

Section 8 Newsletter

October-November-December 2025

Landlord Meeting!!

This meeting will be held at the Community Center on Sept 25th from 6-8pm at the Community Center located at 828 Garfield Avenue. Dinner will be served as well!

Annual Recertification!

It is important to be available for your annual inspection appointment and your annual recertification appointment.

The purpose of your annual inspection is to verify that the unit is in compliance with housing quality standards.

Federal regulations require the Housing Authority to annually re-examine all Section 8 residents' income and household composition. This annual review process determines your eligibility for continued housing.



Dates to Remember:

September 19th– MHA office closed for Admin Day

September 25th– Landlord Meeting @ 6pm

October 13th– MHA office closed for Indigenous Peoples' Day

October 17th– MHA office closed for Admin Day

October 31st– Halloween

November 11th– MHA office closed for Veterans' Day

November 21st– MHA office closed for Admin Day

November 27th & 28th– MHA closed office for Thanksgiving

December 19th– MHA office closed for Admin Day

December 24th & 25th– MHA office closed for Christmas

December 31st- MHA office closing early @ 12pm

January 1st– MHA office closed

Mexico Housing Authority

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www.mexicoha.com

MHA STAFF

Need to contact us?

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Fall Cleanup
Mexico's Annual Fall Cleanup will be held on Saturdays during the month of October.

If your trash pickup day is:

Tuesday, Wednesday or Friday - Saturday, October 4
Monday or Thursday - Saturday, October 11

Cleanup dates also include appliance pickups. Appliance pickup regulations apply (limit two per household). All items are to be placed at the curb by 6 a.m. on the assigned days. If you have questions, please contact the City of Mexico at 573-581-2100.

2025 WALK BACK IN TIME
September 27th & 28th, 2025
Audrain County Museum • 501 S. Mudrow, Mexico, MO

Friday: Education Day, 8:30am – 2pm
Friday Night: Fish/Chicken Fry, 4:30 – 7:30pm, \$15 per plate
Saturday: 10am-9pm and Sunday: 10am – 4pm

The weekend will be packed with things for the entire family! Our focus this year is on FOLK TRADITIONS - legends, dances, songs and clothing. We will also have the 1804 Lewis & Clark Keelboat, 1850's stagecoach, cowboys, pirates, civil war, battles from world war I & II, Vietnam war, Fantastic food trucks, shopping on Traders Row and with our Artisans! If you would like to volunteer or have questions, please call the Audrain County Museum at 581-3910.

JOB FAIR
The Mexico Area Chamber of Commerce with support from the City of Mexico and the Missouri Department of Higher Education & Workforce Development will be hosting a **JOB FAIR** for employees of Home Depot. There will be a variety of employers onsite ready to put the Home Depot team to work.

Thursday
October 2, 2025
10am to 2pm
at the **Mexico VFW**
2100 N. Jefferson Street

Our mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.

PROGRAM REMINDERS

1. Residents must follow all City of Mexico codes concerning yard maintenance, pets, trash, vehicles, etc. MHA does not get involved in these areas.
2. If you have problems with your dwelling, please contact your landlord for resolution. MHA will inspect if there is an emergency issue that is not being addressed. Otherwise it is the landlord's responsibility to keep their property maintained in accordance with HUD guidelines.
3. Any time a rent adjustment is needed, be sure to bring employment verification to our office for timely processing.
4. ANY VIOLATIONS of the lease (including unauthorized guests, criminal activity, non-payment of rent, etc.) must be brought to the tenant's attention and to MHA's attention by the landlord IN WRITING. Anytime a landlord terminates or violates the tenant for anything, MHA must be notified with a copy of the violation.
5. Rent increases must be brought to MHA's attention IN WRITING at least 60 days prior to the requested increase date. Tenants must also be notified of rent increases.
6. Landlords looking to sell rental properties with Section 8 occupants need to contact the MHA office for further information.

Tips to Help Lower your Heating Bill

Change furnace filters every month

Don't block vents with furniture or objects

Lower thermostats 3-5 degrees, more when you're not at home

Open blinds during the day to let sun warm your inside

Add a few extra blankets at night to stay warm



Mexico Senior Center News

For a calendar of events and monthly menu, you may visit

www.agingbest.org/nutrition-activity-centers/audrian

Or follow their Facebook page!

Located at 606 E. Park St.

Phone: (573) 581-7743

Hours: Open Mon-Fri, 8 am to 4 pm

NSPIRE-V INFORMATION!

NEW INSPECTION REGULATIONS FOR NSPIRE-V HAS BEEN EXTENDED
TO A COMPLIANCE DATE OF 2/1/2027!

KEEP YOUR EYES OUT FOR MORE INFO!

EFFECTIVE 2023– ALL UNITS MUST HAVE CARBON MONOXIDE
DETECTORS AND SMOKE DETECTORS. THEY MUST BE HARDWIRED
OR INSTALLED WITH 10 YEAR BACKUP BATTERIES.

SMOKE DETECTORS

COMMON COMPONENTS: Plastic shell, Base, Battery, Light, Speaker, Test button, Electronic circuit; Battery backup

LOCATION: Unit Bedrooms, hallways, kitchens, stairwells.
 Inside Hallways, kitchens, stairwells, common areas.
 Outside None

MORE INFORMATION:

- Smoke alarm should be installed high on walls or ceilings.
 - If mounted on the ceiling, then it must be greater than 4 inches from the wall.
 - If mounted on the wall, then the top edge of the smoke alarm cannot be closer than 4 inches or greater than 12 inches from the ceiling.
- Smoke alarm should be installed at least 10 feet from a cooking appliance.
- Smoke alarm should not:
 - Be installed near windows, doors, or ducts where drafts might interfere with their operation.
 - Be painted or have decorative stickers or other decorations present.
- The unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, in the following locations:
 - On each level of the unit;
 - Inside each bedroom;
 - Within 21 feet of any door to a bedroom measured along a path of travel; and
 - Where a smoke detector installed outside a bedroom is separated from an adjacent living area by a door, a smoke detector must also be installed on the living area side of the door.

DEFICIENCY 1: Smoke alarm is not installed where required.
LOCATION: Unit — Affirmative Habitability Requirement Inside — Affirmative Habitability Requirement

DEFICIENCY 2: Smoke alarm is obstructed.
LOCATION: Unit Inside

DEFICIENCY 3: Smoke alarm does not produce an audio or visual alarm when tested.
LOCATION: Unit Inside

NSPIRE CONTINUED!

CARBON MONOXIDE DETECTORS

- DEFINITION:** A single or multiple station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal, or if the unit is occupied by a person with a hearing impairment, a distinct visual alarm or combination of audible and visual alarms. It incorporates a sensor, control components and an alarm notification appliance in a single unit.
- PURPOSE:** Detect and signal elevated carbon monoxide levels to prevent poisoning.
- COMMON COMPONENTS:** Sensor; power source / battery; casing; wiring; base; alarm / alarm circuit; strobe light; LCD panel / visual display; microprocessor; circuit board
- LOCATION:**
- | | | |
|-------------------------------------|---------|--|
| <input checked="" type="checkbox"/> | Unit | Where required as described in the Deficiency Criteria |
| <input checked="" type="checkbox"/> | Inside | Where required as described in the Deficiency Criteria |
| <input type="checkbox"/> | Outside | None |
- MORE INFORMATION:**
- This is not a replacement for a code inspection.
 - All requirements of IFC Sections 915 and 1103 must be met, even though only the criteria listed herein will be inspected for in a NSPIRE inspection.
 - If a fuel-burning appliance is located in an attic, then treat the attic space as a mechanical room.

DEFICIENCY 1: Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

LOCATION: Unit – Affirmative Habitability Requirement

DEFICIENCY 2: Carbon monoxide alarm is obstructed.

LOCATION: Unit Inside

DEFICIENCY 3: Carbon monoxide alarm does not produce an audio or visual alarm when tested.

LOCATION: Unit Inside

**FURTHER QUESTIONS REGARDING NSPIRE? PLEASE CONTACT THE HOUSING
AUTHORITY!**