

2025

Southwest District Health Land and Facility Report

PREPARED FOR SOUTHWEST DISTRICT HEALTH
AUGUST 2025



amanda swails
DESIGN

LAND AND FACILITY REPORT

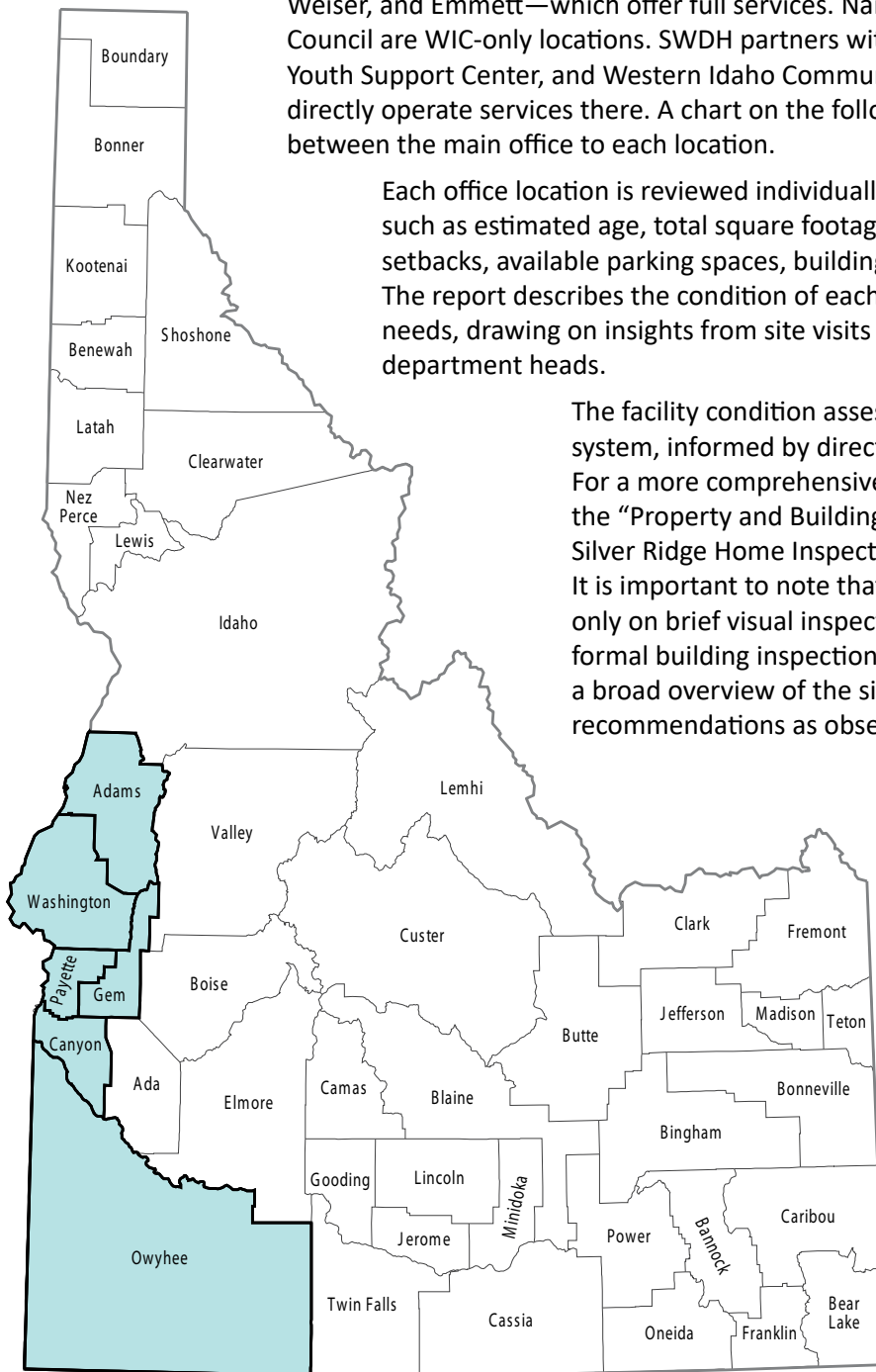
Introduction

Southwest District Health (SWDH) is one of Idaho's seven public health districts, delivering vital services across six counties—Adams, Canyon, Gem, Owyhee, Payette, and Washington. Spanning a large portion of Idaho, SWDH supports both rural and urban communities through its main office, three satellite locations, and four WIC-only facilities.

This report highlights SWDH's four owned sites—Caldwell (main office), Payette, Weiser, and Emmett—which offer full services. Nampa, Homedale, Farmway, and Council are WIC-only locations. SWDH partners with Marsing Hub, Western Idaho Youth Support Center, and Western Idaho Community Crisis Center but does not directly operate services there. A chart on the following page illustrates the distance between the main office to each location.

Each office location is reviewed individually, presenting key facility details such as estimated age, total square footage, construction type, zoning, setbacks, available parking spaces, building materials, and HVAC systems. The report describes the condition of each facility and identifies specific needs, drawing on insights from site visits and conversations with staff and department heads.

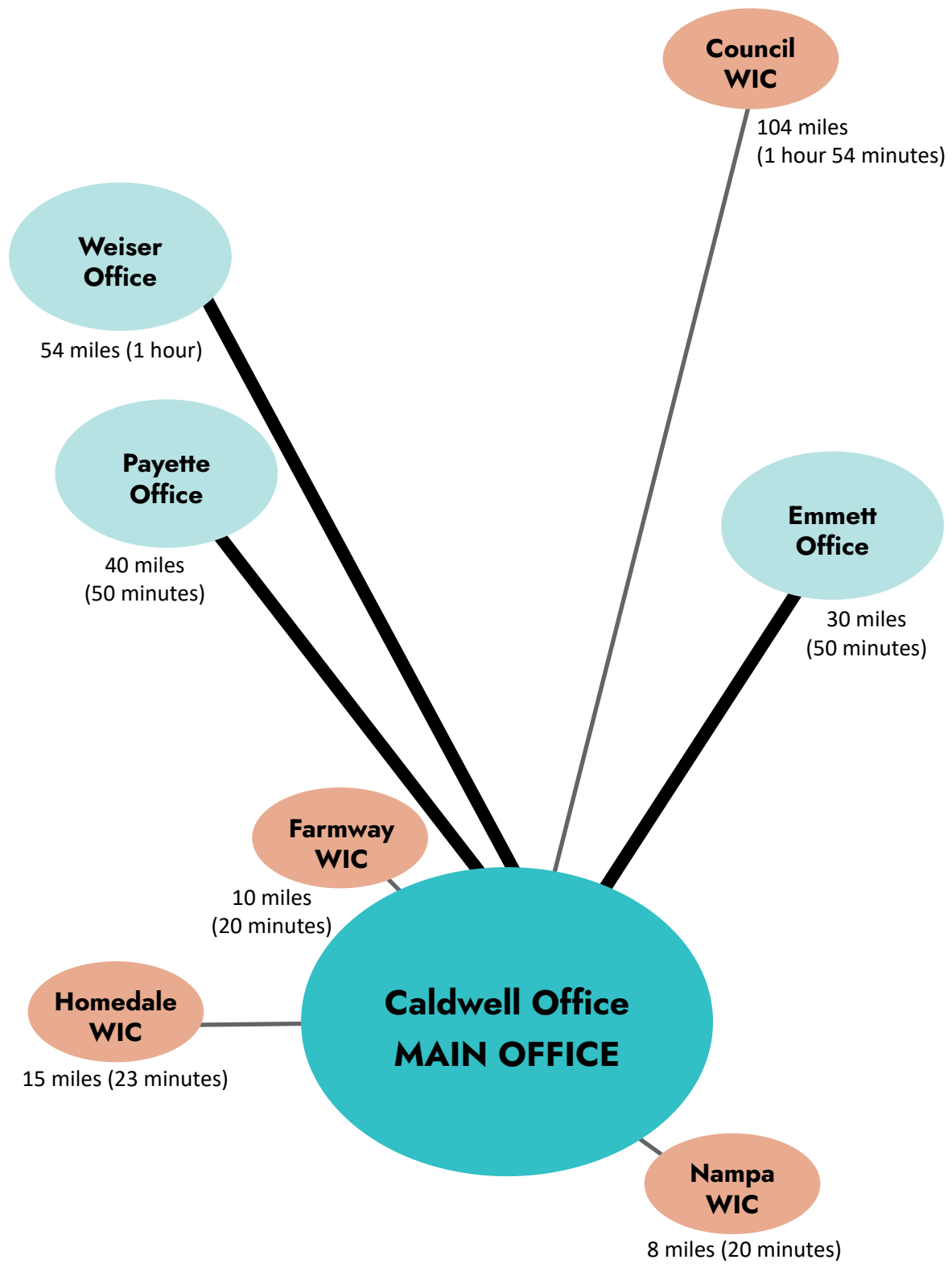
The facility condition assessment uses a general rating system, informed by direct observations and staff input. For a more comprehensive analysis, reference is made to the "Property and Building Inspection Report" prepared by Silver Ridge Home Inspections, dated November 22, 2024. It is important to note that these assessments are based only on brief visual inspections and do not constitute a formal building inspection. Instead, this document provides a broad overview of the site visits, outlining findings and recommendations as observed.



Counties served by SWDH shown shaded

Map Source: GISGeography.com

SWDH LOCATION PROXIMITY DIAGRAM





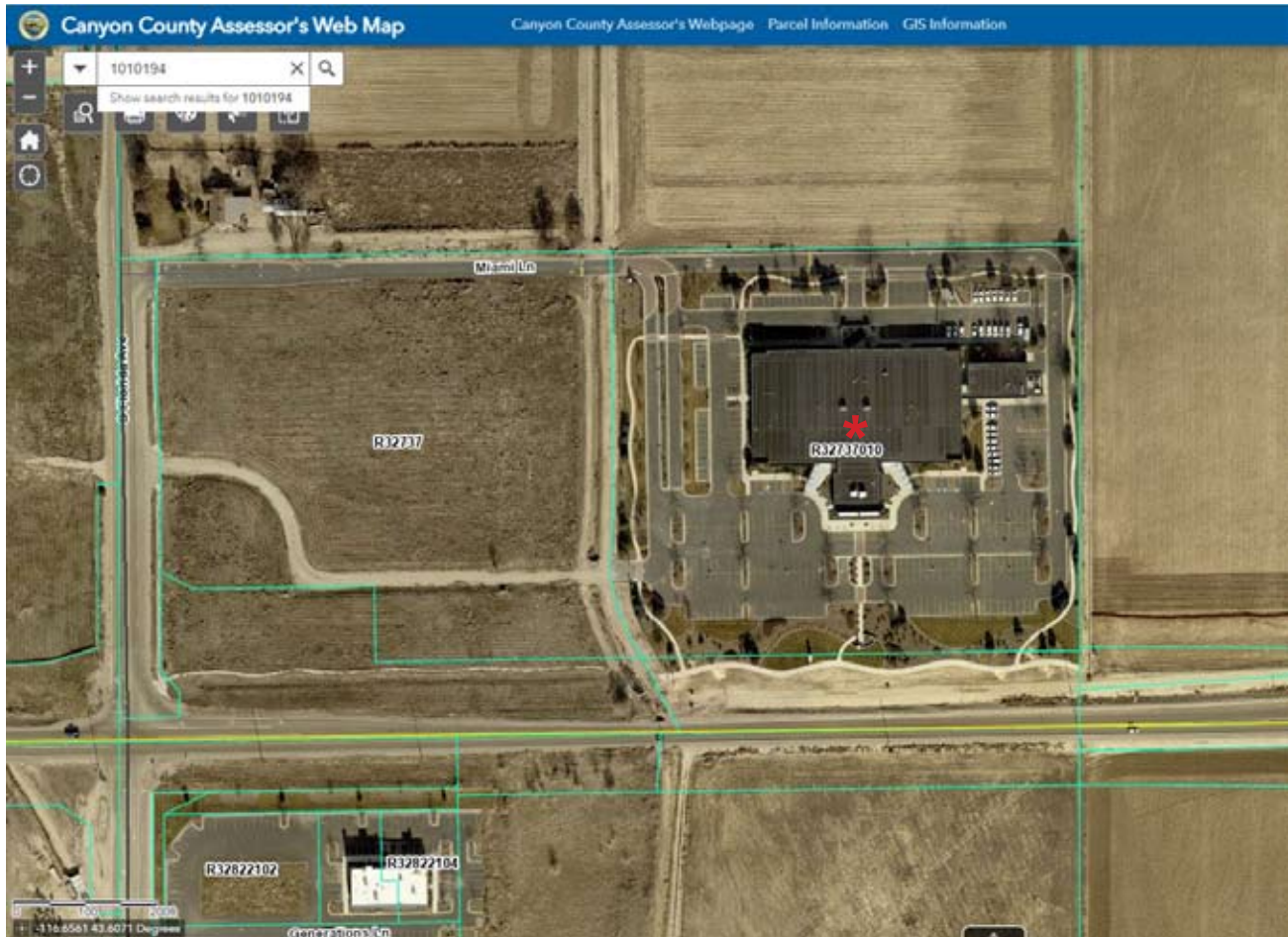
SWDH LOCATIONS

Name:	Address:	County:	Services:
Caldwell Office (Main Office)	13307 Miami Lane Caldwell, ID 83607	Canyon	All Services Main Office
Payette Office (Satellite Office)	1155 3rd Ave North Payette, ID 83661	Payette	All Services
Weiser Office (Satellite Office)	46 West Court St Weiser, ID 83672	Washington	All Services
Emmett Office (Satellite Office)	1008 East Locust St Emmett, ID 83617	Gem	All Services
Nampa Office (WIC Only)	Idaho Hispanic Community Center (IH2C) 315 Stampede Dr Nampa, ID 83687	Canyon	WIC Only
Homedale Office (WIC Only)	Old Homedale Library 125 W Owyhee Ave Homedale, ID 83628	Owyhee	WIC Only
Farmway Office (WIC Only)	Caldwell Housing Authority 22730 Farmway Rd #114 Caldwell, ID 83607	Canyon	WIC Only
Council Office (WIC Only)	Adams County Health Center (ACHC) 205 N Berkley St Council, ID 83612	Adams	WIC Only
Marsing Hub	The Marsing Hub 205 8th Ave W Marsing, ID 83639	Owyhee	Partner, no direct services
WIYSC	Western Idaho Youth Support Center 308 E Hawaii Ave Nampa, ID 83686	Canyon	Partner, no direct services
WIDCCC	Western Idaho Community Crisis Center 524 Cleveland Blvd #160 Caldwell, ID 83605	Canyon	Partner, no direct services

CALDWELL OFFICE

SWDH Main Office
All SWDH Services - Canyon County
13307 Miami Lane
Caldwell, ID 83607

Open Weekdays 8am - 5pm (all services)



Map Data: Canyon County Assessor's Map Web Map, GIS Interactive Map, www.canyoncounty.id.gov/elected-officials/assessor/

FACILITY LOCATION

Located in Canyon County, the Caldwell Office serves both the local community and the surrounding region. It functions as the district's head office and is responsible for distributing medications, supplies, and test kits to and from the satellite offices. The building is in a remote location outside of Caldwell. The location is not accessible by foot or public bus service but can be reached by private transportation.

FACILITY INFORMATION

Owned, Leased or Shared:	Owned
Year of SWDH Occupation:	2009, built for SWDH
Year Built:	2009
Estimated Building Age:	16 years
Building Square Footage:	51,911 sf
Floor(s):	1
Accessory Buildings:	10x16 storage shed
Building Occupancy:	B
Type of Construction:	Type IIB
Construction Description:	Structural steel frame with brick veneer and metal siding
Parcel ID:	32737010 0
Site Zoning:	C-2 Community Commercial
Site Acreage:	8.25 acres
Site Setbacks, R.O.W.	
Front setback =	0'-0"
Rear setback =	0'-0'
Side setback =	0'-0"
Height maximum =	55'-0" or 30'-0" if within 150'-0" of residential property
Flood Zone:	No, Zone X (Area of Minimal Flood Hazard)
Existing Standard Parking Spaces	289
Existing ADA Parking Spaces	10
Required Standard Parking Spaces	160
Required ADA Parking Spaces	7

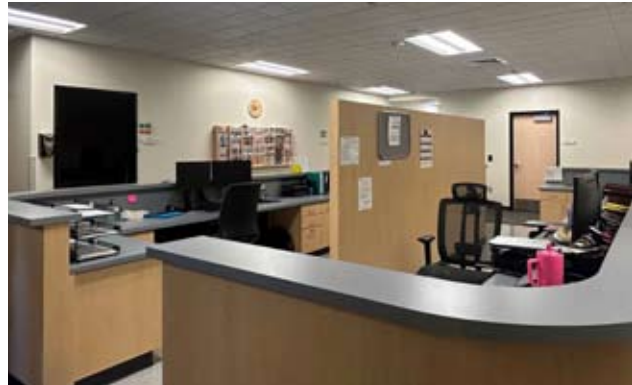
BUILDING COMPONENTS

Structural Framing:	Structural Steel Frame
Siding Material:	Brick, Metal Siding
Basement/Crawl Space/Slab:	Slab on Grade
Roofing Material:	Membrane
Attic Ventilation Type:	Mechanical Vent
HVAC Type:	Split System AC, Rooftop Units, Heat Pumps
Electrical Service Supply:	200 amp
Water Source:	Public
Sewer:	Public

CALDWELL OFFICE

SWDH Main Office
All SWDH Services - Canyon County
13307 Miami Lane
Caldwell, ID 83607

Open Weekdays 8am - 5pm (all services)



FACILITY CONDITION

The Caldwell Office serves as Southwest District Health's main office. It houses all divisions, including Family and Clinic Services (FCS), Environmental & Community Health (ECH), and District Operation (DO) services. Built in 2009, the building is well maintained but does have minor maintenance needs.

The roofing membrane is nearing the end of its lifecycle and is recommended for replacement within about three years. Tree roots are damaging the parking lot curbs and pavement. It is advisable to evaluate overgrown trees for potential replacement, followed by repairing the impacted curbs.

The HVAC system uses individual heat pumps. Replacing failed units is labor-intensive, disruptive, and costly. While a centralized system would simplify maintenance, its cost-effectiveness is unclear. For now, repair when needed.

FACILITY CONDITION ASSESSMENT

This assessment uses a general rating system, informed by direct observations and staff input. For a more comprehensive analysis, refer to the "Property and Building Inspection Report" prepared by Silver Ridge Home Inspections, 2024. Amanda Swails Design, LLC did not inspect these systems. It is important to note that these assessments are based only on brief visual inspections and do not constitute a formal building inspection.

SITE	
Landscaping/Sitework	4 – Good
Parking Lot(s)	4 – Good
Entrance/Walkways	5 – Excellent
Comments: Tree root/curb repairs	
BUILDING EXTERIOR	
General Building Envelope	5 – Excellent
Foundation	5 – Excellent
Structure	5 – Excellent
Roof/Gutters	4 – Good
Exterior Stairs/Ramps/Railings	N/A
Doors/Windows	5 – Excellent
Comments: Overall building is in excellent condition. Roof membrane replacement in the next few years. Heat pump repairs/replacement as needed.	
BUILDING INTERIOR	
General Interior Layout	5 – Excellent
Interior Walls	5 – Excellent
Interior Floors	5 – Excellent
Interior Ceilings	4 – Good
Comments: Minor water damage on some office ceilings	
BUILDING SYSTEMS AND EQUIPMENT	
Fire Sprinkler System	5 – Excellent
HVAC	4 – Good
Plumbing	5 – Excellent
Electrical	5 – Excellent
Generators	0
Communication Systems (incl. internet)	3 – Fair
Comments: HVAC heat pump repairs, inconsistent IT setups, meeting rooms lack standardized technology, unreliable equipment for virtual meetings.	
ADA ACCESSIBILITY	Yes, fully compliant
Comments: Fully ADA Compliant	

Condition Ratings

5 – Excellent: Only routine maintenance required.

4 – Good: Minor repairs may be needed; system functions properly.

3 – Fair: Occasional major and frequent minor repairs; sometimes fails.

2 – Poor: Major repairs needed, worn, outdated, limited function, or not up to code.

1 – Bad: Needs major repair or replacement; may be unsafe or not up to code.

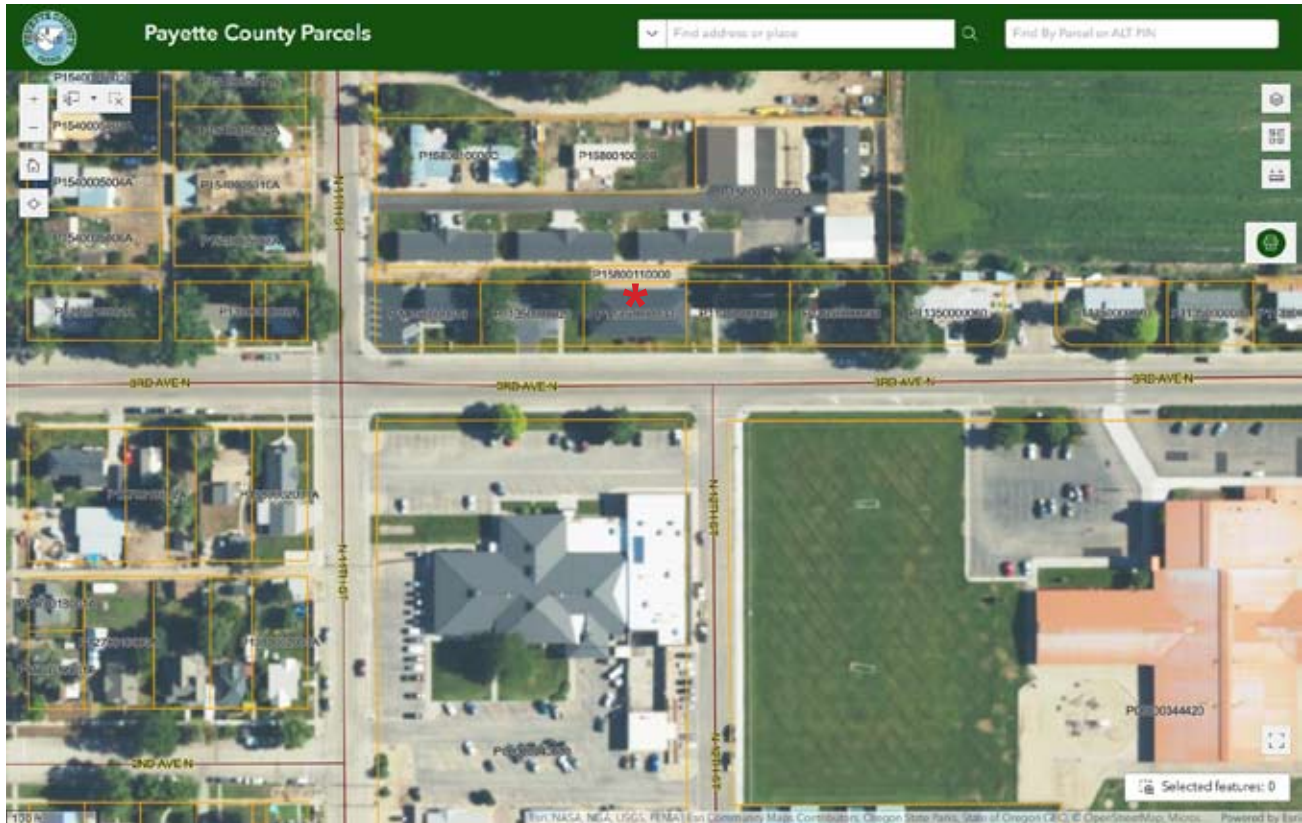
0 – Not assessed, not examined.

N/A – Not applicable or present.

PAYETTE OFFICE

All SWDH Services - Payette County
1155 3rd Ave North
Payette, ID 83661

Open Weekdays 8am - 5pm
WIC Mon/Wed/Fri 8am - 5pm



Map Data: Payette County Assessor's Parcels Map, Parcel Map STC,
<https://experience.arcgis.com/experience/7d1e34f961e441cf8b5db2858aa04134/>

FACILITY LOCATION

The Payette Office is conveniently located in the heart of Payette, across from the Payette County Offices and Payette Primary School. There are no concerns with its location and accessibility.

FACILITY INFORMATION

Owned, Leased or Shared:	Owned
Year of SWDH Occupation:	1998, built for SWDH
Year Built:	1998
Estimated Building Age:	27 years
Building Square Footage:	approximately 5000sf
Floor(s):	1
Accessory Buildings:	N/A
Building Occupancy:	B
Type of Construction:	Type V
Construction Description:	Wood frame with vinyl siding and brick veneer
Parcel ID:	3 total parcels: P11350000030 (building), P11350000020 (west parking lot), P11350000040 (east lot)
Site Zoning:	B Residential
Site Acreage:	0.17 acres each parcel = .51 acres total
Site Setbacks, R.O.W.	
Front setback =	20'-0"
Rear setback =	10'-0"
Side setback =	5'-0"
Height maximum =	2 stories maximum
Flood Zone:	No
Existing Standard Parking Spaces	8
Existing ADA Parking Spaces	1
Required Standard Parking Spaces	25 spaces, Payette Zoning Code : 1 parking space for every 200 sf of floor area for medical, dental clinics, doctor's office and waiting rooms.
Required ADA Parking Spaces	1

BUILDING COMPONENTS

Structural Framing:	Wood frame
Siding Material:	Vinyl, Brick
Basement/Crawl Space/Slab:	Crawl Space
Roofing Material:	Fiberglass/Asphalt
Attic Ventilation Type:	Ridge Vents
HVAC Type:	Forced Air
Electrical Service Supply:	200 amp
Water Source:	Public
Sewer:	Public

PAYETTE OFFICE

All SWDH Services - Payette County
1155 3rd Ave North
Payette, ID 83661

Open Weekdays 8am - 5pm
WIC Mon/Wed/Fri 8am - 5pm



FACILITY CONDITION

The Payette Office building is relatively new and in good condition. Water damage identified in November 2024 has been remediated. Downspout extensions are recommended to divert rainwater away from the foundation.

An automatic entrance door operator, while not required by ADA Code, would improve accessibility. Installing a speaker at the front reception desk could address sound transmission issues caused by the high counter and glass shield.

It is recommended to install IT infrastructure, such as monitors, speakers, and microphones, in the conference room to support hybrid meetings and community events.

FACILITY CONDITION ASSESSMENT

This assessment uses a general rating system, informed by direct observations and staff input. For a more comprehensive analysis, refer to the "Property and Building Inspection Report" prepared by Silver Ridge Home Inspections, 2024. Amanda Swails Design, LLC did not inspect these systems. It is important to note that these assessments are based only on brief visual inspections and do not constitute a formal building inspection.

SITE	
Landscaping/Sitework	4 – Good
Parking Lot(s)	5 – Excellent
Entrance/Walkways	5 – Excellent
Comments: Divert downspout drainage away from foundation.	
BUILDING EXTERIOR	
General Building Envelope	5 – Excellent
Foundation	4 – Good
Structure	5 – Excellent
Roof/Gutters	4 – Good
Exterior Stairs/Ramps/Railings	N/A
Doors/Windows	5 – Excellent
Comments: Overall building is in excellent condition. Divert downspout Drainage away from foundation.	
BUILDING INTERIOR	
General Interior Layout	5 – Excellent
Interior Walls	5 – Excellent
Interior Floors	5 – Excellent
Interior Ceilings	5 – Excellent
Comments:	
BUILDING SYSTEMS AND EQUIPMENT	
Fire Sprinkler System	5 – Excellent
HVAC	5 – Excellent
Plumbing	5 – Excellent
Electrical	5 – Excellent
Generators	N/A
Communication Systems (incl. internet)	3 – Fair
Comments: IT infrastructure in conference room	
ADA ACCESSIBILITY	Yes, fully compliant.
Comments: While not required by ADA Code, an automatic entrance door operator would be useful.	

Condition Ratings

5 – Excellent: Only routine maintenance required.

4 – Good: Minor repairs may be needed; system functions properly.

3 – Fair: Occasional major and frequent minor repairs; sometimes fails.

2 – Poor: Major repairs needed, worn, outdated, limited function, or not up to code.

1 – Bad: Needs major repair or replacement; may be unsafe or not up to code.

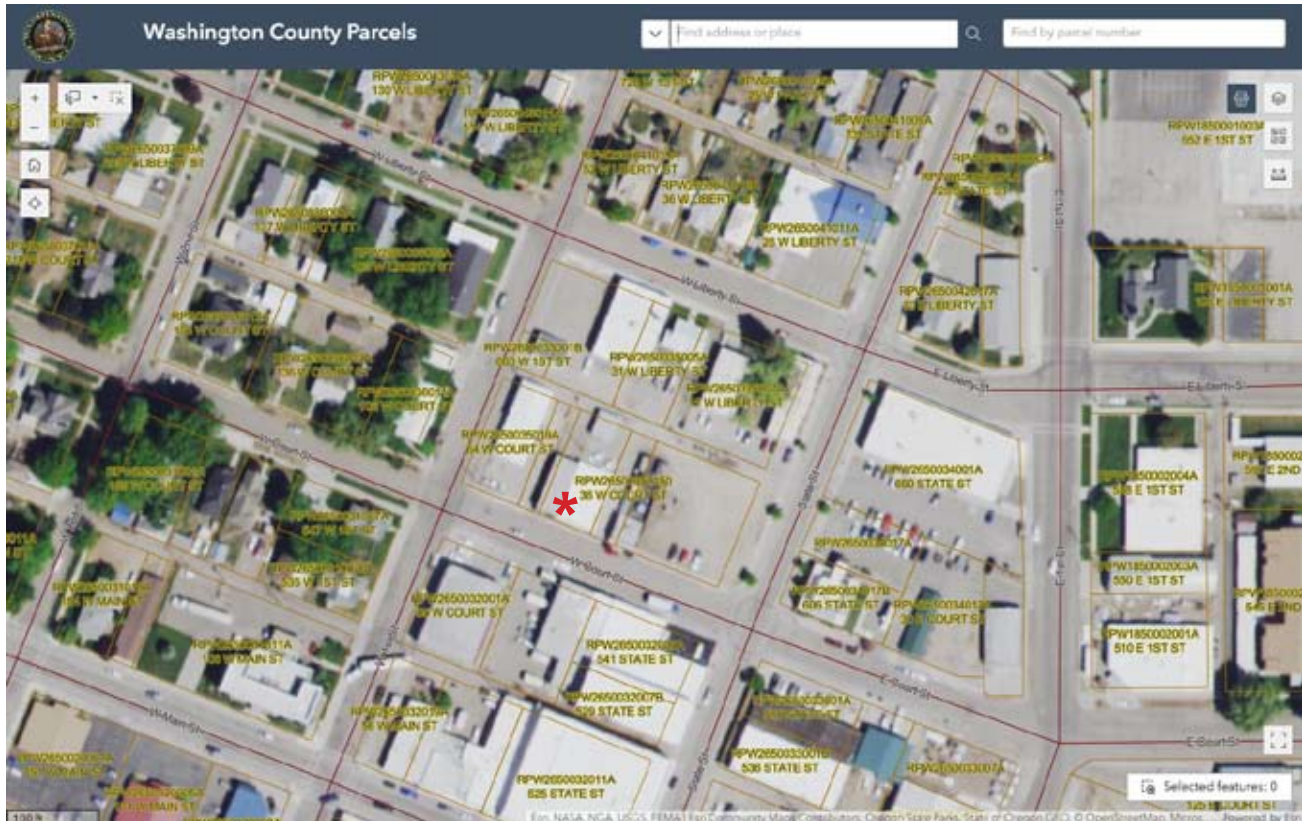
0 – Not assessed, not examined.

N/A – Not applicable or present.

WEISER OFFICE

All SWDH Services - Washington County
46 West Court St
Weiser, ID 83672

Open Weekdays 8am - 5pm
WIC Thursdays 8am - 5pm



Map Data: Washington County Assessor's Parcels Map, Powered by Esri,
<https://experience.arcgis.com/experience/e6f99fb948e24f00a0e10fb696ceed6b>

FACILITY LOCATION

The Weiser Office is located right in the heart of downtown Weiser, offering convenient public access. With frequent community events nearby, this SWDH-owned building provides strong community visibility and involvement. Only public street parking is available for visitors. Staff have a small gravel lot behind the building. No dedicated ADA parking space exists at this facility.

FACILITY INFORMATION

Owned, Leased or Shared:	Owned
Year of SWDH Occupation:	1989, tenant improvement for SWDH
Year Built:	unknown
Estimated Building Age:	more than 40 years
Building Square Footage:	approximately 2200 sf
Floor(s):	1
Accessory Buildings:	24x24 garage
Building Occupancy:	B
Type of Construction:	Type V
Construction Description:	Concrete block and wood frame interior
Parcel ID:	RPW2650035016A
Site Zoning:	C Commercial
Site Acreage:	0.084 acres
Site Setbacks, R.O.W.	
Front setback =	5'-0"
Rear setback =	0'-0"
Side setback =	0'-0"
Height maximum =	4 stories maximum
Flood Zone:	No, Zone X (Area of Minimal Flood Hazard)
Existing Standard Parking Spaces	3 Staff-only parking spaces behind building, Street parking for public
Existing ADA Parking Spaces	0
Required Standard Parking Spaces	6 spaces, Weiser Zoning Code : At least 5 parking spaces for each staff member or visiting doctor, plus 1 space for each employee for Medical and dental clinics.
Required ADA Parking Spaces	1

BUILDING COMPONENTS

Structural Framing:	Concrete Block and wood frame
Siding Material:	Concrete Block/Stone
Basement/Crawl Space/Slab:	Slab on grade
Roofing Material:	Membrane
Attic Ventilation Type:	Soffit Vents
HVAC Type:	Forced Air
Electrical Service Supply:	200 amp
Water Source:	Public
Sewer:	Public

WEISER OFFICE

All SWDH Services - Washington County
46 West Court St
Weiser, ID 83672

Open Weekdays 8am - 5pm
WIC Thursdays 8am - 5pm



FACILITY CONDITION

The office, located in downtown Weiser, offers easy public access and visibility. The building shares a concrete block wall on the west side with an adjoining chiropractor's office, while the east side includes an alley that leads to a gravel staff parking lot at the rear of the building. Public parking is available on the street, but no designated ADA-compliant spaces. Additionally, there is a two-stall garage behind the building for storage of emergency preparedness equipment, such as tables and tents.

The town of Weiser experiences periodic power outages several times annually. Due to budget constraints, the office does not have a generator; instead, it coordinates with the local hospital for immunization storage during outages.

Several ADA compliance issues are present, including the absence of accessible parking, inadequate transaction counter height at the reception desk, and threshold violations. While not required by ADA code, an entrance door operator would be very beneficial for all users. There is also evidence of ceiling leak damage in the mechanical storage area.

FACILITY CONDITION ASSESSMENT

This assessment uses a general rating system, informed by direct observations and staff input. For a more comprehensive analysis, refer to the "Property and Building Inspection Report" prepared by Silver Ridge Home Inspections, 2024. Amanda Swails Design, LLC did not inspect these systems. It is important to note that these assessments are based only on brief visual inspections and do not constitute a formal building inspection.

SITE	
Landscaping/Sitework	4 – Good
Parking Lot(s)	1 – Bad
Entrance/Walkways	4 – Good
Comments: The parking lot behind the building is gravel and unmarked. There are no ADA parking spaces.	
BUILDING EXTERIOR	
General Building Envelope	4 – Good
Foundation	4 – Good
Structure	4 – Good
Roof/Gutters	4 – Good
Exterior Stairs/Ramps/Railings	N/A
Doors/Windows	4 – Good
Comments: The exterior of the building is in decent shape for its age. Garage roof shows wear.	
BUILDING INTERIOR	
General Interior Layout	1 – Bad
Interior Walls	3 – Fair
Interior Floors	3 – Fair
Interior Ceilings	3 – Fair
Comments: The interior finishes are well maintained for their age, but the general layout of the rooms present challenges. Water damage on ceiling in storage/furnace room.	
BUILDING SYSTEMS AND EQUIPMENT	
Fire Sprinkler System	N/A
HVAC	4 – Good
Plumbing	4 – Good
Electrical	2 – Poor
Generators	N/A
Communication Systems (incl. internet)	3 – Fair
Comments: Electrical service is unreliable in the town of Weiser. A generator would be useful.	
ADA ACCESSIBILITY	No, see comments.
Comments: Reception desk not compliant, no ADA parking spaces, threshold height issues. While not required by ADA Code, an automatic entrance door operator would be useful.	

Condition Ratings

5 – Excellent: Only routine maintenance required.

4 – Good: Minor repairs may be needed; system functions properly.

3 – Fair: Occasional major and frequent minor repairs; sometimes fails.

2 – Poor: Major repairs needed, worn, outdated, limited function, or not up to code.

1 – Bad: Needs major repair or replacement; may be unsafe or not up to code.

0 – Not assessed, not examined.

N/A – Not applicable or present.

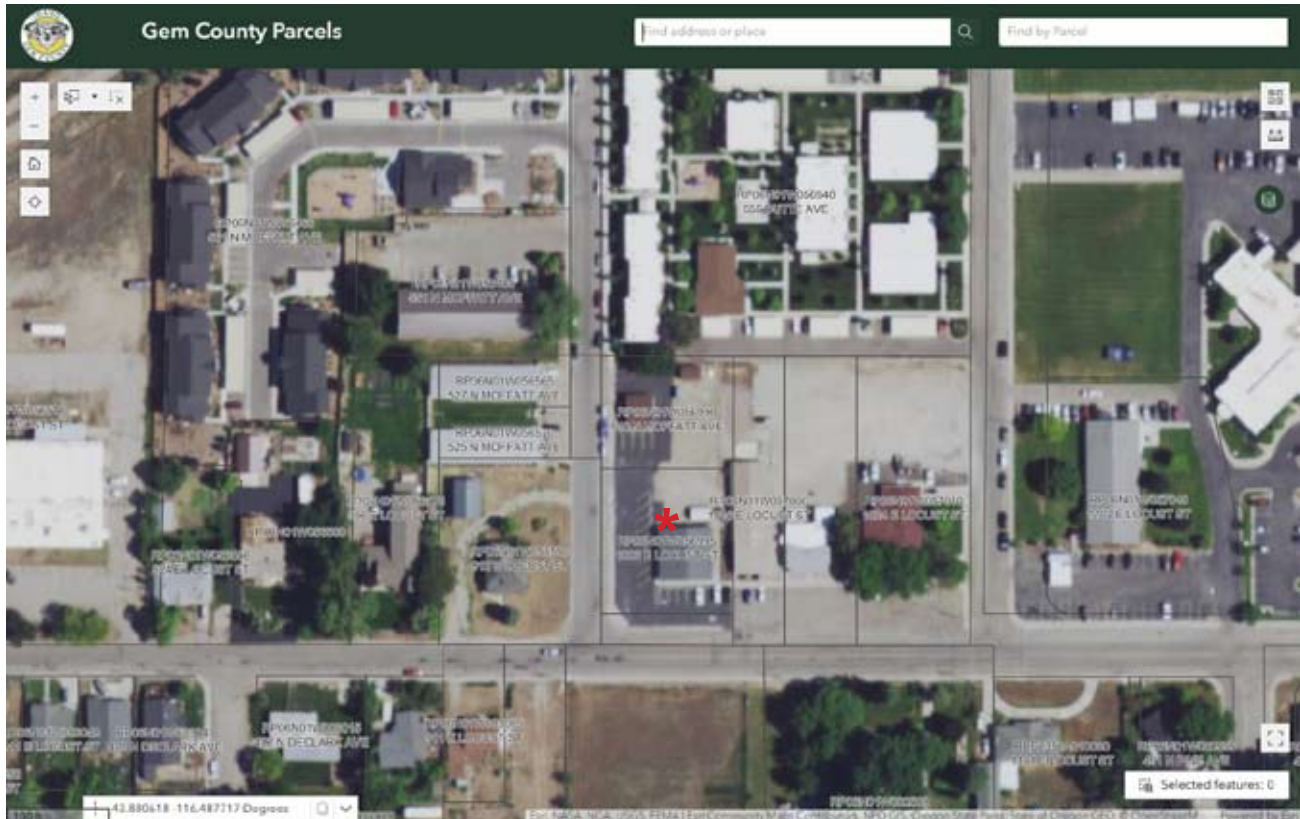
EMMETT OFFICE

All SWDH Services - Gem County
1008 East Locust St
Emmett, ID 83617

Open Weekdays 8am - 5pm
WIC Tuesdays 8am - 5pm



Image: Google Street View, ©2025 Google, Image capture: Nov 2022



Map Data: Gem County Assessor's Parcels Map, Powered by Esri,
<https://experience.arcgis.com/experience/e7af2f0fdf0e4b41bc872c17da9c94b8/>

FACILITY LOCATION

The facility is in the town of Emmett, one block from Valor Health Family Medicine and Urgent Care Center. While convenient for Emmett residents, it is less accessible for others in Gem County, who must walk, bike, drive, or carpool due to the lack of public transportation.

FACILITY INFORMATION

Owned, Leased or Shared:	Owned
Year of SWDH Occupation:	July 1990
Year Built:	before 1990
Estimated Building Age:	more than 40 years
Building Square Footage:	approximately 2500 sf
Floor(s):	1
Accessory Buildings:	10x16 storage shed
Building Occupancy:	B
Type of Construction:	Type V
Construction Description:	Wood frame with vinyl siding and brick veneer
Parcel ID:	RP06N01W056995
Site Zoning:	P Public Use
Site Acreage:	0.41 acres
Site Setbacks, R.O.W.	
Front setback =	20'-0"
Rear setback =	10'-0"
Side setback =	10'-0" interior side, 20'-0" street side
Height maximum =	60'-0" maximum
Flood Zone:	No, Zone X (Area of Minimal Flood Hazard)
Existing Standard Parking Spaces	15
Existing ADA Parking Spaces	1
Required Standard Parking Spaces	7 spaces, Emmett Zoning Code : 1 for each 400 square feet of floor area for offices, public or professional administration or service buildings
Required ADA Parking Spaces	1

BUILDING COMPONENTS

Structural Framing:	Wood frame
Siding Material:	Vinyl, Brick
Basement/Crawl Space/Slab:	Crawl Space
Roofing Material:	Fiberglass/Asphalt
Attic Ventilation Type:	Roof Vents
HVAC Type:	Forced Air
Electrical Service Supply:	200 amp
Water Source:	Public
Sewer:	Public

EMMETT OFFICE

All SWDH Services - Gem County
1008 East Locust St
Emmett, ID 83617

Open Weekdays 8am - 5pm
WIC Tuesdays 8am - 5pm



Image: Google Street View, ©2025 Google, Image capture: Nov 2022



FACILITY CONDITION

The Emmett Office building requires several maintenance improvements to ensure its safety, ADA accessibility, and long-term functionality. The small bathroom with the furnace closet requires flooring repairs due to past water damage.

The railing on the front entrance ramp is loose and requires immediate repair. This entrance ramp is wide enough for ADA standards, but it does not comply with the International Building code. Per [2021 IBC Chapter 10, Section 1012](#), ramp guardrails must have openings no larger than 4 inches, handrails on both sides, and edge protection. The landing at the front door must also be at least 60 x 60 inches. It is recommended that the entrance ramp be replaced. Additionally, installing a push-button door operator could improve accessibility for individuals using wheelchairs or strollers.

The rear stairs and railings are deteriorating and need repair. Roof replacement is expected in four to five years. The reception desk counter is too high for ADA compliance. ADA accessibility issues remain and require attention. Overall, the building has been well maintained and is in good shape for its age. It functions as needed and is conveniently located.

FACILITY CONDITION ASSESSMENT

This assessment uses a general rating system, informed by direct observations and staff input. For a more comprehensive analysis, refer to the "Property and Building Inspection Report" prepared by Silver Ridge Home Inspections, 2024. Amanda Swails Design, LLC did not inspect these systems. It is important to note that these assessments are based only on brief visual inspections and do not constitute a formal building inspection.

SITE	
Landscaping/Sitework	4 – Good
Parking Lot(s)	4 – Good
Entrance/Walkways	1 – Bad
Comments: Railing on ramp is loose and not ADA or Building code compliant.	
BUILDING EXTERIOR	
General Building Envelope	4 – Good
Foundation	4 – Good
Structure	4 – Good
Roof/Gutters	4 – Good
Exterior Stairs/Ramps/Railings	1 – Bad
Doors/Windows	4 – Good
Comments: At minimum, repair loose ramp railing. The current ramp does not meet building code requirements. A new entrance ramp is recommended.	
BUILDING INTERIOR	
General Interior Layout	3 – Fair
Interior Walls	4 – Good
Interior Floors	3 – Fair
Interior Ceilings	3 – Fair
Comments: Flooring repair in restroom with furnace. Interior finishes are well maintained for their age.	
BUILDING SYSTEMS AND EQUIPMENT	
Fire Sprinkler System	N/A
HVAC	4 – Good
Plumbing	4 – Good
Electrical	4 – Good
Generators	N/A
Communication Systems (incl. internet)	3 – Fair
Comments: Standardized IT infrastructure in conference room	
ADA ACCESSIBILITY	No, see comments.
Comments: Reception desk is not compliant, the restroom labeled ADA does not have the required ADA knee space under the sink.	

Condition Ratings

5 – Excellent: Only routine maintenance required.

4 – Good: Minor repairs may be needed; system functions properly.

3 – Fair: Occasional major and frequent minor repairs; sometimes fails.

2 – Poor: Major repairs needed, worn, outdated, limited function, or not up to code.

1 – Bad: Needs major repair or replacement; may be unsafe or not up to code.

0 – Not assessed, not examined.

N/A – Not applicable or present.

NAMPA OFFICE

WIC Services Only - Canyon County
Idaho Hispanic Community Center (IH2C)
315 Stampede Dr
Nampa, ID 83687
Open Mon/Tues/Friday 9am-4pm



Image: Google Street View, ©2025 Google, Image capture: Oct 2016

FACILITY INFORMATION

Owned, Leased or Shared	Leased, 1-year rental agreement
Year of SWDH Occupation:	2024
Year Built:	2004
Leased Square Footage:	unknown
Property Owner:	City of Nampa
Mixed-Use Building Occupants:	Idaho Hispanic Community Center
Building Occupancy:	Mixed Retail with Office Units
Parcel ID:	PIN: 67340100 0

FACILITY NOTES

The Nampa WIC office is located on the second floor of the Idaho Hispanic Community Center (IH2C). This location provides strong visibility and facilitates outreach efforts. While public transportation options are limited in the area, the site remains accessible by foot and is easily reached by car.

HOMEDALE OFFICE

WIC Services Only - Owyhee County
Old Homedale Library
125 W Owyhee Ave
Homedale, ID 83628
Open Tues/Thurs 9am-4pm



Image: Google Street View, ©2025 Google, Image capture: Nov 2023

FACILITY INFORMATION

Owned, Leased or Shared:	Shared, reserved room in the Old Homedale Library
Year of SWDH Occupation:	2023
Leased Square Footage:	unknown
Property Owner:	Gypsy Jackson Memorial Library
Mixed-Use Building Occupants:	Homedale Library
Parcel ID:	RPA0010050007A

FACILITY NOTES

The Homedale Office operates in a reserved, shared space within the Old Homedale Library. The lack of privacy and daily setup/breakdown are major challenges for staff. As the only WIC site in Owyhee County, it experiences high demand for services.

Note: The consultant team interviewed department heads and watched a staff-made video, but did not tour this facility in person.

FARMWAY OFFICE

WIC Services Only - Canyon County
Caldwell Housing Authority
22730 Farmway Rd #114
Caldwell, ID 83607

Open 1st Monday of month 9am-4pm,
3rd Thursday of month 9am-7pm



FACILITY INFORMATION

Owned, Leased or Shared:	Leased
Year of SWDH Occupation:	2007
Leased Square Footage:	approximately 600 sf
Property Owner:	Housing Authority of Caldwell
Mixed-Use Building Occupants:	Farmway Community Center, Terry Reilly Health Services
Parcel ID:	PIN: 34658000 0

FACILITY NOTES

The Farmway Office provides WIC-only services. It is in Farmway Village which is operated by the Caldwell Housing Authority—the largest rural housing authority in the country. The building is shared with Terry Reilly (behavioral health) and the Farmway Community Center, which is a small event space.

COUNCIL OFFICE

WIC Services Only - Adams County
Adams County Health Center (ACHC)
205 N Berkley St
Council, ID 83612

Open 3rd Wednesday of even months



Image: Google Street View, ©2025 Google, Image capture: Sep 2024

FACILITY INFORMATION

Owned, Leased or Shared:	MOU shared space
Year of SWDH Occupation:	2022
Leased Square Footage:	unknown
Floor(s):	1
Parcel ID:	RPC012000000CB
Site Acreage:	4.43 acres

FACILITY NOTES

The Council Office offers WIC-only services to Adams County and is SWDH's most distant site, located 104 miles (a 2-hour drive) from Caldwell. SWDH shares space there with the Adams County Health Center, operating on a limited schedule.

Note: The consultant team interviewed department heads and watched a staff-made video, but did not tour this facility in person.

SWDH PARTNERSHIP LOCATIONS

MARSING HUB

Community Center - Owyhee County
The Marsing Hub
205 8th Ave W
Marsing, ID 83639

FACILITY NOTES

The Marsing School District converted its former middle school into a community center, now called “The Hub.” The Hub brings vital services under one roof. By using existing school infrastructure, the district was able to create a community center that offers educational, health, and social supports to serve residents of all ages. SWDH partners with The Hub but does not offer services there.

Western Idaho Youth Support Center (WIYSC)

Youth Crisis Center - Canyon County
308 E Hawaii Ave
Nampa, ID 83686

FACILITY NOTES

The Western Idaho Youth Support Center (WIYSC), which opened in Nampa in 2024, is a youth crisis center. WIYSC offers 24/7 walk-in support to individuals ages 5–17 who are experiencing behavioral health emergencies, providing a safe environment prior to the need for intensive care. The center was established by SWDH in partnership with Clarvida.

Note: The consultant team interviewed facility staff, but did not tour this facility in person.

Western Idaho Community Crisis Center (WIDCCC)

Adult Crisis Center - Canyon County
524 Cleveland Blvd #160
Caldwell, ID 83605

FACILITY NOTES

The Western Idaho Community Crisis Center (WIDCCC) in Nampa offers 24/7 walk-in crisis stabilization for adults experiencing behavioral health crises. The center was established by SWDH in partnership with Clarvida.

Note: The consultant team interviewed facility staff, but did not tour this facility in person.

CONCLUSION

This Land and Facility Report for Southwest District Health presents evaluations of SWDH's owned and leased properties across six counties. Each recommendation is specifically tailored to address the individual circumstances of every facility.

The Caldwell and Payette Offices, built more recently, provide ample space and require only routine maintenance. The Weiser and Emmett offices are well maintained but need accessibility improvements to meet code and operational requirements. A revised floor plan layout could improve the functionality of the Weiser Office. WIC-only locations experience space constraints and privacy issues.

Prioritizing these improvements will bolster operational resilience, improve client access, and ensure SWDH continues delivering equitable public health services throughout its diverse rural and urban communities.