



# The Good Samaritan Inn

## Business Plan

A Continuum of Care Homeless Transition & Community Service Facility

900 Triangle Drive, Ponderay Idaho 83852



HartWest LLC  
Real Estate Development Advisor  
Design/Build Since 1976

# Introduction

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This Business Plan is prepared for the Boards of Directors of Helping Hands Healing Hearts and of The Good Samaritan Inn. The purpose of the plan is to outline the goals, strategies, and objectives that the Boards agree are necessary and required to build a Homeless Transition Facility and Community Service Center – together referred to as A Continuum of Care Facility - in Ponderay, Idaho.

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## Executive Summary

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In 2017, Helping Hands Healing Hearts [H4] was formed to provide help for the disadvantaged. To carry out that mission in a more effective and meaningful way, The Board of Directors of H4 formed The Good Samaritan Inn, a 501c3 non-profit corporation [GSI]. The Board of GSI resolved to build a Homeless Transition Facility and Community Service Center – together referred to as A Continuum of Care Facility - in Ponderay, Idaho. The Community Service Center will act as the headquarters of H4.

Since that decision was made in 2019:

- Land has been identified and purchased.
- A development team has been formed including architects, engineers, and project managers.
- The City of Ponderay has granted a Land Use Permit for the proposed facility.
- Different plans for development have been designed, budgeted, analyzed, and considered.
- A geotechnical investigation of the property has been completed.
- State agencies have been contacted to learn of possible sources of funds.
- Numerous meetings of the Development Team, H4 and GSI have been held to chart the path forward.

This work has resulted in the Business Plan that follows.



## Owner's Statement

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Helping Hands Healing Hearts is a 501c3 and joint ministry of Sandpoint area churches. We opened May 9, 2017, and provide free of charge food, clothes, phone cards, gas vouchers and financial aid for rent and utilities for the needy in Bonner County. Since opening we have served 1,553 adults with 963 dependents through 5,618 visits being open three afternoons per week.

After being open for about three months, we became aware of a homeless problem in Sandpoint. We have tried various methods including motel lodging to help the homeless, but all were inadequate. We came to the conclusion that the best way to help the homeless was to build a transitional living center. From that came the dream of The Good Samaritan Inn which is also a 501c3.

Through fundraisers and generous donations, we have purchased two acres of land at 380 N. Triangle Dr in Ponderay. Our dream is to build seven fourplexes, community building for offices and classrooms, and a new building for our Helping Hands Healing Hearts Center. Rob Hart of HartWest LLC, our project manager, and Erik Bonnet of Studio Cohab have done an excellent job of designing our plans.

Our goal is for the program to be self-supporting. Clients will be required to have or retain jobs and pay a monthly program fee plus utilities. We plan to work with The Department of Labor and Job Vocational Training. Also, we plan to work with Idaho Families to provide clients with programming in the areas training of life skills including resume writing, finances, good renting and employee skills, nutrition, health hygiene. If counseling is needed, we will provide that connection to Kaniksu Heath. We will also offer voluntary connection to churches and voluntary Bible studies.

Bonner County homelessness is growing. Overall, 25% of our clients' applications or phone calls are from those who are homeless. There are Bonner County agencies reaching the homeless, but it's just not enough. It is our dream to fill the large gap that still remains to help the homeless.

Sincerely,  
The Good Samaritan Inn  
Board of Directors  
Kyle Bostock, Chairman

## The Development Team

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The Development Team for the Good Samaritan Inn includes:

Project Director: HartWest, LLC

Project Manager Robert B. Hart and Project Coordinator Nikol Hampton.

Architect: Studio Co+hab

Architects Erik Bonnet and Mathilde Berthe

Civil Engineer: Clearwater Engineering, LLC

Civil engineer Nicole Costello, PE

Structural Engineer: DCI Engineers

Structural Engineer Kelly Anderson, PE, SE

Geotechnical Engineer: Geotech

Geotechnical Engineer Bryan Warden, PE

Mechanical Engineers: Coffman Engineers:

Mechanical Engineer Scott Knecht, PE

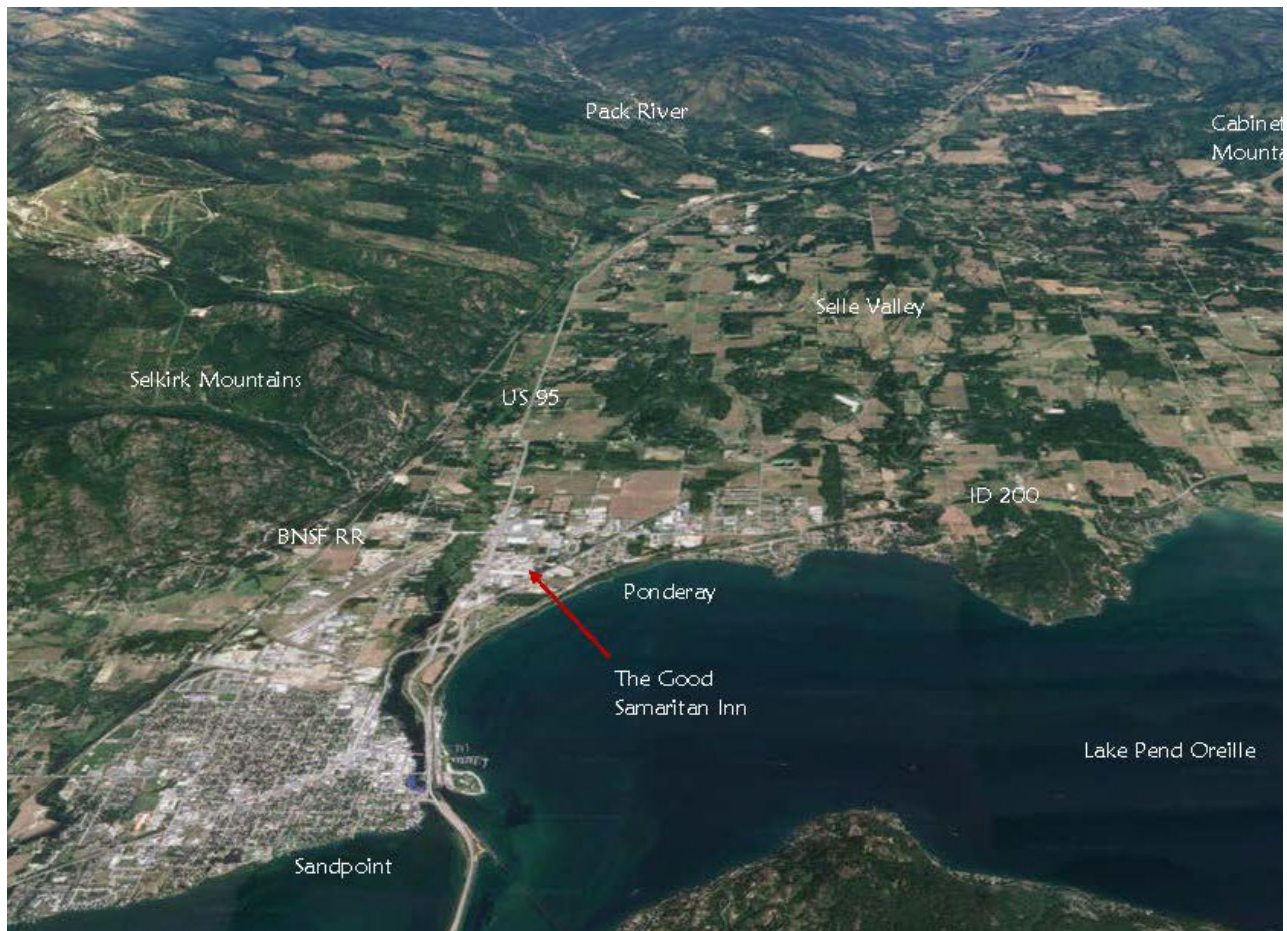
Rendering Consultant: Architectural Illustration

Jeffrey Michael George

## Master Plan

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The Good Samaritan Inn is in the town of Ponderay, a central North Idaho location near Sandpoint. The area served encompasses Bonner and Boundary Counties.



The site is one quarter of a mile from US Highway 95, Walmart, Home Depot and a wide variety of commercial services. Directly to the north is Schweitzer Mountain Resorts' employee housing development, supporting the trend of multifamily housing in the area.



The Master Plan for the Good Samaritan Inn combines a series of elements into a cohesive continuum of care facility. The site plan below shows the 2.1-acre parcel on the northwest side of Triangle Drive. The “public” services of the development are located at the front entry of the property. The “residences” will be located at the rear of the property around the common courtyard giving it a private neighborhood feel.



The project is broken up into a series of fourplexes, service buildings and parking pods so that it can be built in phases. The preliminary phasing plan is shown in the Development Program section ahead.

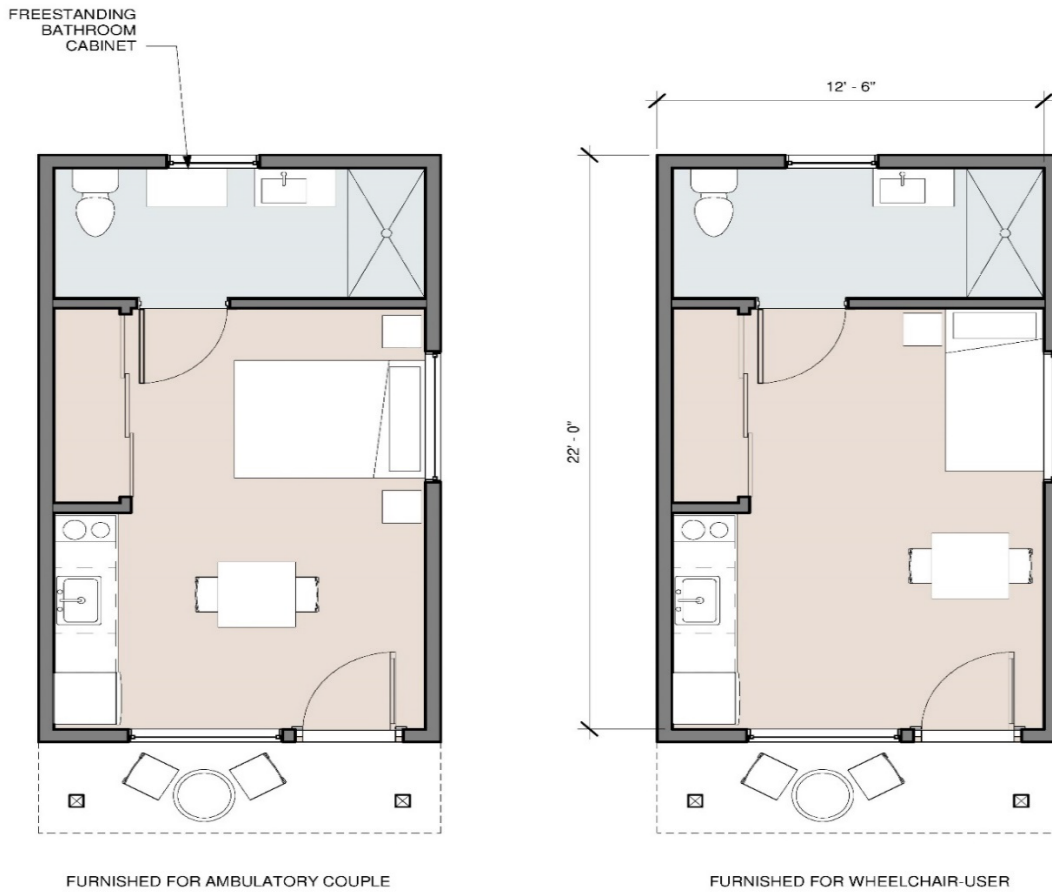
It is anticipated that there will be only two phases of residential units. The Community House will be built with the first phase, and the Helping Hands Healing Hearts Center will have its own timing, being able to be built in either phase.

# Residences

When most homeless facilities provide cots in a gym, the Good Samaritan Inn provides dignified housing in the form of self-sufficient studio units.

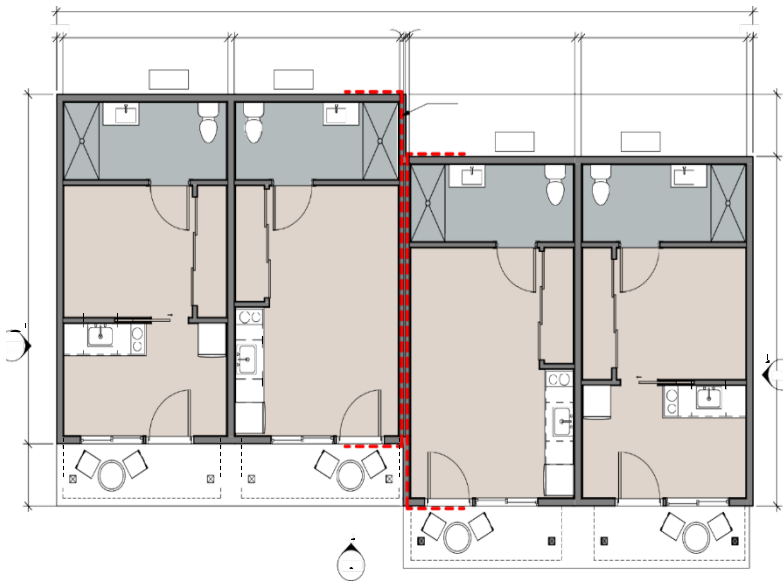
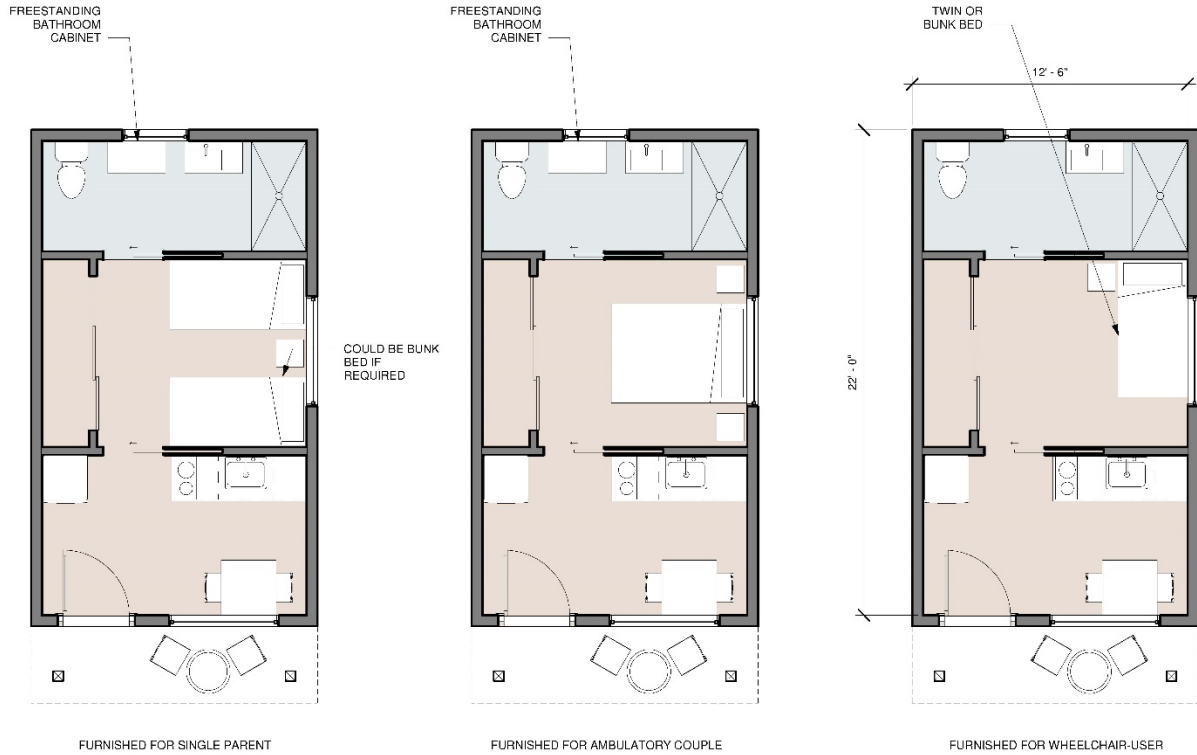


Below are two versions of the sample floor plan of a typical unit referred to as Unit A.





There will also be several Unit B type residences. These provide more privacy for the sleeping area. Here are three examples of Unit B layouts.

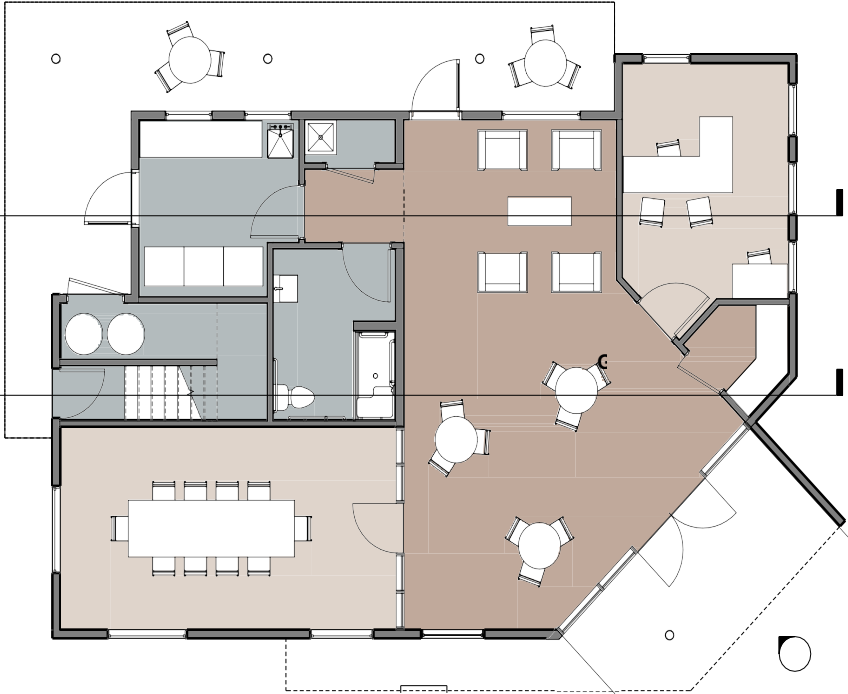
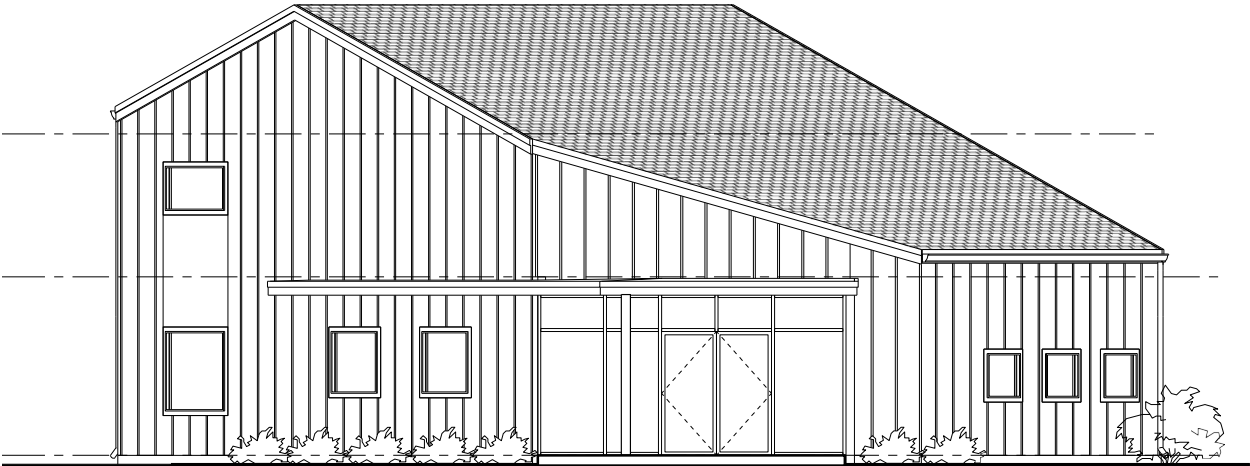


Each residential fourplex will have a combination of A and B layouts. This will provide various options that the Good Samaritan Inn can provide individuals in need of housing.

- Singles
- Couples
- Parent(s) with children

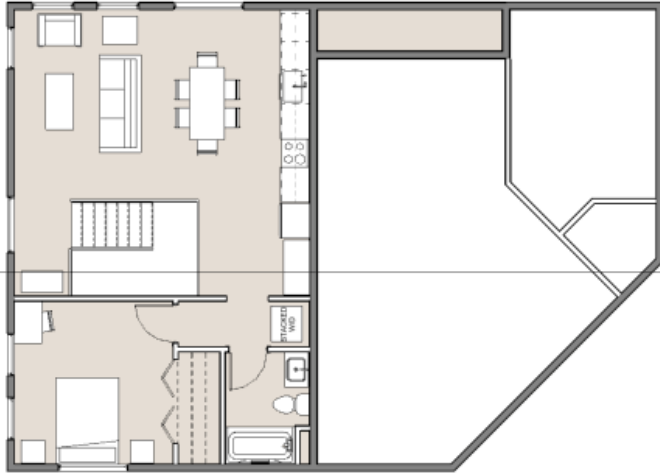
# Community House

The Community House is the social, educational, and support facility for the Good Samaritan Inn. It includes a laundry facility, classroom, social room, and administrative offices.



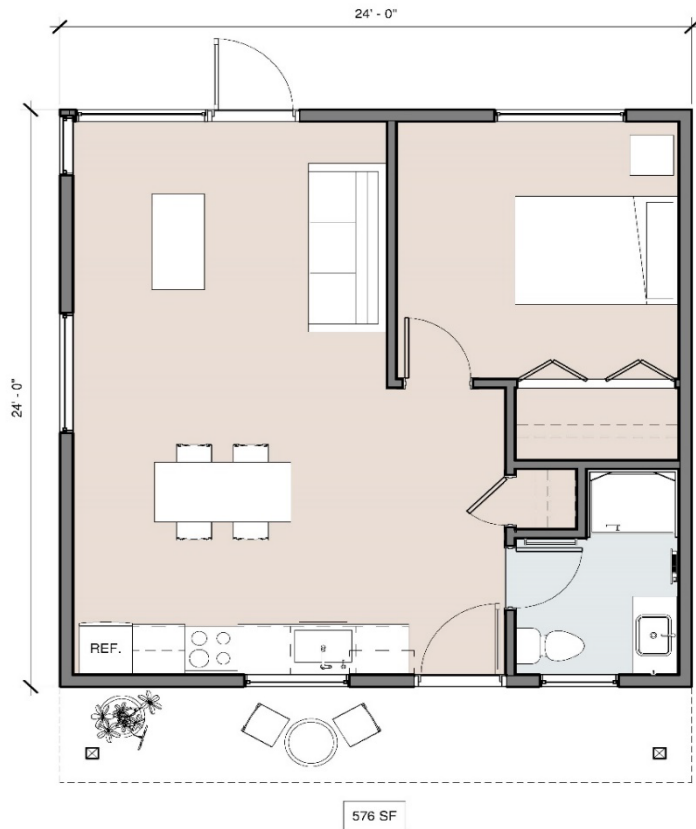
Community House First Floor Plan: Public spaces open business hours, laundry room open 24/7.

# Managers Residences



There will be one Manager's Residence built in each of the two phases. In the first phase, the Manager's Residence will be built on the roof of the Community House to provide oversight and security to the residents.

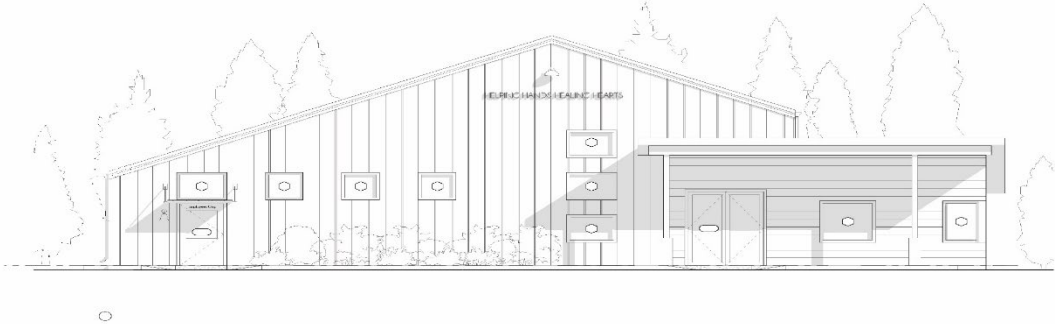
To the right is a sample floor plan of the Phase 2 Manager's Residence that will occupy the Northeast area of the build out in the residential area.



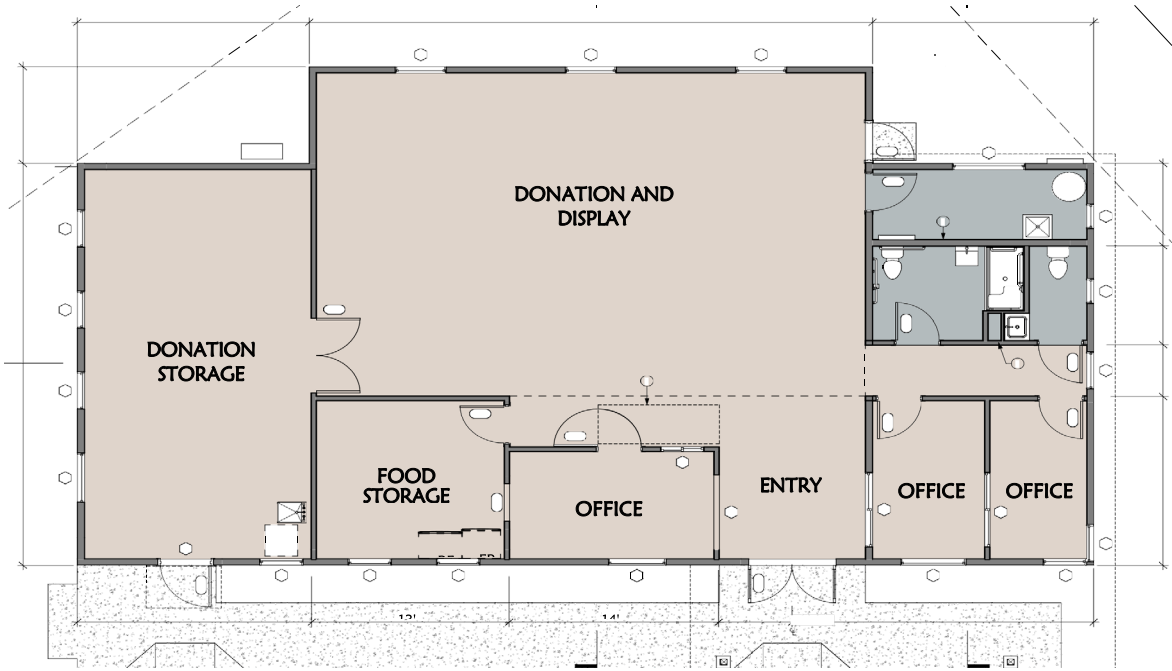


# Helping Hands Healing Hearts Center

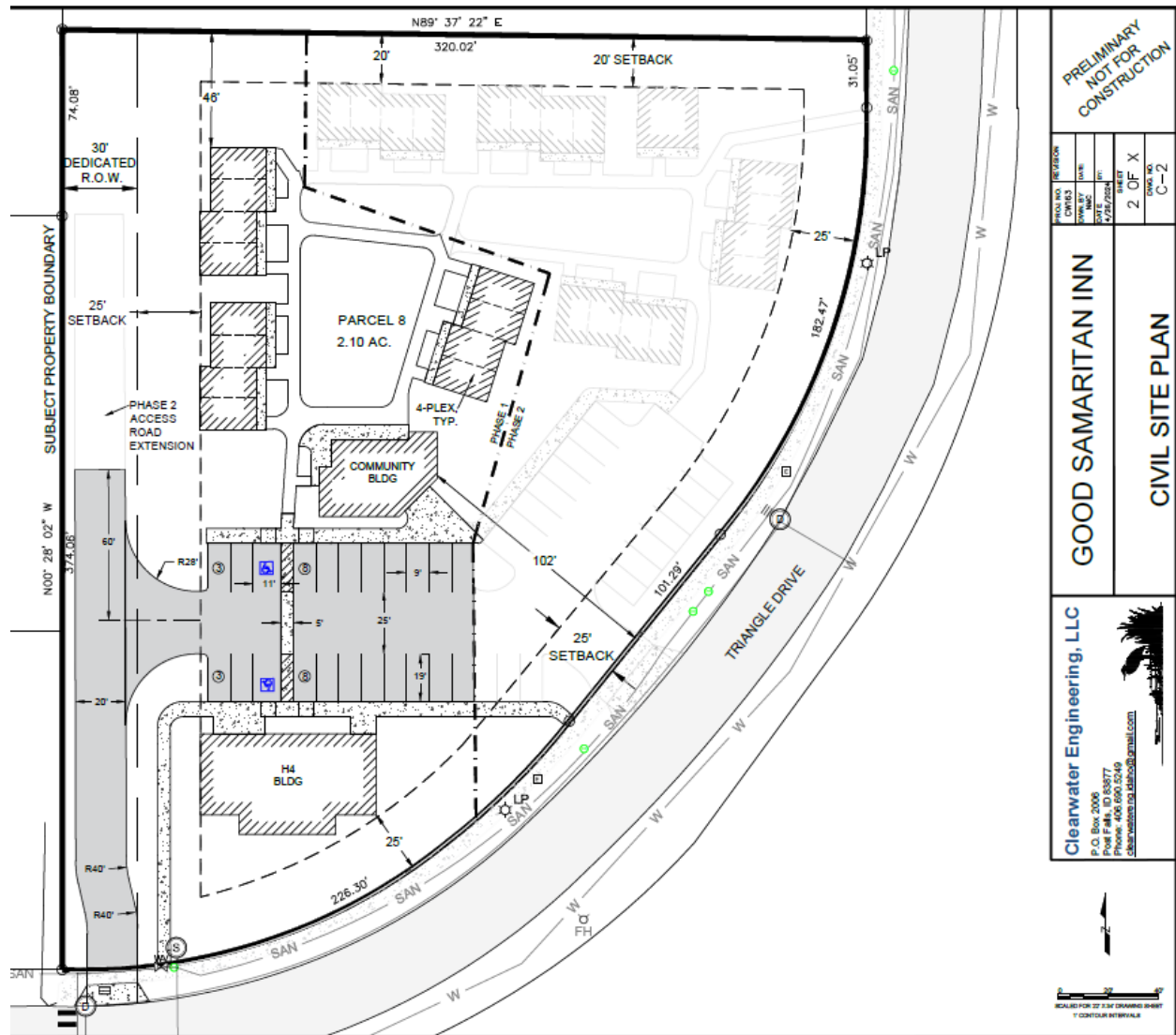
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The Helping Hands Healing Hearts Center is the Headquarters of the self-named non-profit, which is the founding organization of the Good Samaritan Inn. This facility includes a large Donation & Display Room along with Administrative and Support space.



# Site Plan



PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT NO.	REVISION
DATE	DATE
BY	BY
SCALE	SCALE
2 OF X	
C-2	

**GOOD SAMARITAN INN**

**CIVIL SITE PLAN**

**Cleanwater Engineering, LLC**  
 P.O. Box 2006  
 4750 N. 100th Ave.  
 Phone: 408.600.0249  
 cleanwater@cleanwaterllc.com



The above site plan shows a phased development. The first phase encompasses the Helping Hands, Healing Hearts (H4) Center, The Good Samaritan Inn Community Building with a Managers Unit and 3 fourplexes, with a total of 12 units. The second phase will add an additional 4 fourplexes, with a total of 16 units and a second Managers Unit located in the Northeast corner.

Entry and parking will also be a two-phase process beginning with a newly constructed road at the West end of the development. The second phase will add additional parking for the residents and a second access from Triangle Drive.

# Development Program



A Continuum of Care Facility



HartWest LLC  
Real Estate Development Advisor  
Design/Build Since 1976

## Development Program

	Width	Depth	Sq. Ft.	Phase 1		Phase 2		Total	
				Quan.	Sq. Ft.	Quan.	Sq. Ft.	Quan.	Sq. Ft.
<b>Residences</b>									
Standard Studio	12.5	22.5	281	8	2,250	20	5,625	28	7,875
On-site Manager	24.0	24.0	576	1	576	1	576	2	1,152
<b>Community House</b>									
Social/Classes/Dining	24.0	30.0	720						
Laundry	8.0	12.0	96						
Program Director	10.0	12.0	120						
Interview Room	10.0	10.0	100						
Storage	6.0	8.0	48						
Circulation			171						
		Total	1,311	1	1,311			1	1,311
<b>H4 Center</b>									
Donation Intake			2,550	1	2,550			1	2,550
Donation Distribution									
Executive Director									
Data Administrator									
Bathrooms									
Utility Room									
Circulation									
Storage									
				Totals	6,687		6,201		12,888
		On-site Parking Spaces			28		12		40
		Off-site Parking Spaces			10		-		10
		Total Parking Spaces			38		12		50