**From:** Elissa Dennis
**To:** Stoffmacher, Bruce; Schaaf, Libby; Amie Fishman; Jeffrey Levin
**Subject:** RE: condo draft
**Date:** Thursday, February 20, 2014 9:45:26 AM

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But Bruce, this is a rough draft of a totally different proposal than what we have been discussing for the last two years. I wouldn't recommend that anyone spend time refining this until we can meet and re-determine what our goals are. Can we identify a time next week when we could get together?
thanks,
Elissa

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**From:** Stoffmacher, Bruce [mailto:BStoffmacher@oaklandnet.com]
**Sent:** Thursday, February 20, 2014 9:29 AM
**To:** Elissa Dennis; Schaaf, Libby; Amie Fishman; Jeffrey Levin
**Subject:** RE: condo draft

This is totally a rough draft Elissa. I understood that EBHO's main goal was to create more protections around 2-4 units, you don't see an impact fee as aligned to this effort?

The intent is to also have tenant protections as well, this is just a beginning, Ada is supposed to work on it. I also have not reviewed w/ any City Staff.

Pls don't see this as a complete product, I am simply trying to juggle a lot of different assignments, start putting something together, and I know you are anxious to see something-so I sent the beginning to you.

I welcome  some quick specific notes. Libby has not even had a chance to look at it, so any failure to address specific points rests w/ me.

B

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**From:** Elissa Dennis [mailto:elissa@communityeconomics.org]
**Sent:** Thursday, February 20, 2014 7:42 AM
**To:** Stoffmacher, Bruce; Schaaf, Libby; Amie Fishman; Jeffrey Levin
**Subject:** FW: condo draft

Libby,
What is this?
Whose proposal is this?
Where is the proposal we've been working with you on for the last two years that protects the 2-4 unit buildings and provides added tenant protections?
We have never bought into the idea that the FEE is the point of this effort.
What is going on???
-Elissa

**From:** Bruce Stoffmacher [mailto:brucestoffmacher@gmail.com]
**Sent:** Wednesday, February 19, 2014 6:27 PM
**To:** Chan, Ada; Elissa Dennis

**Subject:** Fwd: condo draft

this is what I sent Ada.  We need to still discuss whether to entirely leave current law as is for 5+ apts, or perhaps look at extending rule about min 7 years