



# RUSSELL CITY REPARATIVE JUSTICE PROJECT

[WWW.HAYWARD-CA.GOV/RUSSELL-CITY-REPARATIVE-JUSTICE-PROJECT](http://WWW.HAYWARD-CA.GOV/RUSSELL-CITY-REPARATIVE-JUSTICE-PROJECT)

## Fair Compensation for Russell City Resident Homeowners, Resident Businessowners, and Tenants

**Summary of the Reparative Justice Recommendation:** Issue one-time payments to homeowners, business owners, and tenants who used to live in Russell City to compensate for the forced relocation caused by the Russell City Redevelopment Project (1963-1968). The proposed amount of money given will be based on current home and business prices in Hayward. Give fair compensation based on the total number of properties, not the number of people who lived there. If a former homeowner or business owner has passed away, their family members can still get the payment. Former residents who were tenants will receive compensation based on a relocation formula from the U.S. Housing and Urban Development (HUD). Track and account for past payments when determining fair compensation amounts. Create a list of former residents and descendants that can be used to verify eligibility.

**Reparative Justice Description and Justification:** Russell City was an unincorporated area in Alameda County, with a thriving and self-sustaining community of homeowners, business owners, and tenants. The Russell City Redevelopment Project destroyed this community, which affected the people who lived there in various ways. Additional research estimates that the average payment to property owners was \$2,133.33. Some owners got as little as \$250, while others, like the Santucci Hog Farm, received \$510,000, and Jose Mateos's farm property was bought for \$100,000. Tenants who had to move were not given any money, even though they lost their homes.<sup>1</sup>

Community input from surveys, public meetings, and a town hall identified the fair compensation of Russell City former residents and business owners as a top priority, with emphasis on payment being issued via a lump sum. The Russell City Reparative Justice Project proposes that a base amount of "fair" compensation be established for resident homeowners, resident business owners, and tenants based on current market rates and/or formulas. Fair compensation for owners will be based on the total number of properties, not the number of people who lived there. Fair compensation for tenants will be based on the total number of rental units, not the number of tenants who lived within a given unit.

The exact amount depends on how many people qualify and how much money is available from the City of Hayward.



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Additionally, it will be critical to seek partnership with the County of Alameda to identify an adequate amount of resources for fair compensation.

- Fair compensation for former resident homeowners could potentially be between \$300,000 and \$ 1 million.
- Fair compensation for business owners could potentially be between \$300,000 and \$ 1 million.
- Fair compensation for tenant could potentially be between \$5,000 and \$10,000.

**Eligibility Criteria:** To be eligible for fair compensation, beneficiaries must be:

- 1.A former property owner (residential or business) who lived in Russell City between 1960 and 1967 and can show documentation <sup>ii</sup> of their residency, or
- 2.A descendant and/or family member of a deceased, former property owner. You must provide proof of your ancestor's residency between 1960 and 1967 and show that you are related to them. <sup>iii</sup>
- 3.A former tenant who lived in Russell City between 1960 and 1967 and can show documentation <sup>iv</sup> of their residency.

## Reparative Justice Objectives

- **Objective 1:** Make a list of living Russell City former residents using City of Hayward records, County of Alameda documents, and research with the Russell City community.
- **Objective 2:** Initiate requests for County of Alameda partnership on fair compensation for Russell City resident homeowners, resident businessowners, and tenants.
- **Objective 3:** Hire professional genealogists to create family trees of Russell City former residents and descendants. They will also help find the public records needed to make the list of former residents and descendants.
- **Objective 4:** Research past payment amounts and current, median sales prices for homes in Hayward to confirm the compensation amounts for each resident property owner and resident business owner.



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- **Objective 5:** Initiate partnerships with academic departments at California State University, East Bay and Chabot College to get student support with researching relevant public records held by the County of Alameda, Hayward Unified School District, and City of Hayward (e.g. Birth certificates, school records, marriage records, tax documents, etc).
- **Objective 6:** Issue fair compensation to the first group of qualifying property owners during the 2025-2026 fiscal year.
- **Objective 7:** Over four fiscal years, give out four more rounds of fair compensation payments to qualifying property, from the 2026-2027 fiscal year to the 2029-2030 fiscal year.
- **Objective 8:** Look for and apply for additional grants to provide fair compensation to more Russell City resident property owners and former residents that were tenants.

<sup>i</sup> Brown, E. & Barganier, G. (2023). *Redeveloping Russell City: Alameda County, the City of Hayward, and industrialization. Hayward, California.*

<sup>ii</sup> Documentation to verify eligibility may include, but is not limited to, deeds, leases, rental agreements, tax documents, birth certificates, marriage certificates, school records, utility bills, bank statements, and/or insurance documents.

<sup>iii</sup> Documentation to verify eligibility may include, but is not limited to, deeds, leases, rental agreements, tax documents, birth certificates, marriage certificates, school records, utility bills, bank statements, and/or insurance documents. Birth certificates will be required to verify familial connections.

<sup>iv</sup> Documentation to verify eligibility may include, but is not limited to, deeds, leases, rental agreements, tax documents, birth certificates, marriage certificates, school records, utility bills, bank statements, and/or insurance documents.