

An aerial, high-angle view of a dense city skyline, likely New York City, with numerous skyscrapers and buildings. The image is overlaid with a semi-transparent dark blue filter. A white rectangular frame is centered on the page, containing the title text.

RUSSELL CITY REDEVELOPMENT

April 26, 2023

George Barganier and Elizabeth Brown



OVERVIEW

- Overview of project to date
- Results of historical media search
- Locating other residents in RC

OVERVIEW OF PROJECT TO DATE

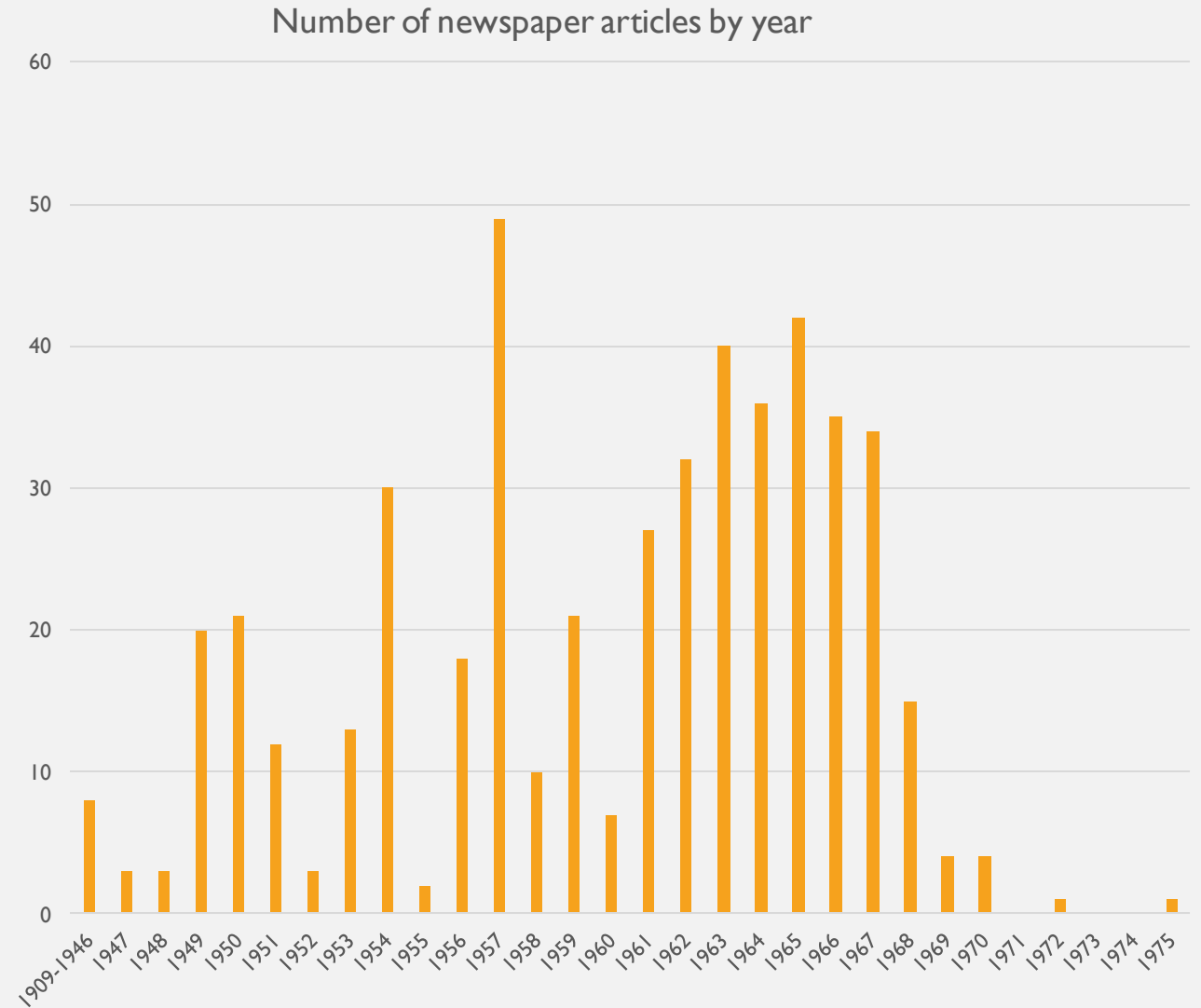
OVERVIEW OF PROJECT TO DATE

- Historical media search
 - 491 articles collected
 - Keywords: “Russell City”
 - Excluded articles
 - Unrelated to RC
 - Advertisements
 - Source information, article summaries, keywords, and article images

<u>Newspaper</u>	<u># of articles</u>
Daily Review	290
Oakland Tribune	181
San Francisco Call	4
San Francisco Chronicle	1
San Francisco Examiner	11
The Argus	4
<i>total</i>	491

OVERVIEW OF PROJECT TO DATE

- Historical media search
 - Key moments of increased media coverage
 - Moments correspond with various efforts by residents to get city, county, and state officials to address water and sewer lines



PRECURSORS TO REDEVELOPMENT

A Lesson In Community



PANDEMIC MEAN TROUBLE in Russell City, as this picture shows after 11 days of rain and March 2. As a result, water conditions around the area are. It might be possible to make through them. Russell City, one of the poorest counties, depending on the amount of rain. The disease has been provided the area, but the county has reported a few years. For details, see the accompanying story—Alameda County School Plans.

on the level of experience and the part in community a required visit. In the face of such evidence, the supervisors anticipated such a permanent. The result, but with a lot of the work involved. The fact was that it had never been done before. Russell City — a community which never had a water supply. The water will be due to the fact that the water supply is not a good one. There were leaked off water by the water supply. Some of the water was not good. To the residents of Russell City — both, and some, and others are reporting in some places. Russell City — a community which never had. Many of them, meeting some of them, and some of them. And the demand is that they be, and some of them. And the demand is that they be, and some of them.



1 DEAD, 11 SICK OF DYSENTERY IN BAY AREA

With one child dead and 11 other persons critically ill, the Alameda County Health Department today took steps to combat an outbreak of bacillary dysentery in the Hay-

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County Will Reject City Council Plan To Supply Russell City Water

PRECURSORS TO REDEVELOPMENT

1949: Supervisor
Harry Bartell
writes to Daily
Review:

- “Let me assure you very definitely that the board of Supervisors is not unmindful of the unsatisfactory condition now existing and the time may come when drastic action will be taken, if the people affected in that area do not clear up the conditions themselves, which is their obligation and not that of the Board of Supervisors.”

Vol. 57 — No. 133 HAYWARD, CALIFORNIA, WEDNESDAY, FEBRUARY 14, 1951

50,000 Acre Oro Loma Expansion

Russell City And Mt. Eden Study Made

UN Lands At Wonsan, 130 Miles Behind Front

Includes San Leandro

Wage Stabilization Board

Communists Make Gain

Valentine's Day Gunman Halted

Industries

Vol. 60 — No. 75 HAYWARD, CALIFORNIA, WEDNESDAY, DECEMBER 19, 1951

Annexation Issue Held Over to Jan. 8

By BUCK BEDSWORTH

201 PROTEST ANNEXATION TO ORO LOMA

SAN LORENZO — "Progress," the desire of one community to better itself, the plea of another community to remain rural, and legal technicalities all played their part in last night's Oro Loma sanitary district hearing on the proposed annexation of the Mt. Eden-Russell City area.

Cautioned by its attorney that the hearing was to determine which property would be bene-

SAN LORENZO — Oro Loma Sanitary district board today had extended until Tuesday, Jan. 8, their decision as to whether to call an election on the controversial annexation issue in the Mt. Eden-Russell City area.

Following a 75-minute hearing last night in their headquarters offices at 19899 Hesperian boulevard at which all persons interested were given an opportunity to be heard and upon recommendation of their administrative assistant, Gerald L. Worthley, the directors postponed further election proceedings until their first regular meeting in the second week of the new year.

Purpose of the meeting last night attended by approximately 50 freeholders in the Mt. Eden and Russell City area was to determine benefits from the proposed annexation and fixing boundaries, also to give all property owners in the area a chance to express their opinions pro and con on the sewer project as requested in a petition presented to the board signed by more than 25 per cent of the freeholders.

President George Walter Jr. opened the hearing in a roll call with all members present. They were in addition to the president, Joe Correa, Pete J. De Bernardi,

KING CLAIMS

DECEMBER 9, 1951

COURT DENIES ORO LOMA ELECTION

Including Southern Pacific Proves Weak Link In Case

The Daily Review

Vol. 60 — No. 131 HAYWARD, CALIFORNIA, THURSDAY, FEBRUARY 15, 1951

ORO LOMA SANITARY DISTRICT ANNEXATION

- October 1950: Citizens' Committee for the Improvement of Russell City/Russell City Civic Club formed
- 1951: Oro Loma Sanitary District Annexation
 - Russell City, Mt. Eden and other southern areas
 - 1952: Russell City-Mt. Eden Taxpayers' Committee created to oppose election on annexation
 - 1952: Court denied election

COMMUNITY SERVICES DISTRICT

1953

County Readies
April Vote on
Russell District
RUSSELL CITY — Alameda

REDEVELOPMENT PLANS BEGIN

Oct. 1954

County Studies Russell City Development Plan

Planners Decide Not to Change Zoning in R.C.

OAKLAND—Russell City will continue to be in a "U" or unclassified district and will not be

REDEVELOPMENT PLANS BEGIN

Hayward master plan identifies RC for annexation and industrial development

November 1956

June 1956

Russell City Civic Club discussion annexation to city of Hayward; Board attorney Frederick Dubovsky "noted federal help could improve housing in Russell City without forcing people to leave the community."

Alameda County Supervisors invite experts to tour potential industrial areas, including Russell City

January 1957

February 1957

4 children killed in fire; leads to wider citizen concern about RC

1956 Alameda County Grand Jury report brands RC "slum area creating a serious health condition."

March 1957

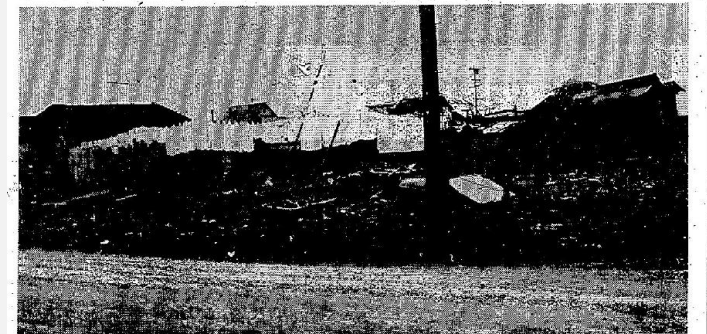
Russell City Branded Slum Area

Action toward condemnation

Fifty Years Of Decline



BETTER HALF . . . Few buildings in Russell City are as substantial as these, few yards as orderly. Many homes are made of scrap lumber; fire insurance runs up to \$200 a year on three room shacks.



HOME . . . Two room shack (left) is the home of a large Russell City family as evidenced by the lines of laundry. Young citizen (center) plays midst litter which marks much of the isolated town west of Hayward. No building permits have ever been issued for Russell City.

2-City Planning Projects Stalled

UNWANTED TOWN
Russell City's Outlook Bleak

REDEVELOPMENT PLANS BEGIN

Redevelopment cost without relocation estimated at \$1,040,000; Federal government, if approved plan, would fund 2/3 of cost, "the residents would have to agree to beautify their homes..."

County commits to rezoning RC for industrial use

Incorporation bid ends; fails to meet deadline to file for election due to opposition

May 1957

August 1959

March 1957

October 1958

February 1960

Residents gain ask for residential zoning in order to qualify for federal urban redevelopment funds

Failed bid to incorporate with Mt. Eden begins

Renewal Cost at Russell City Set

HAYWARD, March 19 — renewal would be contingent, he said, upon residents beautifying their own homes. Arthur Hoff, field representative of the U.S. Urban Renewal Agency, told 150 Russell City residents last night that an urban renewal program in Rus-

Russell City Asks Rezoning



RUSSELL CITY . . . County supervisors have been asked by 236 residents of Russell City to rezone their area from unclassified to predominately residential so the area can qualify for federal urban renewal funds. Photo looks northwest across Hayward airport. The area marked by the line is bounded by Russell City Rd., Santucci Lane, Sixth Ave., and the South Pacific Coast Railroad tracks. —Review Aerial Photo by Fowler Barker, Pacific Air Industries, piloted by Max Sanchez of Aces Up Air Service, Hayward Airport.

on what developers hope will builders to area.

County Will Start Industry Zone Plans

Alameda County planners will sell City, as a "holding action,"

Merger Move To Be Opposed

REDEVELOPMENT BEGINS

County looks into federal urban renewal funds

City of Hayward pledges support for redevelopment plans; will provide water and sewer lines and annex area if industrial development pursued

Alameda County Mayors' Conference votes to oppose redevelopment 8-1 based on complaints from Oakland mayor John Houlihan

July 1961

October 1961

March 1961

August 1961

November 1961

Study of RC by county completed; county identifies 311 families in area, and 37 vacant homes

County decides to finance redevelopment with county funds; federal government requires resident relocation and places restrictions on development

Support For Russell City Plan Arises

Alameda County...

Russell City Plan Rapped

The Alameda County Mayors' Conference today stands firmly opposed to a supervisors' plan to redevelop Russell City without use of federal urban renewal funds.

In adopting a resolution proposed by Oakland Mayor John C. Houlihan by 9-1 vote last night, the mayors emphasized that they are not against clearance of the area which has become known as "the shame of Alameda County."

But they took the position that there is no valid reason for the county not to accept federal funds totaling more than \$1 million, which would pay the total cost of property acquisition and relocation of residents of Russell City.

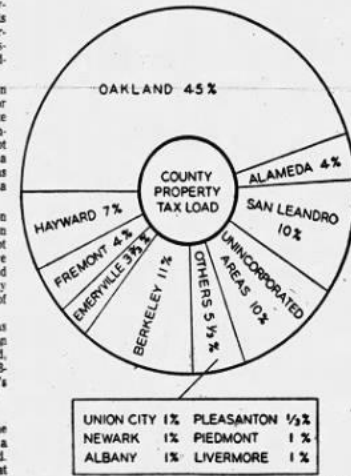
The only negative vote was cast by Vice Mayor Vernon C. Blüchfeldt of Hayward, who would annex the 190-acre area under the county's present redevelopment plan.

'QUITE A BLOW'

Houlihan declared that the county proposal is "quite a blow to the city of Oakland. We are developing areas at a considerable expense in order to increase tax returns to Alameda County as well as to Oakland."

He said the primary reason the supervisors are not applying for federal assistance is that they do not want to be bound by federal provisions for relocation of residents.

Houlihan said that the cities should be vitally interested in



PAYING THE BILL—Chart shows how taxpayers of Alameda County communities would divide cost of redeveloping Russell City if no federal funds are obtained.

the future of the inhabitants of Russell City "whether you say they are relocated, transplanted or just plain deported."

The Oakland mayor stressed that the county intends to invest enough money in roads and streets in Russell City, about \$633,000, to proceed on a free basis under federal regulations.

The \$633,000 can be credited to the county as its one-third

of the total cost of the project. The county intends to convert Russell City into an industrial park.

Houlihan, who has previously attacked policies of the supervisors at a meeting of the mayors conference, emphasized that his statements are not intended against the county fathers personally.

"This is not a matter of hostility. I just want somebody to stop and take a look at the situation," the Oakland mayor explained.

Houlihan declared that under the current redevelopment plan, Oakland taxpayers would bear about 45 per cent of the burden.

OTHER SHARES

He said he had studied a breakdown of county assessed valuation and found that Berkeley would pay 11 per cent, San Leandro 10, Hayward 7, scaling down to Pleasanton with one-third of one per cent.

Oakland's share for the Russell City operation would be the equivalent of about seven cents on the city tax rate if paid on a one-year basis.

The supervisors announced intentions to start buying Russell City property next July and to complete the project by mid-1965.

Blüchfeldt argued that federal funds for the project would likewise be provided out of the pockets of taxpayers.

COUNTY FINANCED REDEVELOPMENT

AC locates funds for redevelopment by reappropriating money for voting machines

AC BOS establishes Citizens' Committee for the Redevelopment of Russell City

board adopts final RC redevelopment plan

Jan. 1962

Jan. 1963

Mar. 1963

Apr. 1961

July 1962

Feb. 1963

AC hires relocation chief

Public meetings held on RC, residents in opposition

Relocation about to begin

Russell City Plan Sent Supervisors



\$1.8 Million

Supervisors Adopt Russell City Plan



GRAVEYARD . . . Stripped and rusting automobiles, their engines silent forever, lie in this Russell City lot which turns into a stagnant lake following each rain. The waters cover carelessly deposited trash. A proposed redevelopment project plans to eliminate sites such as these.

Russell City Relocation Job

Success Seen in Placing Families

A spokesman for the The remaining Rus- tled. So once the word is home, The Redevelo- says, "but we do not in-

'It's Not Right To Move People...'

Russell City Dweller Clings to His Dream

By HERB MICHELSON

The planes from Hayward Airport come over low. That's about the only noise. It's even serene down at Santucci's hog farm.

The roads and streets aren't much. All of Russell City isn't much, actually. But it's home to Floyd Hughey; it's everything to Floyd Hughey.

He is 83 years old, a widower since a couple months back. His eight children and two grandchildren are with him now in

(Second of a series)

a little place tucked away on Nebraska Street. The place is hardly a place at all. But in Russell City it's a mansion.

"When I'm told to move," says Floyd Hughey, "I'll lookin'

and palm tree shaded streets was prepared, tours and picnics were held for prospective buyers, and by 1906 some 700 lots were sold.

CHOPPED COTTON

By 1908, Floyd Hughey and his nine brothers and sisters had moved to Texarkana, Texas. He was eight years old. He was chopping cotton from sunup to sundown, at two bits a day.

The grandiose dream of the realtors somehow collapsed in Russell City. Only one lot purchaser settled there; several empty homes dotted the scenic landscape.

In the 30s and 40s came some of the present residents.

First the itinerant farmwork-

over the years came up with another \$1,500 and lots of time and effort and had himself a little more than a big tarpaper shack.

"This is the best place in the world for children, cause cities is not for children," he says.

WANTS TO STAY

"I want to stay here. I don't want to be relocated. I wasn't relocated here."

He told the Supervisors once: "I been in this place here about 16 years and raised a pretty good-sized family. And I'm getting to be an old man now, whether you know it or no, I am, and I do not love to sell my property. I don't know nowhere to go. And I'm too old



Russell City Fadeout



Russell City: Within 90 days, "the shame" of Alameda County will be on its way out

COUNTY FINANCED REDEVELOPMENT

RC appraisers hired

May 1963

Redevelopment agency begins buying homes; Santucci hog farm sold

November 1963

Fires in RC redevelopment area begin; Trilby Reynolds home destroyed

March 1964

July 1966

Razing of area planned

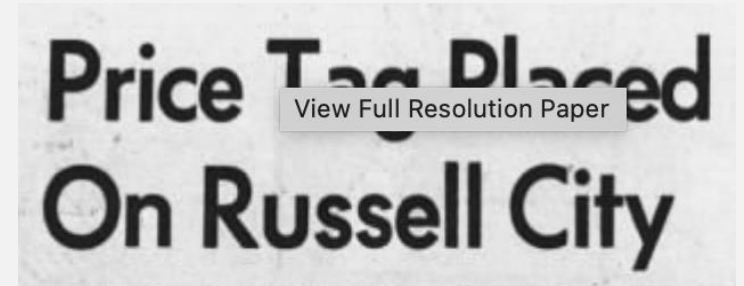
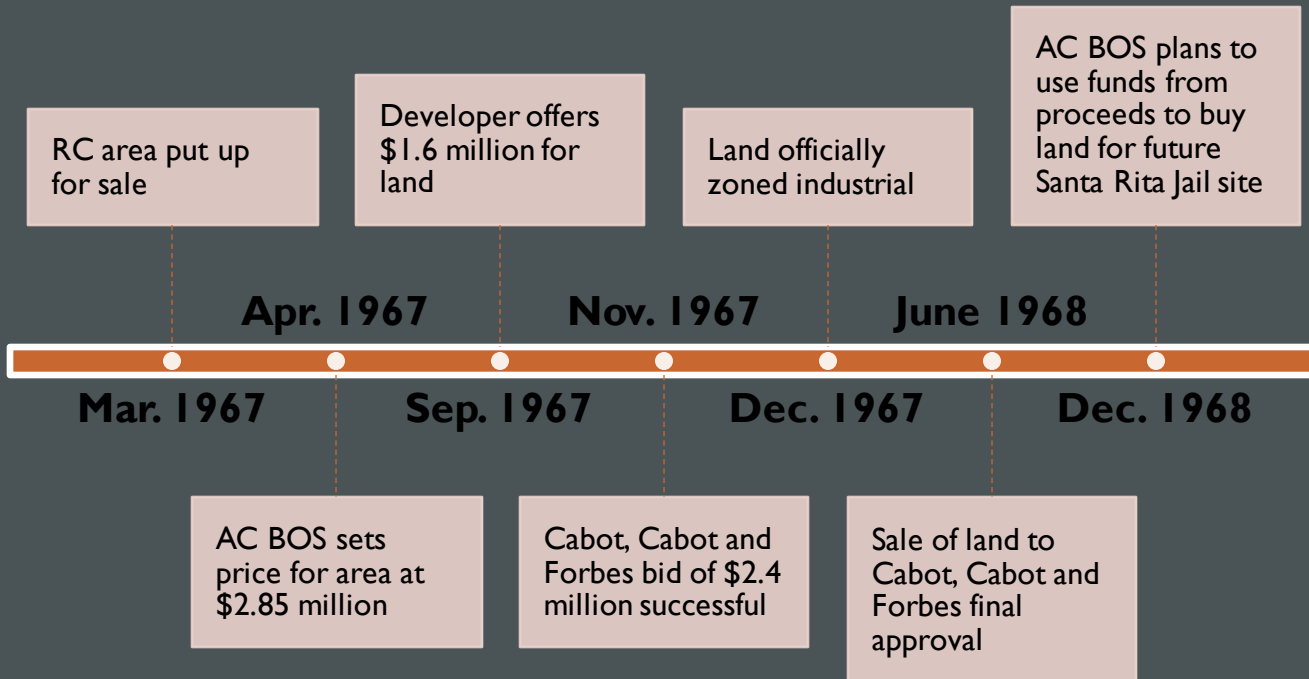
Former Hayward Mayor Dettenrieder charged in Santucci farm deal

December 1966

Last family of pioneer Juana Feliciano leaves area; Home burned during move

January 1967

REDEVELOPMENT ENDS



LOCATING NON-PROPERTIED RESIDENTS



Difficulty of locating residents

LOCATING NON-PROPERTIED RESIDENTS

- Identified 199 residents' names
- Various sources, primarily media
 - 122 full addresses identified

Does the identified resident have a deed with same last name?

No	79
Yes	50
Yes, but different first name	70
Grand Total	199

FINAL STEPS



Estimated completion—mid/late May



Already sent to City
of Hayward