



HOUSING AUTHORITIES CITY OF EUREKA & COUNTY OF HUMBOLDT

735 WEST EVERDING STREET, EUREKA CA 95503
PHONE: (707) 443-4583 FAX: (707) 443-4762 TTY: (800) 651-5111
WWW.EUREKAHUMBOLDTHA.ORG



April 14, 2021

Dear Tenants:

Recently, we have noticed an increase in tenant use of cameras in and around our housing units. In order to clarify how and where cameras may be installed and used, we are implementing a Tenant Security Camera Policy, which will be adopted as part of our standard tenant lease. First, tenants and tenant organizations must be given a 30-day opportunity to review and make written comment on any changes to the lease before adoption by the Housing Authority.

Attached to this letter is our DRAFT Tenant Security Camera Policy. Please review and consider the policy. If you have any questions or comments that you'd like taken into consideration by the Housing Authority prior to the proposed modification becoming effective, please send your written comments to us, no later than 30 days after receipt of this letter, at:

Eureka Housing Authority
Attn: Heather Briggs
735 West Everding Street
Eureka, CA 95503

If you prefer, you may also email comments to heatherb@eurekahumboldt.org.

Thank you.



The Housing Authorities are Equal Housing Opportunity Organizations





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DRAFT Tenant Security Camera Policy

Tenants renting an apartment unit are entitled to feel safe and unthreatened by unanticipated dangers.

If you choose to install a security camera at your unit, it must follow the Housing Authority policy as stated below:

1. Tenants may not install cameras on, or make any alterations to, the outside of their unit.
2. Tenants may have cameras inside their unit that point outside for security purposes.
3. Tenants shall be obliged to use reasonable care to keep the unit in good condition, including not putting holes in walls and/or repairing any holes upon moveout. Any repairs or charges for unreasonable wear and tear will be billed to the tenant at the rate specified in the lease.
4. Tenants may not install cameras such that they look into others' space, such as another tenant's back yard, into windows, at front doors, laundry rooms, etc. Cameras should only be pointed directly at your own space or to shared public space. Cameras cannot be pointed anywhere that tenants have a reasonable expectation of privacy.
5. If cameras record sound, it's essential to note that California does not permit audio recordings unless all parties being recorded consent to being recorded.
 - a. [Penal Code §632](#) makes it illegal to monitor or record confidential communications without the consent of all parties involved. Without this consent, conversations captured by audio and video violate a person's reasonable expectation of privacy.

If you are unsure of whether your security camera setup is in compliance with the above policies, please contact the Community Liaison for a review of your camera setup.

If it is reported that any tenant has a camera setup that is improperly installed, the Community Liaison will follow up on the report. If cameras are found to be improperly installed at that time, you have the option to either (1) have the Community Liaison assist you in properly pointing your cameras or (2) remove the cameras.

If any tenant violates this policy by improperly installing cameras or repeatedly setting up cameras in a manner that violates privacy, such violation may be cause for termination of the lease.

Tenant Acknowledgement Signature

Date



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