



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

REGION VII

Gateway Tower II, Room 200  
400 State Avenue  
Kansas City, KS 66101-2406  
HUD Home Page: [www.hud.gov](http://www.hud.gov)

July 21, 2025

VIA ELECTRONIC MAIL

Ms. Amanda Pitts  
Executive Director  
West Plains Housing Authority  
West Plains, MO 65775  
[wphaed@gmail.com](mailto:wphaed@gmail.com)

Dear Ms. Amanda:

Thank you for completing your Section Eight Management Assessment Program (SEMAP) certification for the West Plains Housing Authority (WPHA). HUD appreciates your time and attention to the SEMAP assessment process. SEMAP enables the Department of Housing and Urban Development to better manage the Section 8 tenant-based program by identifying a Public Housing Agency's (PHA) capabilities and deficiencies related to the administration of the Section 8 Program. As a result, the Department of Housing and Urban Development will be able to provide more effective program assistance to housing authorities.

The Housing Authority's final SEMAP score for the fiscal year ended December 31, 2024, is 100 percent. The following are the scores for each indicator:

| Indicator # | Indicator                        | Points     |
|-------------|----------------------------------|------------|
| 1           | Selection from Waiting List      | 15         |
| 2           | Reasonable Rent                  | 20         |
| 3           | Determination of Adjusted Income | 20         |
| 4           | Utility Allowance Schedule       | 5          |
| 5           | HQS Quality Control              | 5          |
| 6           | HQS Enforcement                  | 10         |
| 7           | Expanding Housing Opportunities  | N/A        |
| 8           | Payment Standards                | 5          |
| 9           | Timely Annual Reexaminations     | 10         |
| 10          | Correct Tenant Rent Calculations | 5          |
| 11          | Pre-Contract HQS Inspections     | 5          |
| 12          | Continuing HQS Inspections       | 10         |
| 13          | Lease-Up                         | 20         |
| 14          | Family Self-Sufficiency          | N/A        |
| 15          | Deconcentration Bonus            | 0          |
|             | <b>TOTAL SCORE</b>               | <b>130</b> |

Your overall performance rating is **High**.

In accordance with 24 CFR 985.104, a PHA may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD program center and denied may be further appealed to the Assistant Secretary.

If you have any questions, please do not hesitate to contact Dramell Washington, Portfolio Management Specialist at (314) 418-5228, or via email at [Dramell.C.Washington@hud.gov](mailto:Dramell.C.Washington@hud.gov). Thank you again for your cooperation with the SEMAP process.

Sincerely,

|                                   |                             |
|-----------------------------------|-----------------------------|
| <b>TANYA<br/>PRICE<br/>BURGIN</b> | Digitally signed by: TANYA  |
|                                   | PRICE BURGIN                |
|                                   | DN: CN = TANYA PRICE        |
|                                   | BURGIN C = US O = U.S.      |
|                                   | Government OU = Department  |
|                                   | of Housing and Urban        |
|                                   | Development, Office of      |
|                                   | Administration              |
|                                   | Date: 2023.07.21 14:19:24 + |
|                                   | 05:00                       |

Tanya Burgin  
Director  
Office of Public Housing  
Office of Field Operations

cc:  
Board of Commissioners  
c/o Barbara Butler, Board Chair  
[wphaed@gmail.com](mailto:wphaed@gmail.com)