

# SBAN Site Visits 2026: Climate Gentrification & Small Business Displacement

**Members: Apply to Attend by December 16, 2025**

**March 11 - 13, 2026**

**Taller Comunidad La Goyco, San Juan, Puerto Rico**

**April 22 - 24, 2026**

**Strategic Actions for a Just Economy, Los Angeles**

SBAN supports [case studies](#) about small business anti-displacement strategies and invites case study awardees to host site visits for SBAN members, leadership, and staff. In 2026, case study awardees [Taller Comunidad La Goyco](#) (La Goyco) in San Juan, Puerto Rico, and [Strategic Actions for a Just Economy](#) (SAJE) in Los Angeles will host site visits, offering a first-hand look at their anti-displacement work with small businesses and residents related to climate change.

Through walking and bus tours, we'll get to know neighborhoods that are home to diverse communities, hear from small business owners and other community stakeholders, see how climate-related anti-displacement tools are being implemented, and learn how coordinated community efforts and equitable planning strategies are preserving local heritage and economic strength.

The site visits are participatory workshops, meant to support the host organization's case study work. You'll participate in peer-to-peer sessions to provide advice to the host organizations, ask questions, and apply what you learn to your own work.

**SBAN site visits are open to all SBAN members, and we are offering a \$500 travel stipend to SBAN [enhanced members](#)** traveling outside their metro area. To become an SBAN member, please fill out our [new member interest form](#). If you are already a member and would like to upgrade to enhanced (paid) membership, use this [payment portal](#).

**Members must fill out the [site visit application](#) by December 16.** You will be asked to indicate which site visit is your first preference. If you have multiple people from the same organization applying, please fill out a separate application for each person. Financial support for multiple travelers from the same organization is contingent on available funding. **You will be notified about your application status by December 19, 2025.**

**See the FAQs at the end of this document for more information.**

## About the Sites

### La Goyco, San Juan, Puerto Rico



Community programs at La Goyco in Santurce, San Juan.

The [\*\*Taller Comunidad La Goyco \(La Goyco\)\*\*](#) Calle Loíza in Santurce, Puerto Rico, is a vibrant commercial corridor increasingly shaped by climate gentrification and speculative reinvestment. Taller Comunidad La Goyco—housed in a repurposed public school reclaimed by residents in 2015—serves as a grassroots-led resilience hub focused on anti-displacement. Located in a flood-prone coastal zone, La Goyco supports the neighborhood's immigrant and older adult population through mutual aid, cultural programming, and economic inclusion.

Since Hurricane Maria, recurring infrastructure failures like power and water outages have threatened residents' ability to remain in place. In response, La Goyco operates as a gathering point during outages and promotes long-term sustainability by offering affordable rental spaces

to small businesses and entrepreneurs. It also hosts monthly open-air fairs, free classes, a food garden, pantry, rotating clinic, and other quality-of-life programs. The center's model of collective governance and adaptive reuse of public infrastructure offers a replicable approach to placekeeping in historically marginalized communities.

The organization's case study for SBAN highlights how La Goyco combines physical infrastructure, inclusive programming, and solidarity-based decision-making to create a resilient, community-anchored alternative to displacement that preserves cultural identity and supports economic opportunity in light of climate gentrification pressures.

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## Puerto Rico Visit Details

### March 11-13, 2025

The site visit begins with dinner on Wednesday, March 11, and ends with a late lunch on Friday, March 13. Attendees should plan their travel to arrive no later than 4:00 p.m. on March 11 and leave no earlier than 6:00 p.m. on March 13th.

The site visit to Taller Comunidad La Goyco will provide participants with a deep, on-the-ground understanding of how grassroots, community-led models can counteract displacement and climate gentrification. Located in a coastal neighborhood of San Juan that is increasingly vulnerable to flooding, utility disruption, and speculative reinvestment, La Goyco offers a living case study of resilience through collective stewardship.

The purpose of the visit is to illustrate La Goyco's community governance model, highlight how cultural programming and social infrastructure help prevent displacement, and foster exchange between visiting organizations and local actors on combating climate gentrification.

Participants will experience how La Goyco reclaimed a decommissioned public school and converted it into a vibrant community hub by engaging with the artists, organizers, and entrepreneurs leading this transformation. The visit will demonstrate replicable strategies in programming, property reclamation, mutual aid, and partnerships with public and private institutions. The visit will involve a diverse group of stakeholders, including:

- Artists and cultural workers housed at La Goyco
- Small business owners and artisans from Calle Loíza
- Organizers and educators leading cultural and wellness programming
- Members of La Goyco's leadership and board

- Government officials from the Municipality of San Juan
- Representatives from academia, community land use, housing, and cultural advocacy groups, including collaborators from climate justice and anti-gentrification coalitions

## Draft Agenda

### **Wednesday, March 11, 2026**

- Welcome dinner

### **Thursday, March 12, 2026: Grounding in Place & Practice**

- Breakfast followed by welcome remarks & history of La Goyco
- Panel: "Cultural Infrastructure as Anti-Displacement"
- Walking tour: Inside La Goyco + Calle Loíza's Commercial Strip
- Lunch at café
- Roundtable: "Climate Gentrification and Policy"
- Reflection session and gallery installation walk-through
- Optional community dinner

### **Friday, March 13, 2026: Learning, Replication & Exchange**

- Breakfast and Day 1 recap
- Workshop: "How to Reclaim Space in Your Community"
- Focus group circles with local leader
- Lunch at La Goyco
- Idea exchange: Lessons and adaptations
- Closing circle + acknowledgements
- Optional tour of Museo de Arte de Puerto Rico or Calle Cerra

## Strategic Actions for a Just Economy (SAJE), Los Angeles



*Mercado la Paloma, a model for providing affordable small business rents in response to climate investments in Los Angeles.*

**Strategic Actions for a Just Economy (SAJE)** builds community power and leadership for economic justice. Since 1996, SAJE has stood with neighbors in South Central Los Angeles and beyond, fighting for tenant rights, healthy housing, and a city that prioritizes people over profit. Through public policy advocacy, know-your-rights workshops, self-help clinics, and popular education programs, SAJE equips communities to lead the charge for justice, ensuring their voices are heard in city and county government.

The organization's case study for SBAN examines how climate investments are accelerating the displacement of small businesses in South Central Los Angeles. Over the past few years, these investments have brought necessary and beneficial bike lanes, expanded green space, heat-resistant pavement, solar panels for property owners, and transit-oriented development to the area. Unfortunately, they have also intensified displacement pressures on commercial tenants, who account for the majority of small business owners. As a result, the area is seeing a precipitous rise in rents, evictions, and landlord harassment aimed at freeing up storefronts for commercial tenants who can pay more, forcing many longstanding businesses to close. The case study will

include recommendations for a Commercial Tenant Bill of Rights to prevent climate gentrification and protect small businesses.

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## Los Angeles Visit Details

### April 22 - April 24, 2026

The site visit begins the evening of Wednesday, April 22, with a welcome reception and ends with an early lunch on Friday, April 24. Attendees should plan their travel to arrive no later than 4:00 p.m. on April 22 and fly out no earlier than 5:00 p.m., April 24th.

SAJE's site visit will explore the intersections of climate investment and gentrification, displacement, and community empowerment. Participants will see how climate-related investments, while well-intentioned, must be accompanied by strong anti-displacement protections and legal resources for commercial tenants. The site visit will offer the opportunity to witness the on-the-ground realities of climate investment projects and demonstrate the urgency of centering small business voices in planning and decision making. The visit will also ground SAJE's case study in the lived experiences of small business owners who are commercial tenants in South Central Los Angeles. Participants will see the impacts in key areas, such as the Slauson Corridor and other commercial corridors, where the displacement of small businesses is increasingly visible.

Local speakers will include commercial tenants active in the SAJE-led business alliance. We also plan to include local neighborhood councils, representatives from the L.A. City Planning and the Economic and Workforce Development Department, staff from Council District 8 and Council District 9, and county agencies, including the Department of Public Health and the Chief Sustainability Office. Climate equity advocates and environmental justice organizations, such as Physicians for Social Responsibility-Los Angeles and Strategic Concepts in Organizing and Policy Education, will also be invited. Legal service providers Public Counsel, Bet Tzedek, and the Legal Aid Foundation of Los Angeles may participate, along with local organizers, youth leaders, and faith leaders involved in tenant and worker justice efforts.

## Draft Agenda

### April 22, 2026, Wednesday

- Welcome dinner with local Business Alliance

**April 23, 2026, Thursday**

- Welcome gathering at SAJE office
- Bus tour of Olympic Investments & Figueroa Business Corridor
- Lunch break at El Mercado La Paloma
- Bus tour of LA Metro's Rail-to-Rail Active Transportation Corridor Project
- Debrief conversations

**April 24, 2026, Friday**

- Light breakfast at SAJE office
- Climate investments teach-in
- Lunch break
- Panel at SAJE : Commercial Tenant Policy Review

# Frequently Asked Questions

## **1. What can I expect from an SBAN site visit?**

Site visits offer peer-to-peer learning and firsthand exposure to strategies that combat commercial gentrification. You'll contribute your expertise, learn from host organizations, and gather insights to advance your own climate-related anti-displacement work.

## **2. Who else will attend?**

Each visit includes about 15–20 participants: SBAN members, leaders, case study awardees, and may include local partners, collaborators, funders, government officials, and community groups.

## **3. Can I attend more than one site visit/ Can my organization send more than one representative?**

An organization can submit applications for multiple staff members, but SBAN will make decisions based on available capacity. Enhanced tier travel support may not be available for more than one representative of an organization.

## **4. What monetary support is offered?**

SBAN is offering a \$500 travel stipend to SBAN [enhanced members](#) who are traveling outside their metro area, based on need. If you would like to become an enhanced (paid) member, please fill out our [new member interest form](#). If granted a travel stipend, you will still be responsible for booking your travel and hotel and covering all other costs. Some meals will be included in the site visit.

## **5. What travel stipend paperwork is required? When will payments be processed?**

Once you have been selected to receive a travel stipend, you will receive payment registration information that begins by registering through the UMD Workday portal and an honorarium letter for signature. Signed honorarium letters will be processed by the UMD business office, which can take up to 90 days. Honorariums are processed after the trip is completed. You will not be required to submit receipts.

## **6. When will I get agendas and logistics?**

Detailed agendas, hotel suggestions, and logistics are provided after acceptance. When making travel arrangements, please note that each visit begins with a dinner/reception the night before and ends with lunch on the last day.

**More Questions?** Email [SBAN@umd.edu](mailto:SBAN@umd.edu) and CC: Jamie Shanker-Passero ([jamiesp@umd.edu](mailto:jamiesp@umd.edu)), Dejuan Johnson ([djohns29@umd.edu](mailto:djohns29@umd.edu)), Reemberto Rodriguez ([rrodrig8@umd.edu](mailto:rrodrig8@umd.edu)). For honorarium questions: Alejandra Gonzalez Ariza ([agonzal3@umd.edu](mailto:agonzal3@umd.edu))