Member Mike Schaefer

State Board of Equalization

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Hon. Jeff Prang, Assessor
500 W. Temple St.
Los Angeles, CA. 90012

September 10, 2024

Re: Proposal earlier this year for pro-active(assessor-originated) modification of appraisals as to properties affected by government Ordered placement of violent sexual predators(see attached article)

Dear Assessor Prang:

Earlier this year I proposed my thoughts as to residential assessment adjustments, pro-active(without application but on initiative of the Assessor). You responded that you felt current procedures were adequate to deal with the situation. (I read this to mean, <u>if any affected property owner applies</u>, fair evaluation will be made).

Assessor Marks in San Diego supports my concept, but when I suggested it to the Board, Member Vazquez swept it up in a study to be made of having such procedures for **all crime.** That is too broad a concept for me, and with murders and burglaries of homes, I'd think the <u>homeowner would come forward</u> to seek adjustment, if any relevant to the situation, and I would not think such would affect value unless it is a wholesale killing like Charles Manson Los Angeles County rampage or Hale-Bopp Heaven's Gate mass suicide (39 bodies in Rancho Sante Fe 25 years ago), and in those cases owners would be expected to address their concerns without fear of retribution.

This is not the case with the violent sexual predators, who would be neighbors of all affected homeowners and uniquely there here is **fear of retribution by an unstable new neighbor** that would have a chilling effect on any neighbor seeking adjustment because of a bad-apple neighbor.

I am interested in having the board consider something, my proposal is specific and practical and not vague and unlimited as is Member Vazquez's which addresses any criminal activity.

The Assessors will be meeting next month. If there is any recommendations as to what a rule might provide for, this is my outreach for input. My prior communication to the CAA has not produced any comment except your appropriate letter.

If I do not have any thoughts from any Assessors or their Leadership by October 1, 2024, I will propose that the Board encourage if not require some Assessor-initiated adjustment in residential values within a reasonable distance of sexual predator publicized placements for the time the issue is relevant.

Respectfully,

Mike Schaefer

MIKE SCHAEFER, Member District 4

CC: California Assessors Association, 1540 River Park Dr. 211, Sacramento 95815
CC: Jordan Marks, Assessor, 1600 Pacific Highway, San Diego, Ca. 92101
CC: Member Antonio Vazquez, District 3, BOE, 2361 Rosecrans Ave. $450, El Segundo, Ca. 90245

9/8/24 LAT

'Pillowcase Rapist' to be released and may settle in L.A. County

BY DOUG SMITH

A violent sexual predator is set to be released and could be making his home in Los Angeles County.

The proposal to house the man once known as the "Pillowcase Rapist" in the Antelope Valley town of Juniper Hills has brought calls from Los Angeles County Supervisor Kathryn Barger and Dist. Atty. George Gascón for residents to voice their concerns.

Local officials were notified Tuesday that the Antelope Valley had once again been selected as home for Christopher Evans Hubbart, who targeted young women in their homes across the San Gabriel Valley in 1972 and years later resumed raping in the San Francisco Bay Area.

Gascón, who opposed Hubbart's release, said attorneys in his office would seek to block his placement in the Antelope Valley. The decision now rests with the Los Angeles County Superior Court, which has scheduled a hearing for Oct. 1.

"Continuing to release sexually violent predators into underserved communities like the Antelope Valley is both irresponsible and unjust," Gascón said in a statement. "We must demand more from our judicial system, ensuring decisions serve the best interests of our communities while exploring alternative locations for these placements."

Barger issued a statement late Wednesday opposing the plan.

"We cannot allow our rural communities in the Antelope Valley to be magnets for housing sexually violent predators," Barger said. "That's simply unacceptable."

She cited spotty cellphone coverage, inconsistent internet service, interruptions to telephone landlines, and long wait times for law enforcement response as a "clear recipe for failure."

Hubbart, who became known as the "Pillowcase Rapist" for his habit of covering his victims heads with pillowcases, was indicted in Los Angeles on charges of rape, sodomy and attempted rape, accused of breaking into the homes of 10 women. He pleaded guilty to some of the charges and was sent to a state hospital as a mentally disordered sex offender.

After his release in 1979, Hubbart moved to the Bay Area and began attacking women again. Two years later, he was arrested and later convicted of rape, burglary and other crimes. He spent nearly eight years behind bars. In all, court documents show, Hubbart admitted to at least 44 sexual assaults over 18 years.

Before his release, the Santa Clara County district attorney's office asked a court to have him committed to a state mental hospital under the Sexually Violent Predator Act. Hubbart was committed to the Department of State Hospitals in 2000, Gascón's statement said.

In 2014, then-Los Angeles County Dist. Atty. Jackie Lacey opposed his initial placement in the Antelope Valley. After briefly living near Palmdale, Hubbart was returned to Coalinga State Hospital for failing to meet the terms of his release.

In March 2023, the Santa Clara County Superior Court granted his conditional release and determined that he should be placed in Los Angeles County.

The California Department of State Hospitals notified the Los Angeles County sheriff Tuesday that it had recommended that he be placed in Juniper Hills, a community near Pearblossom in the southern part of the Antelope Valley.

The placement hearing is scheduled for 1:30 p.m. Oct. 1 at the Hollywood courthouse. Members of the public can attend remotely.