

Rancho Santa Teresa Community Association

Survey Results (as of June 8, 2025)

Surveys distributed: 761 houses

David Heindel said that getting five positive responses would be good.

Responses received: 54

1. How long have you lived in Rancho Santa Teresa?

Range of less than 1 year to 52 years

2. Overall, how happy are you with the neighborhood

- 1 – very unhappy: 0
- 2 – unhappy: 4
- 3 – neutral: 1
- 4 – happy: 28
- 5 – very happy: 19

3. What is one change to improve the neighborhood?

Collected under general categories; including some comments

Creating a Neighborhood Association: 2

- "The Neighborhood Association that you are creating to raise and discuss concerns."

Safety - Neighborhood Watch, Crime prevention: 8

Some provided specific comments on the type of safety; some just listed "safety"

- "Safety concerns - Including how the tiny homes and homelessness could and already are impacting our neighborhood."
- "... neighborhood watch"
- "Less theft"
- "Wandering vagrants"

Safety – Other: 5

- "Speed bumps on certain busy streets. Purple hills. San Anselmo way. El Molino. Camino verde etc etc"
- "... a crosswalk or two, ..."
- "Less traffic and more security"
- "If people drive slower"
- "Speeding on our street ..."

Homelessness – Tiny Homes - Encampments: 7

- "Less homeless in the neighborhood"
- "No homeless projects around the neighborhood! There are already lots of them around!"
- "Safety concerns - Including how the tiny homes and homelessness could and already are impacting our neighborhood."
- "No homeless homes near 3 miles of radius"
- "Unhoused people & Close proximity to tiny homes"
- "Managing homelessness"
- "Since Almaden Valley is also in District 10"

Cleanliness – Maintenance – Upkeep: 6

- "Forbid auto repair in driveways, front lawns, street."
- "Cleanup of unkept homes, enforcement of tree height near power generation towers along Albertson Parkway. People have huge trees that if they fall over onto the transmission lines it will take out large areas of South San Jose. Neither the city nor PG&E seem concerned."
- "Less cars parked along sidewalks and more parked in drive ways/ garages. Also, if dog owners picked up their dog stool from the pathway"
- "More cleanliness, less or no permanently parked vehicles on curbside (example - RV, commercial trucks, boats)"
- "Less trash"
- "Managing ... blight"

Connection – More Events – Block Parties: 4

- “More neighborhood events to connect neighbors old and newer who moved in recently.”
- “neighborhood block parties in the Summer”
- “Stronger community involvement”
- “Opportunities to get to know our neighbors.”

Other: 13

- “The first three years here we were very happy. But the pool rules and politics have changed significantly as well as the small town feel of our neighborhood.”
- “Less noise from the club and revving cars.”
- “The land in the discussion of Tiny Home construction can be used for a shopping area.”
- “more affordable housing and walkable amenities”
- “Get rid of all the residential care facilities, put in a small supermarket, more restaurants and a fast food restaurant like McDonald’s donalds”
- “We should be able to keep the neighborhood as is and not let city or private businesses build properties that bring the value down.”
- “Elementary School system”
- “Parks gets better, more people come to park”
- “a beer garden would be nice”
- “Not much. The HOA is not a "nightmare" HOA that you often read about, and the area is generally quiet and safe”
- “...effects of having the RV housing at the VTA station.”
- “Have a greater collective voice in local politics”
- “Rather than specifically being an opponent, I believe we need to be about proposing solutions.”

4. How interested are you in having a neighborhood association to help neighbors communicate and volunteer within the Rancho Santa Teresa community?

- 1 – not interested: 1
- 2 – uninterested: 0
- 3 – neutral: 5
- 4 – interested: 27
- 5 – very interested: 20

5. If we created a Rancho Santa Teresa Neighborhood Association, would you:

Join and share your contact information with the District 10 Leadership Coalition: 37

Attend a small number of meetings (2-4) per year: 42

Want to receive updates about the neighborhood association activities: 48

6. If we create a Rancho Santa Teresa Neighborhood Association, which of the following issues would you like to see the group focus on?

Communication with the City or County government: 41

Safety – Neighborhood Watch / Crime prevention: 45

Safety – Emergency Preparedness: 36

"Tiny Homes" Project at Via del Oro and San Ignacio: 36

"No encampment zone" large enough to cover all of Rancho Santa Teresa: 42

Service to Others: 11

Other: 6

- No tiny homes please
- Lobby for preferred businesses like a book store
- Block party street?
- It would be nice to install violation cameras on Cottle Rd and Hospital Pkwy intersection!
- Getting to know our neighbors better
- Moving lived in RVs quickly

7. Other feedback or questions

- "I'm opposed b/c it seems those wanting one want change that is unwelcome by the majority. If there's a huge response then I might be interested but I'm happy with our neighborhood for the most part."
- "I think this is a great idea!"
- "I like the concept of this NA but it seems like it's being formed primarily to protest the tiny homes project."
- "Happy to help; glad you started this!"
- "I like the idea of NA but I don't want it to be as a regular HOA, that's why we bought a single family home."

- "Whether the city can afford to continue to feed and provide mental and other support to tiny home residents"
- "Prevent half way homes in the neighborhood"
- "I am already receiving emails from CAC meetings from the city regarding RV lot and Via Del Oro status."
- "I would like to make sure this association is not for a bunch of NIMBYs, that we recognize our privilege and put human kindness first and foremost. Hopefully we can set ground rules and be YIMBYs!"
- "I want to see more restaurants, grocery stores , better gyms, schools coming to area"
- "Is this really just about avoiding homelessness in our area?"
- "This should not become a "NIMBY" group (like Nextdoor basically is). It should be thoughtful and understanding of both the needs of the city as well as the neighborhood"
- "Great idea! I hope it happens!"
- "Overall we love where we live but we are disappointed with the amount of trash we see, especially on El Camino Verde and with the amount of speeding/people running stop signs."