities | \$3,002,132.29 |
| Total Program Services | \$4,174,983.34 |

| | |
|-------------------------------|-----------------------|
| General & Admin Expenses | \$1,577,969.99 |
| Total G&A Expenses | \$1,577,969.99 |

Total Operating Expense **\$5,752,953.33**

Net Operating Income

\$1,088,112.44



QuestCDC

