

Hudson Housing Authority Video Surveillance Policy

The Board has established a policy that the Housing Authority will, through recommendations of the Executive Director, establish video surveillance to enhance the safety of the Housing Authority tenants, employees and property, and to deter vandalism, illegal dumping and theft. The Executive Director or his/her designee, will obtain, maintain and replace the necessary equipment to view and record activity on the premises. The Executive Director or his/her designee will recommend the number and location of the HHA video cameras, their original purpose, the current situation, and whether to increase, relocate or reduce the video camera placements. The board, in compliance with any record retention laws, will determine how long to retain recorded video, and determine the personnel with access to the recordings.

The policy is to make residents and visitors aware that the premises are under surveillance and signs to that effect will be erected. This policy and the surveillance are intended to comply with the Massachusetts Civil Rights Act, and the Massachusetts Privacy Act. The policy is to direct the cameras to the property of the Authority and common areas of the housing authority property. It is the policy of the Authority not to record audio.

The policy is not intended to address specific needs which may arise. The policy is that the Authority will cooperate with law enforcement requests to review the video recordings.

Tenants can easily purchase and install their own video equipment, such as Ring cameras and other home recording devices. The policy permits tenants to have and use such devices provided they are installed completely within the apartment unit, and do not unreasonably interfere with or disturb other tenants' quiet enjoyment of their unit or the common areas of the premises.

The policy strictly prohibits a tenant from the installation or use of any device on the outside of their unit, or in any common area including but not limited to their windows, doors or outside walls. If tenants install these devices, or have them installed, they should be given a notice that if not removed in 5 business days, that the Authority will remove them.