

COMMUNITY MEETING REPORT

Petitioner: STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION, A NEW YORK NOT-FOR-PROFIT CORPORATION

Rezoning Petition No. RZP-2025-090

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte- Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED: A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on August 29, 2025. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held on September 8, 2025 at 6:00 PM and was held via Zoom.

PERSONS IN ATTENDANCE AT MEETING: The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Gavin Naples, Senior Vice President, Matthew Washburn, Attorney, and Michael Rodebaugh, the architect for the project.

SUMMARY OF PRESENTATION/DISCUSSION: The Petitioner's agent, Matthew Washburn, welcomed the attendees and introduced the Petitioner's team. Mr. Washburn indicated that the Petitioner proposed to rezone an approximately 3.390 Acre site (the "Site") located at 7925 Forest Pine Dr., Charlotte, NC 28273, which is currently used as an extended stay hotel from the B-D(CD) to IMU(CD). The agent explained that the purpose of the meeting was to discuss the rezoning request and the and respond to questions and concerns from nearby residents and property owners. A team member of Petitioner, Gavin Naples, provided background information about the Petitioner's experience and the typical operation of its facilities. He explained the petitioner's overall mission is to provide mortgage-free homes and housing to injured veterans, fallen first responders' families, and gold star families, and homeless veterans. He then explained that the existing structure would remain in place, with internal renovations to become high-quality, supportive housing equipped with amenities and services like case management, behavioral health assistance, and employment opportunities. Gavin discussed the Tunnel to Towers Foundation's approach to providing permanent supportive housing for veterans, emphasizing a case-by-case intake and screening process to ensure safety. He highlighted the foundation's commitment to offering comprehensive services, including transportation

to medical facilities and employment opportunities, and noted that the project is privately funded, allowing for flexibility and high-quality care. Gavin also described various successful veteran housing projects across the country and expressed excitement about bringing this initiative to the Charlotte area, promising to provide a supportive environment for veterans and their families. A copy of the slides from the presentation are attached as Exhibit D.

Respectfully submitted, this 19th day of September, 2025

cc: Charlotte Planning, Design & Development Department – Rezoning staff

Exhibit A

Recipient First Name	Recipient Last Name	Address	City	State	ZIP
Debra	Wilson	8224 CARROLWOOD DR	CHARLOTTE	NC	28217
Samuel	Wilson	8224 CARROLWOOD DR	CHARLOTTE	NC	28217
Carolyn	Fountain	301 STONE POST RD	CHARLOTTE	NC	28217
Wilkins	Smith	301 STONE POST RD	CHARLOTTE	NC	28216
Michelle	Ross	308 STONE POST RD	CHARLOTTE	NC	28217
James	Shepard	600 FAWNBROOK LANE	CHARLOTTE	NC	28217
James	Shepard	600 FAWNBROOK LN, CHARLOTTE, NC,	CHARLOTTE	NC	28217
Adaina	Velez	450 GOLDSTAFF LN, CHARLOTTE, NC, 2	CHARLOTTE	NC	28273
Joi	Mayo	409 GOLDSTAFF LN	CHARLOTTE	NC	28273
Tyler	Heaggans	559 GOLDSTAFF LANE	CHARLOTTE	NC	28273
Jacqueline	Lopez	8930 MONT CARMEL LANE	CHARLOTTE	NC	28217
Peter	Rieke	10022 NATIONS FORD RD	CHARLOTTE	NC	28273
Scott	Nelson	9835 GARTH WOOD RD	CHARLOTTE	NC	28273
Brent	Charles	10112 WOODY RIDGE RD	CHARLOTTE	NC	28273
James	Barnes	9835 GARTH WOOD RD	CHARLOTTE	NC	28273
James	White	10126 WOODYRIDGE ROAD	CHARLOTTE	NC	28273
John	Oakman	10041 GARTH WOOD RD	CHARLOTTE	NC	28273
Walter	Donham	617 ECHO COVE LN	CHARLOTTE	NC	28273
Frances	Harkey	717 PEACEFUL GLEN RD	CHARLOTTE	NC	28273
John	Froeb	8932 WINDSONG DR	CHARLOTTE	NC	28273
Cheryl	Higgins	808 ECHO COVE LN	CHARLOTTE	NC	28273
Cassandra	Tate	9117 SHADOWOOD LN	CHARLOTTE	NC	28273
Brown	Tiawana	600 E. Fourth St	CHARLOTTE	NC	28202
ARROWOOD HIX LLC		PO BOX 11864	CHARLOTTE	NC	28220
POPS PROPERTIES LLC		3034 WAMATH DR	CHARLOTTE	NC	28210
YK FOREST POINT LLC		2970 CLAIRMONT RD STE 945	ATLANTA	GA	30329
FAISON ARROWOOD PROPERTY LTD		2825 SOUTH BLVD, Ste 300	CHARLOTTE	NC	28209
ARB REAL ESTATE HOLDINGS LLC		13940 CLAYSPARROW RD	CHARLOTTE	NC	28278
LHG ARROWOOD INC		4820 NATIONS CROSSING RD, STE D101	CHARLOTTE	NC	28217
TWC CHARLOTTE LLC		40 WEST 57TH ST 29TH FL	NEW YORK	NY	10019
SCHUBERT NORTH AMERICA LLC		8848 RED OAK BLVD	CHARLOTTE	NC	28217
FAISON ARROWOOD PROPERTY LTD		2825 SOUTH BLVD, Ste 300	CHARLOTTE	NC	28209
INVA PROPERTIES LLC		9101 SOUTHERN PINES BLVD, Ste 210	CHARLOTTE	NC	28273

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by the Stephen Siller Tunnel To Towers Foundation to rezone approximately 3.390 acres located 7925 Forest Pine Dr., Charlotte, NC 28217 to modify the permitted uses of the property.

Date and Time of Meeting: September 8, 2025 at 6:00 PM (EST)

Place of Meeting: Virtual - The meeting will be held over zoom.

- **If you would like a digital invitation to the zoom meeting, please email:**
matt.washburn@hankinpacklaw.com.
- **Zoom Meeting URL:** <https://us04web.zoom.us/join/2TjyjaRFS5eXdyTDJkMssA>
- **Zoom Meeting Passcode:** 7925FP

Petitioner: The Stephen Siller Tunnel To Towers Foundation, a New York Not-For-Profit Corporation

Petition No.: RZP-2025-090

We are assisting the Stephen Siller Tunnel To Towers Foundation (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 3.390-acre site (the "Site") located (location) from the B-D(CD) zoning district to IMU-CD zoning district. The purpose of the rezoning is to permit the development and use of the existing hotel as long term housing for veterans of the United States military and their families.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on September 8, 2025 at 6:00 PM via Zoom. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please email or call Matt Washburn at Matt.Washburn@hankinpacklaw.com or 980-895-4028.

cc: Tiawana Brown, Tiawana.Brown@charlottenc.gov

Date Mailed: 08/29/2025

Sincerely,



Matthew Washburn, Esq
Attorney for Petitioner

Exhibit C

Sign in Sheet

There were no attendees at the meeting other than petitioner's agent and representatives. We proceeded with the zoom meeting so that we could provide a copy of the slides here as well as a copy of the video.

EXHIBIT D



Our Foundation

On September 11, 2001, Stephen Siller, who was assigned to Brooklyn's Squad 1, had just finished his shift and was on his way to play golf with his brothers when he got word over his scanner of a plane hitting the North Tower of the World Trade Center. Upon hearing the news, Stephen called his wife Sally and asked her to tell his brothers he would catch up with them later. He returned to Squad 1 to get his gear.

Stephen drove his truck to the entrance of the Brooklyn Battery Tunnel, but it had already been closed for security purposes. Determined to carry out his duty, he strapped 60 lbs. of gear to his back, and raced on foot nearly 4 miles through the tunnel to the Twin Towers, where he gave up his life while saving others.

Stephen had everything to live for; a great wife, five wonderful children, a devoted extended family, and friends. Stephen's parents were lay Franciscans and he grew up under the guiding philosophy of St. Francis of Assisi, whose encouraging and inspirational phrase "while we have time, let us do good" were words that Stephen lived by. Stephen's life and heroic death serve as a reminder to us all to live life to the fullest and to spend our time here on earth doing good – this is his legacy.

The Tunnel to Towers Foundation has constructed new homes and paid off the mortgages of over 1,000 catastrophically injured service members, Fallen First Responder families, and Gold Star families throughout the nation.

Our Mission

Determined to further its good works, Tunnel to Towers has also committed to providing long term supportive housing to our struggling veterans nationwide.

Over 35,000 veterans nationwide currently struggle with housing and access to supportive services.

Simply providing housing to veterans is not enough to make a substantial difference in these individual's lives. In order to effectively rehabilitate and reintegrate our veterans back into society, we must also provide a platform where they have ready access to a wide range of needed services, geared towards diagnosing and solving root causes, and addressing their specific emotional, financial, and physical issues.

Our team has created a three-pronged model to address this tremendous problem...

1st Prong - Renovations/New Builds “Veterans Village”

The Foundation is currently purchasing land and distressed hotels in large metro areas throughout the nation.

We either construct modularly-manufactured apartment buildings or convert hospitality properties into high-end, permanent, affordable residential housing units, alongside supportive service offices that provide the direct care to our veterans on site.

Where appropriate, we are constructing a community of Comfort Homes (500 square foot, completely furnished homes).

These Comfort Homes will be utilized by our older veterans so they can also take advantage of the on-site supportive service model, and have a permanent place to call home.

These properties are near VA hospitals, accessible to multiple forms of public transportation, and commercial districts with access to shops, restaurants, grocery stores, banks, and employment opportunities.



2nd Prong - National Case Management Network

Outside of large metro areas, our team provides for any and every veteran struggling and their family, no matter their location.

Our National Case Management Network includes a team of Tunnel to Towers intake specialists, case managers, housing coordinators, and employment coordinators who work together to house veterans and their families and provide access to our network of more than 1,000 supportive service providers.

Once housed, our case managers work on a client-specific plan of sustainability which includes assistance in obtaining their HUD-VASH vouchers and VA benefits, employment opportunities, and access to drug or alcohol rehabilitation centers, mental health clinics and legal aid societies.

We offer assistance in the form of: first month's/second month's rent, security deposits, application fees, brokers fees, mortgage/rental arrears (to ensure veterans are not backsliding into homelessness), food allowances, transportation allowances, and utility payments.



3rd Prong - HUD-VASH Services

Our team has grown to include our new HUD-VASH Services division, which works directly with VA Case Workers to provide financial assistance to rapidly secure housing for veterans and their families throughout the nation.

With the help of our HUD-VASH Services team, the Tunnel to Towers Foundation is now providing assistance to veterans and their families in all 50 states in the nation, as well as Puerto Rico and Guam.



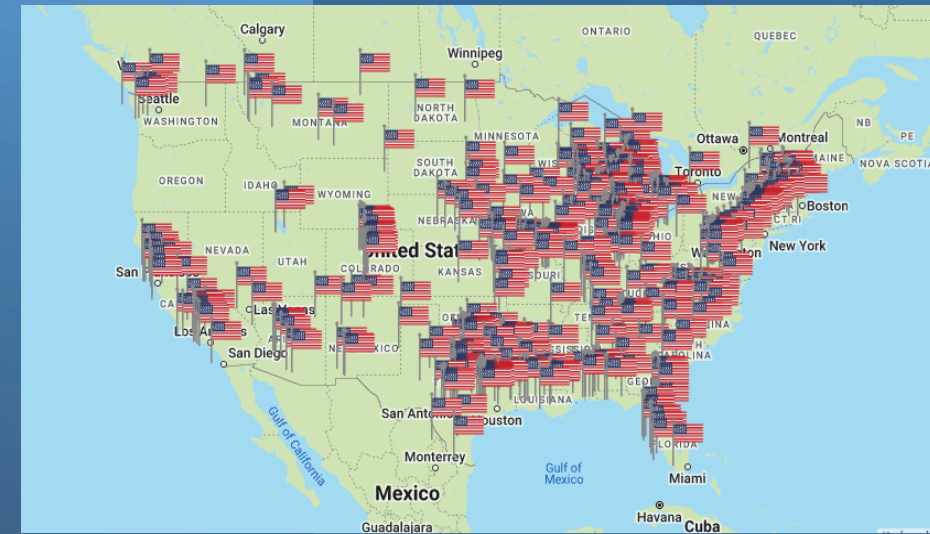
VA

U.S. Department
of Veterans Affairs

IMPACT

By end of 2025, through our Veterans Villages, National Case Management Network, and HUD-VASH Services team, the Homeless Veteran Program will provide housing assistance and access to supportive services to 15,000 veterans and over 8,000 children.

This number will grow exponentially in the years to come as we grow our team, strengthen our relationship with the VA on a federal level, and form strategic alliances with other organizations in the space.



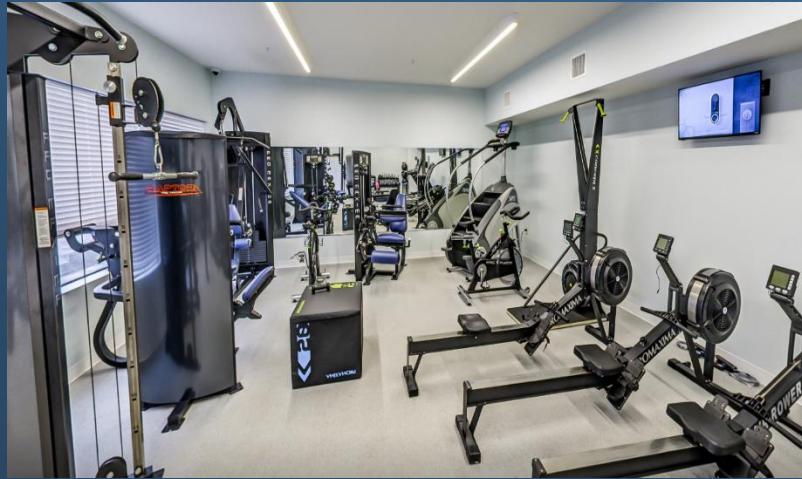
RESIDENCES

Permanent residences for our veterans are designed and furnished with high quality finishes to meet individual's unique needs and provide them with dignity and comfort.



SUPPORTIVE SERVICE SPACE

Our recreation spaces allow veterans to interact with each other and staff, which is proven to reduce the effects of service-related trauma.



SUPPORTIVE SERVICES

The Tunnel to Towers Foundation manages and operates each Veterans Village, utilizing service-providing organizations alongside our own growing team.

The first floor is staffed 24/7 to provide comprehensive supportive services including: Outreach, Case Management, Employment Assistance, Job Training, Benefits Assistance, Education Assistance, Financial/Budget Management, Legal Advocacy, Life Skills Training, Medical Care Access & Navigation, Mental Health Support & Counseling, Psychoeducation Classes, Recovery Support Groups, Peer Support, Basic Needs Support, Transportation Support/Resources, Meal Support/Resources, & Social/Recreational/Cultural Activities.



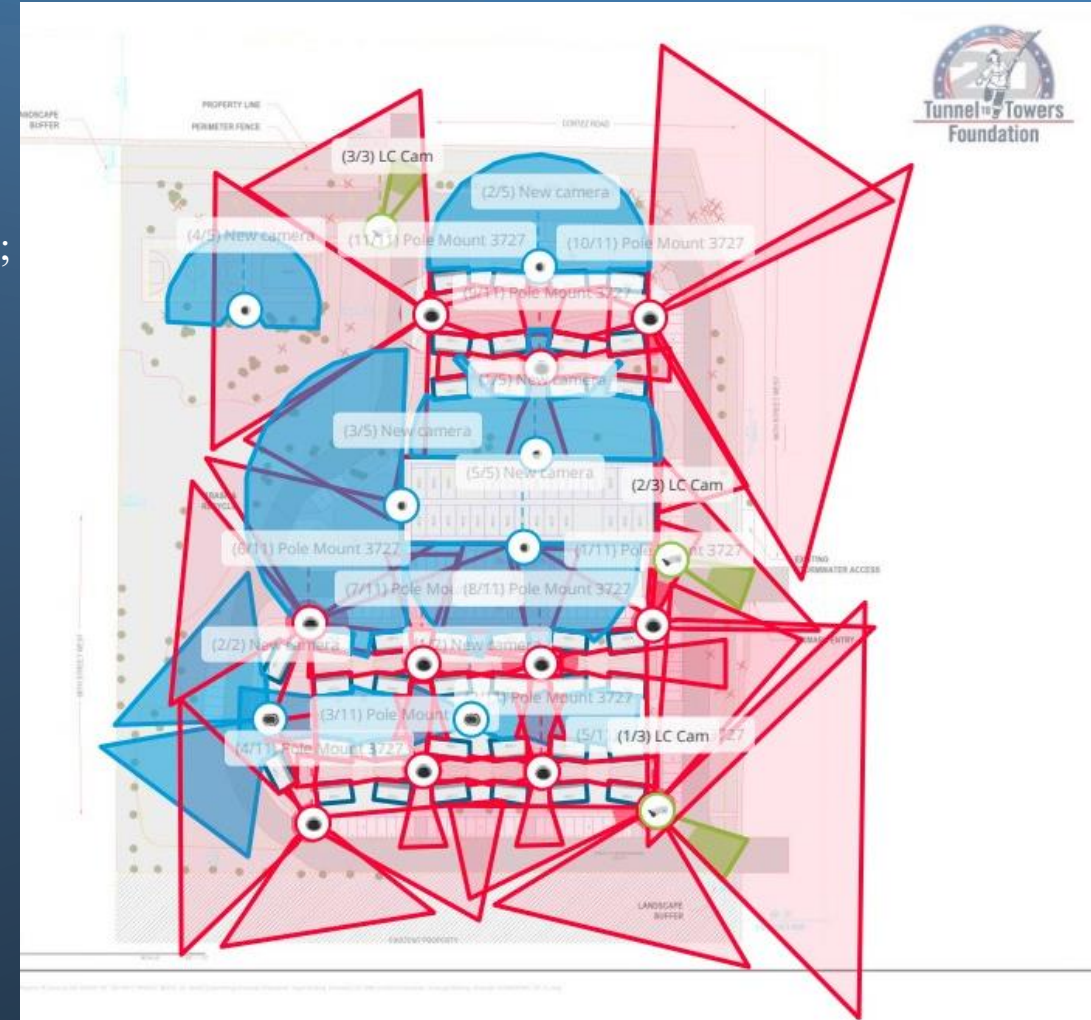
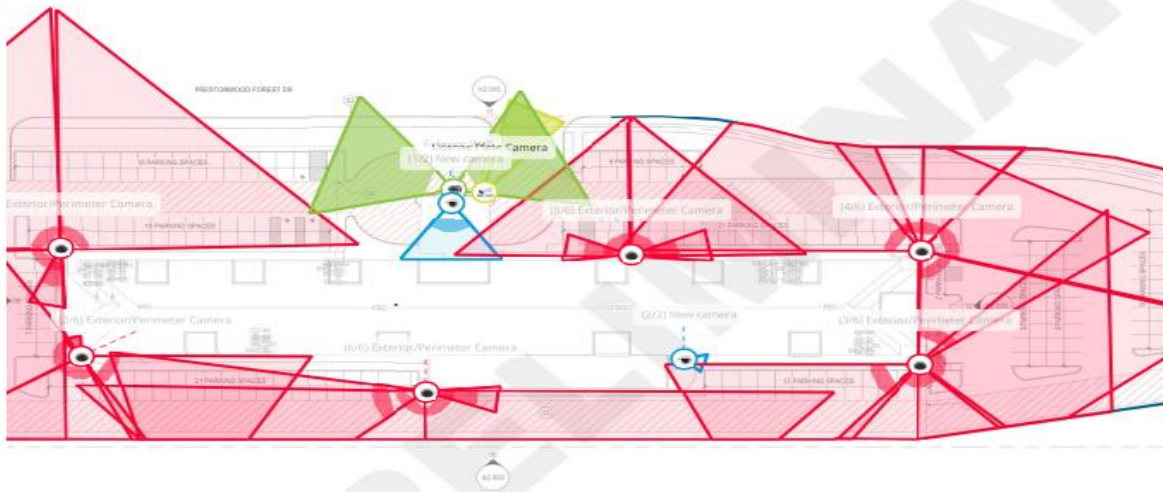
INTAKE, SCREENING, AND SAFETY

The safety of our residents and surrounding community is of paramount importance to us.

Any Veterans who are dishonorably discharged, have any record of sexual offenses or major violent crimes will be precluded from the site. To the extent possible, our National Case Management Network assists these individuals with referrals.

All of our properties include:

- 24/7 CCTV surveillance capturing the entire property and 24/7 staff on-site;
- Perimeter fencing with controlled entrance and exit from the property;
- Blue light “safety zones” and license plate scanners.



TRANSPORTATION AND LOCATION

Tunnel to Towers will provide privately-funded daily transportation service for veterans at the site to and from the nearest Veterans Affairs Medical, as well as around a reasonable radius for veterans to get to job opportunities, banks, grocery stores, or other necessary appointments.

We also work with veterans to obtain driver's licenses and offer financial literacy classes to increase financial responsibility and allow veterans to lease cars, which also repairs their credit scores, which helps tremendously on the road to reintegration.



FUNDING

All Tunnel to Towers Veterans Village projects are currently fully-funded, and as the premier developers of housing solutions for veterans nationwide, we have a proven track record of constructing in record time and will move quickly from the day the property is approved, as well as being great neighbors.



Because the Tunnel to Towers Foundation is not dependent on any government funding or subsidized program for construction, maintenance, or services, we are incredibly nimble and responsive to the needs of the project and our veterans in real time. ¹³

COMMUNITY OUTREACH and ENGAGEMENT

Our properties are set up as conduits for other organizations, community partners, and the public to get involved with helping the veteran community.

We work with organizations that provide ancillary services that turn our Residences from a “house to a home”.

We provide an opportunity to galvanize the community and a platform for neighbors to support and uplift our residents



VETERANS VILLAGE - HOUSTON, TX

18818 Tomball Pkwy, Houston, TX

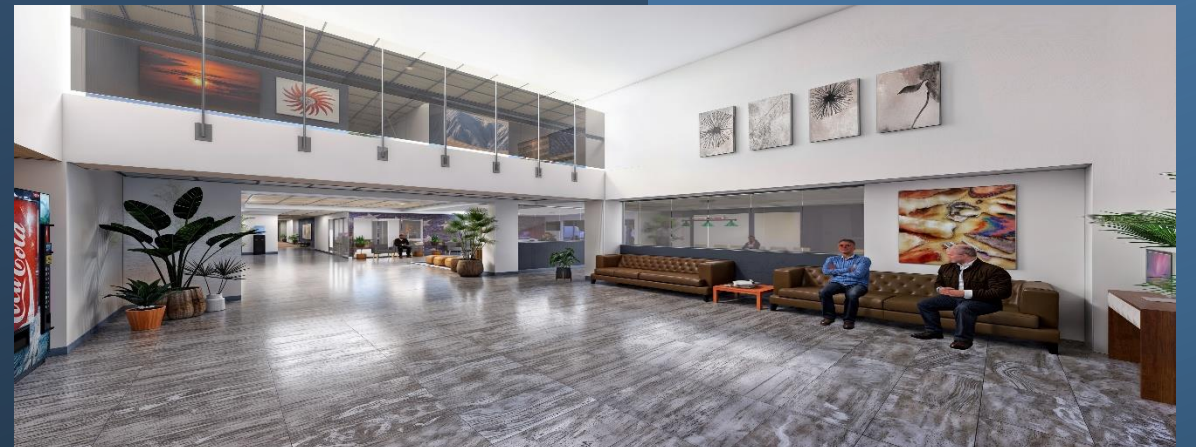
- 131 unit complex
- Opened November, 2023



VETERANS VILALGE - ATLANTA, GA

65 S Service Rd, Austell, GA

- Former hotel
- Converted into 88-unit permanent housing complex
- Opened August 2025



VETERANS VILLAGE - RIVERSIDE, CA

- 175 unit permanent housing complex on U.S.VETS March JPA Air Force Base, grantors since 2022



VETERANS VILLAGE - BUFFALO, NY

3600 Harlem Rd, Cheektowaga, NY

- Former dilapidated nursing home on 2 acre tract.
- The Tunnel to Towers Foundation demolished this existing building at the beginning of 2025 and is now in the process of constructing a 94 unit permanent housing complex.
- 4 minutes from the Buffalo Veterans Affairs hospital.
- Estimated Completion, Q3 2026



VETERANS VILLAGE – LONG ISLAND

3915 Austin Blvd, Island Park, NY

- Demolish former Motor Inn Motel
- 57 unit permanent housing complex
- Estimated completion – Q4 2026



VETERANS VILLAGE - MEMPHIS, TN

7060 Riverdale Bend Rd, Memphis, TN

- Former hotel
- Converting into 105-unit permanent housing complex
- Opening Spring 2026



VETERANS VILLAGE - TAMPA, FL

4410 W 66th St, Bradenton, FL

- 9 Acre tract deeded to T2T by Manatee County
- 84 unit permanent housing complex
- Village of 38 Comfort Homes
- Estimated Completion – Q3 2026



VETERANS VILLAGE - BAYVILLE, NJ

Sloop Creek Rd, Bayville, NJ

- 7 acre tract of raw land.
- 10 minutes from the brand new Toms River Veterans Affairs hospital
- 99 unit permanent housing complex
- 24 Comfort Homes
- 24/7 Supportive Services on site
- Estimated Completion, Q3 2026



VETERANS VILLAGE – DENVER, CO

1680 S. Colorado Blvd, Denver, CO

- Former hotel
- 125 unit permanent housing complex
- Estimated Completion, Q3 2026



VETERANS VILLAGE - HARRISBURG, PA

1109 S. Front St, Harrisburg, PA

- 8.5 Acre Tract sitting directly on the Susquehanna River
- 64 unit permanent housing complex
- Village of 20 Comfort Homes
- Estimated Completion, Q2 2026



VETERANS RESIDENCES – LAS VEGAS, NV

3470 E. Centennial Pkwy, North Las Vegas, NV

- 5 Acre Tract sitting across the street from the largest VA medical hospital in Nevada
- 112 +/- unit permanent housing complex
- -Estimated completion – Q3 2026



VETERANS VILLAGE – DETROIT, MI

25100 Northwestern Highway, Southfield, MI

- Former hotel
- 88 unit permanent housing complex
- Estimated Completion, Q3 2026



WEST LOS ANGELES CAMPUS

11401 Vandergrift Ave, Los Angeles, CA 90049

- Grantors of West LA rebuild
- 388 acres in Brentwood, CA – VA Campus
- 1,700 units completed by 2030
- Will provide permanent and transitional housing for 3,000 veterans



OTHER VILLAGES COMING SOON

Mayaguez, Puerto Rico
Bayamon, Puerto Rico
Dallas, TX
Cleveland, OH
Austin, TX
Birmingham, AL
Bronx, NY

Charlotte, NC
Orlando, FL
Portland, OR
Seattle, WA
Jacksonville, FL
Greensboro, NC
Jackson, NJ



TUNNEL TO TOWERS' COMMITMENT

Tunnel to Towers is committed to ensuring that no veteran is ever left out on the streets of the country that they volunteered to protect.

We are committed to providing a path forward for our nation's heroes and their families to reintegrate back into the community with high-quality long term supportive housing and comprehensive wraparound supportive services.

We WILL achieve our mission.