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Black Cultural Zone CDC and Eden Housing JV Announce Selection of Guzman-Focon JV for Milestone Affordable Housing Development in East Oakland

OAKLAND, CA — The Black Cultural Zone CDC and Eden Housing JV today announced the selection of the **Guzman-Focon Joint Venture** as the general contractor for its upcoming affordable housing project located at 2751 73rd Avenue at the Foothill Intersection in East Oakland. The selection follows a rigorous, multi-month competitive bidding process that evaluated several top-tier California firms based on their technical expertise, commitment to community-centered construction, and proven track record in delivering high-quality residential projects.

The Guzman-Focon Joint Venture emerged as the highest-scoring firm overall, distinguished by their unmatched commitment to local equity and deep community roots.

Building for the Future of East Oakland

The Residences at Liberation Park development is designed to address the critical need for high-quality, stable housing in the East Oakland community. Upon completion, the building will provide 119 units of affordable housing, ranging from 1-bedroom to 3-bedroom apartments, specifically reserved for individuals and families earning between 20% and 60% of the Area Median Income (AMI).

"We are thrilled to partner with Guzman-Focon JV to bring this vision to life," said Carolyn



Johnson, CEO of Black Cultural Zone. "Their proposal stood out not only for its technical excellence and efficiency but for their deep understanding of Oakland's unique architectural landscape and their commitment to local hiring practices. This project is more than just a building; it is an investment in the stability and vibrancy of East Oakland."

Commitment to Local Impact and Equity

The Guzman-Focon Joint Venture was chosen for its highly competitive cost estimate and fee structure, as well as a significant track record in the Bay Area for delivering major affordable housing and Oakland schools. As part of the contract, the firm has committed to:

- **Local Hiring Initiatives:** Prioritizing Oakland-based subcontractors and labor to ensure the project's economic benefits remain within the community. Apprenticeship opportunities will also be prioritized.
- **Highest Local Participation:** Achieving the highest score in commitments to 30% Local Hire and 50% SLBE participation.
- **BIPOC Representation:** Operating as a 100% BIPOC and 100% Black-owned SLBE Joint Venture.

"As two minority-owned builders, we recognize the importance of projects that expand access to housing, create local opportunity, and reflect the priorities of the community," the Guzman-Focon JV stated. "Liberation Park represents a significant investment in long-term housing stability, and the JV is prepared to support its successful development with disciplined execution, local alignment, and accountable partnership."

Project Timeline

Groundbreaking for the Residences at Liberation Park is scheduled for June 2026, with an estimated construction timeline of 21 months. A formal groundbreaking ceremony involving city officials, funders, and community leaders will be announced in the coming weeks.



About Black Cultural Zone Community Development Corp.

The Black Cultural Zone Community Development Corporation (BCZ CDC) was formed by a coalition of residents, city leaders, and organizers to protect and celebrate Black culture in Oakland. Through community-led development, the BCZ CDC works to ensure that East Oakland remains a place where Black residents can live, work, and thrive.

About Eden Housing Inc.

Eden Housing is a non-profit organization with a mission to build and maintain high-quality affordable housing communities that offer hope and opportunity to lower-income families, seniors, and persons with disabilities. With a long-standing history in the East Bay, Eden Housing has developed or preserved thousands of homes to foster sustainable urban growth and community stability.

About Guzman-Focon Joint Venture

The Guzman-Focon Joint Venture brings together two minority-owned builders with aligned values and complementary capabilities. The JV combines Guzman's experience delivering complex affordable housing and compliance-driven projects with Focon's long-standing Oakland presence, local workforce connections, and infrastructure expertise. Together, the JV offers the capacity, technical rigor, and local alignment needed to successfully deliver the Residences at Liberation Park.

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