



# **Tunnel<sup>TO</sup> Towers**

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# **Foundation**

# 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 eradicating homelessness amongst our veterans nationwide.**

**With over 35,000 veterans experiencing chronic homelessness nationwide, (1,000 homeless veterans in Nevada with the majority being in the Las Vegas area) we as a Foundation understand that this is no easy task.**

**Simply providing housing to homeless 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 of veteran homelessness, and addressing their specific emotional, financial, and physical issues.**

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

# 1<sup>st</sup> Prong - Renovations/New Builds

The Foundation is currently purchasing land and distressed hotels in metro areas where the rates of veteran homelessness are highest.

We transform these properties into high-end, permanent residential housing units, with our 24/7 supportive service spaces on-site.

Where appropriate, we also construct Comfort Home communities (500 square foot, completely furnished homes).

These Comfort Homes are 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.

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





# 2<sup>nd</sup> Prong - National Case Management Network

Outside of large metro areas, our team provides for any and every veteran experiencing homelessness, no matter the 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 growing network of over 1,000 supportive service providers.

Veterans and their families receive direct financial assistance to get them rapidly housed (often the same day we initiate contact) which allows them to be removed from a state of crisis. 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, access to mental health clinics, pantries, 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.



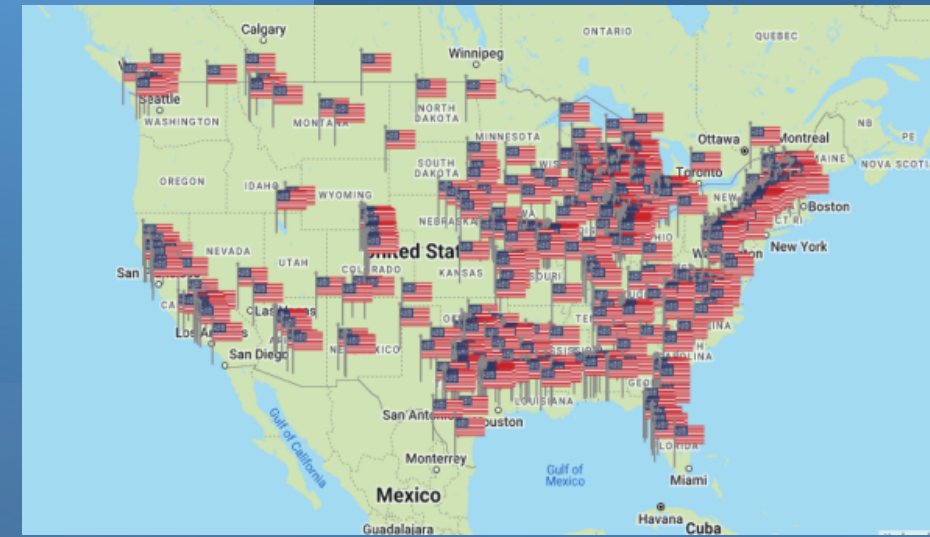


## 2<sup>nd</sup> Prong - National Case Management Network

In 2023, our Program's National Case Management Network provided over 3,000 veterans with housing assistance and supportive services, in addition to almost 1,000 children. In 2024, we will provide housing assistance and supportive services to over 6,500 veterans, and over 2,000 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.

Each Veterans Village will have a satellite office to further assist veterans and families not physically living at the site.





# VETERANS RESIDENCES – NORTH 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 – EOY 2025





# VETERANS RESIDENCES – NORTH LAS VEGAS, NV

## TUNNEL TO TOWERS | VETERANS RESIDENCES

3470 E CENTENNIAL PARKWAY  
LAS VEGAS, NV 89086





# RESIDENCES

Permanent residences for our veterans are designed and furnished with high quality materials 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.

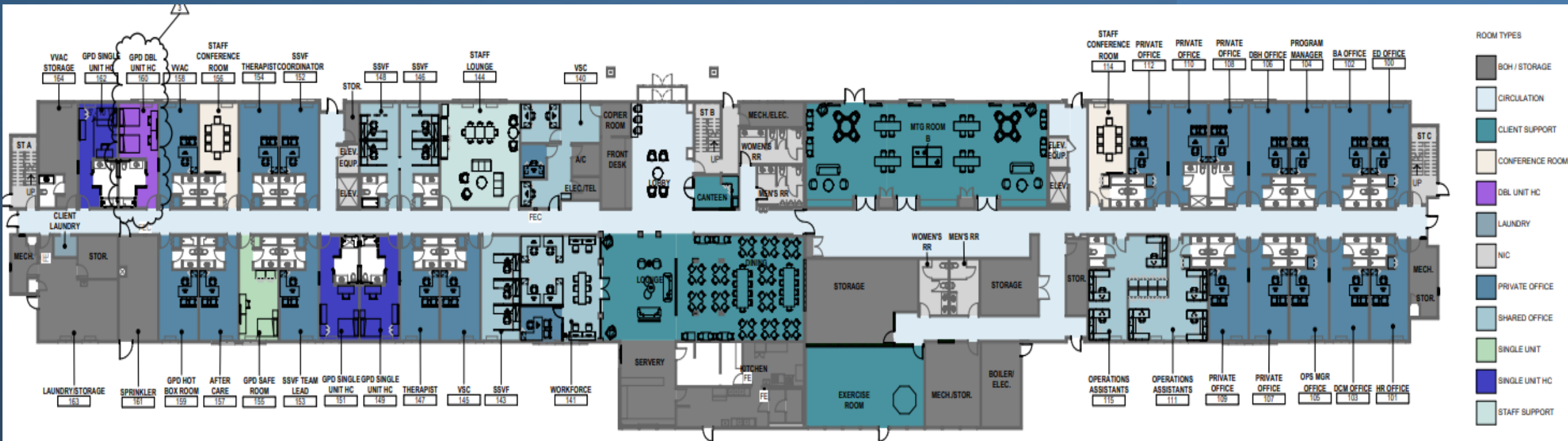




# SUPPORTIVE SERVICES

The Tunnel to Towers Foundation manages and operates each of our properties, utilizing selective 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.





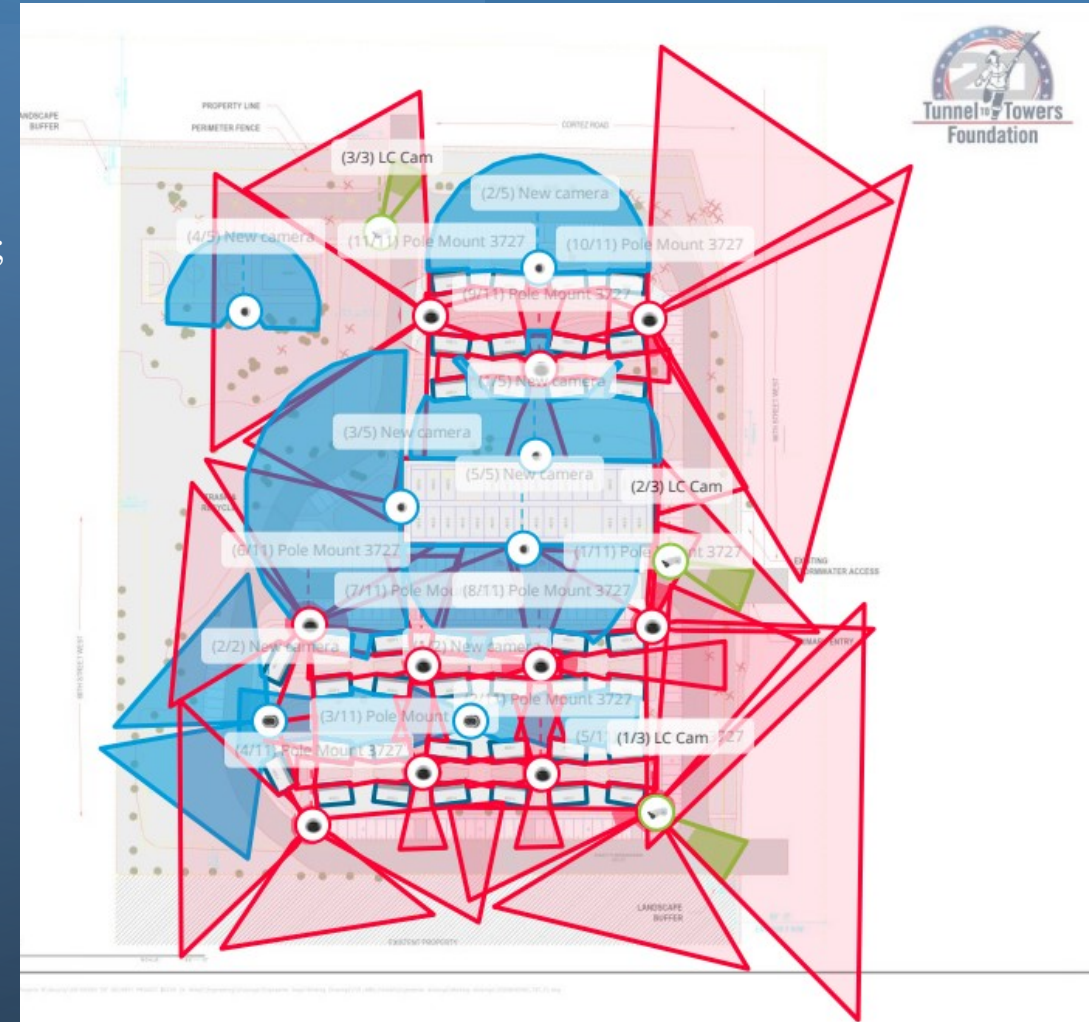
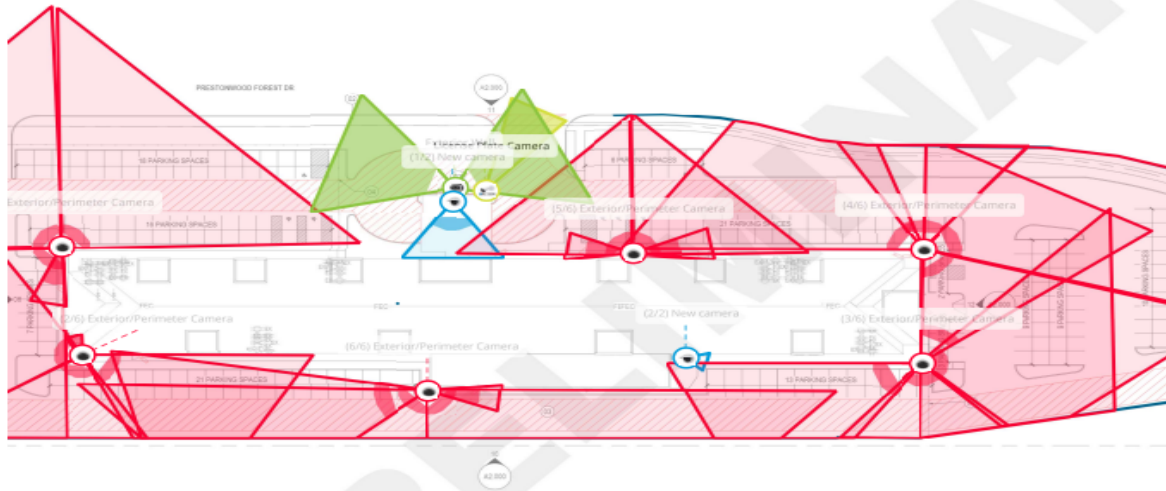
# INTAKE, SCREENING, AND SAFETY

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 Hospital (the North Las Vegas VA Hospital across the street), 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

Tunnel to Towers will invest nearly \$20 million dollars into North Las Vegas to address this pervasive problem. We are tremendous partners and good neighbors to all cities and counties we work with.

This project is 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.



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.



# *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





# TUNNEL TO TOWERS PRESENCE IN NEVADA

The Smart Home and Gold Star Programs have built homes/paid off mortgages for veterans and first responders and their families in the state of Nevada. Further, through our National Case Management Network, we have provided housing assistance and access to services to over 25 Nevada veterans last year. We are excited to make a much larger impact in the state of Nevada with our Veterans Residences.

## Recipients

US Army Staff Sergeant Mathew Jenkins

Army CW2 Joshua Robert Rodgers

Trooper Micah May

Police Officer II Jason Timothy Swanger





# HOUSTON, TX

18818 Tomball Pkwy, Houston, TX

- 131 unit complex
- Opened November, 2023





# HOUSTON, TX PHASE II

18818 Tomball Pkwy, Houston, TX

- PHASE II
- Village of 14 Comfort Homes
- Opening EOY, 2024





# ATLANTA, GA

65 S Service Rd, Austell, GA

- Former hotel
- Converting into 90-unit permanent housing complex
- Opening EOY, 2024





# MEMPHIS, TN

7060 Riverdale Bend Rd, Memphis, TN

- Former hotel
- Converting into 105-unit permanent housing complex
- Opening Fall, 2025





# TAMPA, FL

4410 W 66<sup>th</sup> St, Bradenton, FL

- 9 Acre tract deeded to T2T by Manatee County
- 84 unit permanent housing complex
- Village of 38 Comfort Homes
- Estimated Completion – Fall 2025





# BUFFALO, NY

3600 Harlem Rd, Cheektowaga, NY

- Former dilapidated nursing home on 2 acre tract.
- Knock-down and construct 94 unit permanent housing complex.
- 4 minutes from the Buffalo Veterans Affairs hospital.
- Estimated Completion, EOY 2025





# RIVERSIDE, CA

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





# TOMS, RIVER, NJ

Sloop Creek Rd, Bayville, NJ

- 7 acre tract of raw land.
- 10 minutes from the brand new Toms River Veterans Affairs hospital.
- Estimated Completion, Q1 2026





# 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, EOY 2025





# 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 PROJECTS COMING SOON

Detroit, MI  
Portland, OR  
San Francisco, CA  
Denver, CO  
Myrtle Beach, SC  
Orlando, FL  
Tulsa, OK

Mayaguez, PR  
Seattle, WA  
San Diego, CA  
Charlotte, NC  
Dallas, TX  
Fort Lauderdale, FL  
Washington, D.C.





# FACTS

Tunnel to Towers is not affiliated with any other project in the Las Vegas area.

We are not apart of the existing Veterans Village, nor any other project aimed at bringing veterans from other states or cities into the area.

We are coming to this area to address a specific problem and will prioritize North Las Vegas/Las Vegas residents first.



# FACTS

Tunnel to Towers intentionally chose to buy land in North Las Vegas in close proximity to the VA Hospital.

We did not originally go to other areas throughout Las Vegas and get turned down. We came to NLV first to meet with officials and were completely transparent as to our plans.

We originally were under discussions for a parcel of land within the Helios complex, and then under contract for a site on the corner of N. Lamb and E. Azure (4 blocks away).

We spoke with our partners, other organizations, realtors, and veterans alike, and the overarching theme was that the distance of the VA hospital posed a problem to many veterans throughout Las Vegas.



# FACTS

The site at 3470 E Centennial Pkwy is NOT on the hard corner of East Centennial and N. Pecos.

The former land owner informed us that only 2 other offers were ever conveyed on the property, and both potential buyers intended to redevelop the site for multi-family residential.

The site directly to the north of this subject location was recently approved for multi-family residential.



# FACTS

Approving a PUD will not open the “flood gates” for an unrestricted development. If we are successful in obtaining the PUD rezoning to build this incredible home for our nation’s heroes, it will be approved with certain conditions (density, height, aesthetics, population) which Tunnel to Towers will be legally obligated to adhere to.

We would also be amenable to deed restricting the property for Tunnel to Towers veteran housing only, to ensure its intended use is maintained.



# FACTS

This is not a shelter, this is not a drug/alcohol rehabilitation facility, and this is not a transitional site funded by the government.

The acquisition, construction, and perpetual maintenance is privately funded by the Tunnel to Towers Foundation. We are not beholden to governmental funding to upkeep or maintain the property.

All of our financials are publicly available online at [t2t.org](http://t2t.org).

We have 100% transparency rating and a 4.0 score on Charity Navigator. Our CEO and Board are uncompensated.

95 cents of every dollar goes to our Programs.



# FACTS

The Veterans Residences is NOT open to the public. We will not take people directly off the street, and the location will NOT serve as a congregating area.

All of the supportive services on site are strictly for the benefit of the residents who live there.

Our Veterans Residence will accept both men and women. There will also be a dedicated wing for survivors of military sexual trauma.

We do not take veterans that have any sexual crimes, major violent crimes, or dishonorable discharge.

We have 24/7 on site security, perimeter fencing, license plate scanners, and peer support specialists trained in de-escalation tactics, PTSD support, and problem solving.



# FACTS

The proximity to the Veterans Affairs hospital is intentional and imperative to daily operations.

We have met with the VA who has confirmed that Veterans struggle to get to the medical complex, and that a permanent housing and supportive service program in the area would be an incredibly-welcomed addition to the area to help support our nation's heroes, and to regularly have staff on site to meet and case manage Veterans where they live.

This capability would allow the VA to assess and assist with any needs faster (which prevents other issues) and provide Veterans with timely information and resources to improve outcomes.



# TUNNEL TO TOWERS' COMMITMENT

Tunnel to Towers is committed to eradicating homelessness amongst veterans  
**throughout the United States.**

**Every night we do not act, is another night that a Veteran does not get back.**

**No Veteran should ever be left out on the streets of the country they volunteered to protect.**

We are committed to providing a path forward for veterans to reintegrate back into the community, and to also make sure those who are struggling do not backslide into homelessness.

**We WILL achieve our mission.**