# SBAN Site Visits 2027

## Members: Apply to Attend by December 21, 2026

### April 7-9, 2027
**National Association for Latino Community Asset Builders (NALCAB)**
**San Antonio, TX**

### May 26-28, 2027
**Kensington Corridor Trust**
**Philadelphia, PA**

SBAN site visits offer participants a firsthand look at how community-based organizations across the country are implementing strategies and tools to prevent small business displacement. These interactive learning experiences bring together SBAN members, leaders, and staff to explore anti-displacement approaches and exchange ideas. In 2027, we will visit SBAN member organizations **National Association for Latino Community Asset Builders (NALCAB)** and **Kensington Corridor Trust** to learn about their work.

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 anti-displacement strategies and 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, designed to support the host organization's work. You'll participate in peer-to-peer sessions in conversation with the host organizations, ask questions, and apply what you learn to your own work.

**SBAN site visits are open to all SBAN members, and SBAN enhanced members who will travel outside their metro area can apply for a $500 travel stipend.** 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 21 and will be notified by December 23 about their application status.** 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.

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

# About the Sites

## National Association for Latino Community Asset Builders (NALCAB), San Antonio



*Community programs at NALCAB in San Antonio.*

**National Association for Latino Community Asset Builders (NALCAB)** is a CDFI intermediary and national network that works to maximize the economic contributions of the Latino population to the U.S. economy. NALCAB supports over 200 CDFI and economic development nonprofit member organizations in communities across all 50 states, including Puerto Rico.

Headquartered in San Antonio, NALCAB provides programming in partnership with member organizations across eight domains, including small business development, neighborhood development, and policy advocacy. Their site visit will highlight member organizations who are collaborating to protect small businesses in communities across San Antonio.

# San Antonio Visit Details

## April 7-9, 2027

SBAN's San Antonio site visit, hosted by NALCAB, will provide participants with a range of perspectives on how community-based organizations and local government—sometimes in partnership—are working to keep small businesses rooted in place. Through neighborhood tours, the visit will explore how public investment creates conditions for displacement and how the community is organizing in response to planned investments.

**Eastside Tour**

Participants will learn how the Eastside Community has been shaped by and responded to large scale public investment and subsequent private development. Community organization San Antonio for Growth on the Eastside (SAGE) will share how its programming supports Eastside small businesses and how it is helping shape community response to the planned closure of one sports arena and development of a new $1 billion+ sports and entertainment district.

**Westside Tour**

Participants will learn how Westside community members are organizing in response to forthcoming rapid transit public investment after generational disinvestment. Participants, community leaders, and elected officials will discuss strategies to mitigate small business displacement in the face of long-term road disruptions and speculative investment.

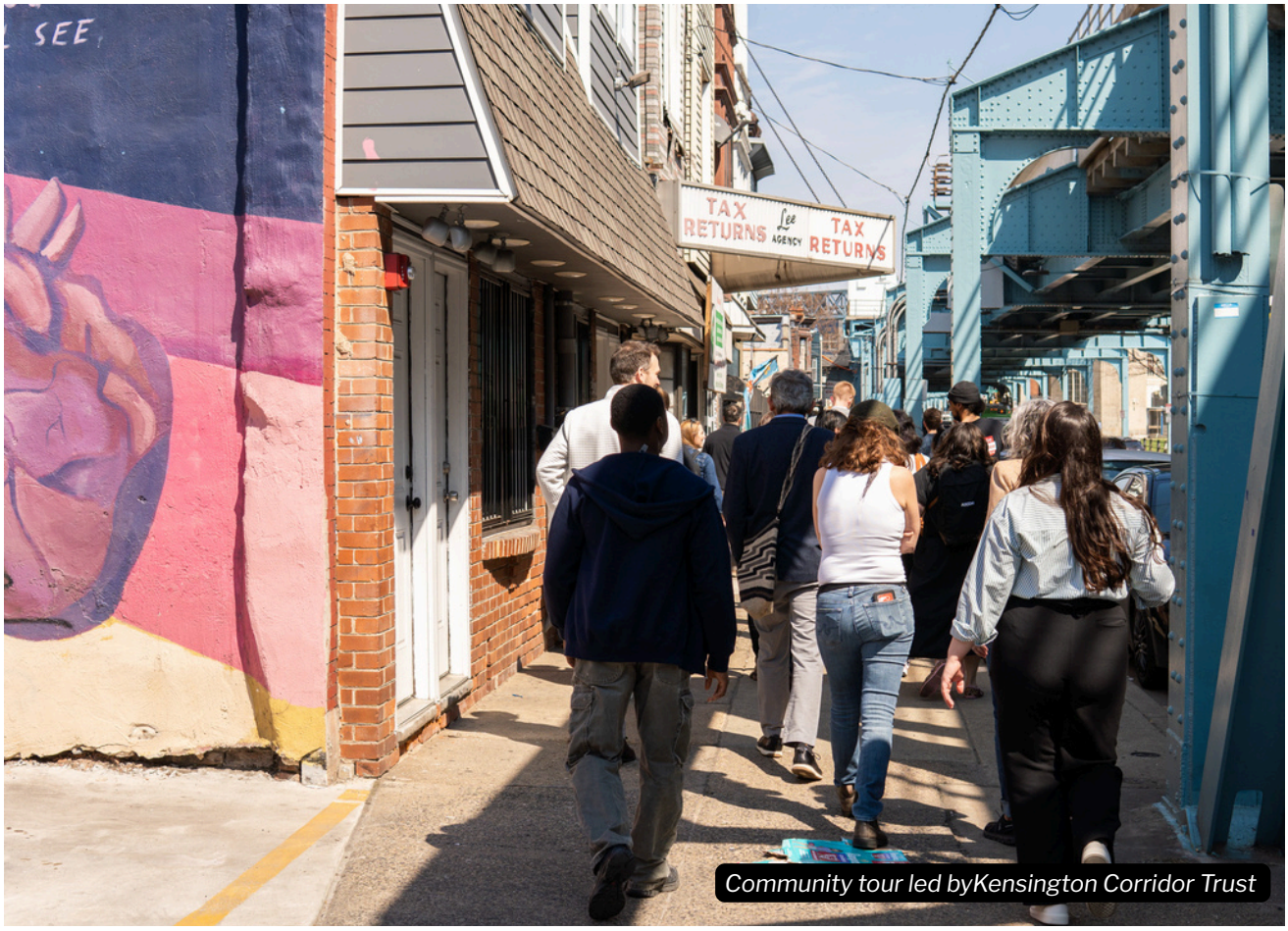
**Silk Road Corridor Tour**

Community and economic development organization Culturingua will discuss how they have helped organize small businesses through the Silk Road Cultural Heritage District. They will share how they are supporting the diverse communities that live and work along the corridor through grassroots organizing and policy efforts.




*San Antonio Westside public art landmark "La Veladora of Our Lady of Guadalupe."*

# Kensington Corridor Trust, Philadelphia



*Community tour led byKensington Corridor Trust*

The Kensington Corridor Trust (KCT) fosters the equitable economic development of a commercial corridor and its surrounding  neighborhood, with a focus on collective ownership as a tool to preserve and grow the corridor.

The KCT acquires mixed-use properties along Kensington Avenue and places them into a perpetual purpose trust. To date, KCT has acquired more than 30 properties. The trust is governed by residents and small business owners from Kensington's 19134 zip code, so the community itself, not outside investors, decides how these properties are used and priced. KCT leases commercial space to local small businesses at roughly 40% below market rate, with a deliberate focus on BIPOC and women entrepreneurs opening their first brick-and-mortar locations. Today, trust-held storefronts are home to businesses including a diner, a hair-braiding studio, a community grocery store, and an art gallery, alongside a community garden and public murals.

# Philadelphia Visit Details

## May 26-28, 2027

SBAN's Philadelphia site visit, hosted by Kensington Corridor Trust (KCT), will provide participants with a firsthand look at how community ownership of commercial real estate can prevent small business displacement, preserve long-term affordability, and strengthen neighborhood stability. Participants will learn how KCT acquires properties, offers below-market commercial leases, and places decision-making power in the hands of residents and small business owners.

The purpose of the visit is to explore KCT's neighborhood trust model as a strategy for protecting small businesses from displacement and speculative real estate pressures. Participants will examine the financing, governance, and legal structures that make the model sustainable and consider how similar approaches could be adapted in their own communities.

Participants will experience how community ownership shapes commercial corridors through neighborhood tours, visits to trust-owned storefronts, and conversations with local entrepreneurs about the opportunities and challenges of operating in affordable spaces. Site visit participants will also explore other small business anti-displacement efforts across Philadelphia to understand how complementary strategies can support neighborhood businesses and long-term community stability.



*KCT is acquiring J Centrel, a redveloped historic warehouse containing over 100 apartments and commercial spaces.*

# 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 small business displacement and commercial gentrification. You'll contribute your expertise, learn from host organizations, and gather insights to advance your own work. **Please see the following page for a sample agenda.**

**2. Who else will attend?** Each visit includes 15–25 participants, including SBAN members, leaders, local partners, and potentially community groups, government officials, and funders.

**3. Can I attend more than one site visit? Can my organization send more than one representative?** An organization can submit applications for multiple site visits and staff members, but SBAN will make decisions based on available capacity. Travel support for enhanced tier (paid) members may not be available for more than one representative of an organization.

**4. Is there a cost to attend? What expenses are covered during the site visit?** There is no cost to attend. The welcome dinner, two breakfasts, two lunches, and transportation during the site visit are covered. Transport to and from the hotel is not covered. Dinners outside the welcome dinner are not covered.

**5. What monetary support is SBAN offering?** SBAN is offering a $500 travel stipend to SBAN enhanced members who will travel 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 we award you a travel stipend, you will still be responsible for booking your travel and hotel and covering all other costs.

**6. What paperwork is required for a travel stipend? When will payments be processed?** Once you have been selected to receive a travel stipend, you will receive payment registration information that includes registering in the UMD Workday portal and signing an honorarium letter. Honorariums will be processed by the UMD business office after the trip is completed and can take up to 90 days. You will not be required to submit receipts.

**7. When will I get an agenda and logistics for my site visit?** Detailed agendas, hotel suggestions, and logistics are provided after you are accepted to attend a visit. When making travel arrangements, please note that each visit begins with a dinner/reception the night before and end in the afternoon on the last day.

**More Questions?** Email Jamie Shanker-Passero (jamiesp@umd.edu). For honorarium questions: Alejandra Gonzalez Ariza (agonzal3@umd.edu).

# Sample Site Visit Agenda

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

**Wednesday**

- Welcome dinner

**Thursday**

- Breakfast/ welcome remarks
- Panel
- Group lunch
- Walking tour
- Roundtable
- Reflection session
- Optional group dinner

**Friday**

- Breakfast and day 1 recap
- Focus group circles with local leader
- Workshop
- Group lunch
- Idea exchange: lessons and adaptations
- Closing circle + acknowledgements