

MJJ Realty Associates, L.L.C.

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203 Angell Street, Providence, RI 02906  
(401)474-5842  
Jksackett@aol.com

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House Municipal Government and Housing Committee  
Providence City Hall  
25 Dorrance St  
Providence, RI 02903

To Whom It May Concern;

**This letter is to file my objection to House Bill no. 7891**

**I oppose House Bill no.7891**

For the following reasons:

- 1) **This bill favors owners of new construction and penalizes property owners who have been loyal, tax paying, Providence property owners for many years. This bill is discriminatory.** Property owners who have spent time and money upgrading and keeping their property in excellent condition will be forced to complete endless paperwork and add to the already ballooning costs to maintain their property in good condition. Why discriminate against long standing property owners? Because new construction needs to make their investment back? Long standing owners also make huge investments in their properties to keep them up to date, running smoothly and in safe condition.
- 2) **The cost to the City of Providence to create and administer new jobs** and new administrative systems to monitor these bills will be huge, and totally unnecessary. There are already Property inspectors in the Dept of Public Works. It makes more sense to hire more inspectors.
- 3) **Rent control does not work!** It has proven a failure in city after city.
- 4) **If you want to keep rents lower, stop raising property taxes!** Boston firms were hired to assess property values in Providence. Property values were then raised to ridiculous amounts. A building that was valued at \$400,000 one year was raised to a value of \$800,000 the next year! Twice the value! Then the property was taxed at the new Boston assessed value. How can a property owner pay these taxes without raising rental amounts? If you want to lower rents, stop raising taxes in Providence!! And stop assessing properties at unrealistic amounts.

These are some of the reasons I oppose Bill # 7891

Joan Sackett  
Managing Partner  
MJJ Realty Associates, LLC

