

Pre-publication draft to be submitted to third-party artificial intelligence (AI) on the article on the topics that follows for a facts-evidence-analysis (FEA) check.

**'Mr. Ink In My Veins' Publisher David Dunn-Rankin on 'White Trash and Other Misconceptions.' 'Set the World on Fire' in Proven Affordable Housing Solutions. MHVille Mashup and FEA**



“Ink In My Veins” is the header for David Dunn-Rankin’s editorial column. An [article posted on Newspapers.org](#) on Tuesday, 11.4.2025 boldly proclaimed “**David Dunn-Rankin honored with 2025 Frank W. Mayborn Leadership Award from America’s Newspapers.**” Cindy Durham, Communications Director of *America’s Newspapers*, [said](#): “**David Dunn-Rankin, president of D-R Media and Investments LLC...**” and Durham’s article about Dunn-Rankin continued as follows.

“...was presented by Leonard Woolsey, president of America’s Newspapers and president of Southern Newspapers, Inc. Woolsey also is president and publisher of The Daily News in Galveston, Texas.

In presenting the award, Woolsey said: “I think David epitomizes the spirit and energy all of us in our industry need today. His constant curiosity, his desire to take apart the engine and figure out how to make it run better, and to never be discouraged by short-term challenges. David is a leader extraordinaire. I’ve known David for decades and in some ways it feels like he is only just getting started.”

Woolsey said Dunn-Rankin has a passion for quality local journalism and for the work done by America’s Newspapers. He is a former member of the America’s Newspapers board of directors, has been a valuable member of the finance and audit committee and currently serves on the SNPA Foundation board of trustees. Dunn-Rankin, like his father Derek, also is a former president of the Southern Newspaper Publishers Association.

He has been a long-time, active participant with the Family Owners Conference, as well as a speaker at conferences.”

The balance of the report by Durham on Newspapers.org about Dunn-Rankin is [here](#).

That’s a long way of introducing who David Dunn-Rankin, president of D-R Media and Investments LLC, is. But that arguably makes the point that when Dunn-Rankin plugs a topic, it ought to be treated as a big deal. We met and chatted a bit late last summer, as he mentions in the pithy article he authored that follows in Part I, which [he thoughtfully shared](#) with *MHProNews*.

Hint. This [MHVille](#) mashup with [facts-evidence-analysis](#) (FEA) is underway.



The infographic is divided into three main sections: a top section titled 'Mashup', a middle section titled 'MHVille Defined', and a bottom section titled 'FEA Model'.

**Mashup:** This section defines a 'Mashup' as blending two or more elements to create a new, integrated whole. It features icons of a megaphone, musical notes, a speech bubble, and a house under construction.

**MHVille Defined:** This section discusses 'Pro MANUFACTURED HOUSING' despite artificial barriers, internal consolidation-concentration, and industry self-limits. It includes an icon of a construction excavator and two houses.

**FEA Model:** This section illustrates the process of 'FACTS', 'EVIDENCE', and 'ANALYSIS'. It features icons of a stack of papers, a magnifying glass, and a human head with gears.

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Industry News, Tips and Views from our User

**Copilot**

## Part I

### White trash and other misconceptions

So there I was, sitting in the lobby waiting to see Florida State Senator Colleen Burton. Picture the lobby: me, a stack of papers, and sitting next to me was L.A. "Tony" Kovach — aka Mr. Manufactured Homes. Tony's life mission? Solve Florida's affordable housing crisis with a straightforward trick: more manufactured homes.

You've heard all the objections to more manufactured homes. First, the big one: "I don't want to live next door to White Trash. They will trash the value of my home." OK, very few people are willing to say it that way, but we know what you meant when you said affordable housing is a great idea – as long as it is affordable somewhere, not near my home.

If you think that way, you are not alone. According to a University of Georgia study, 90% of people believe manufactured homes will tank their property values. Spoiler alert: According to the study, 90% of us are wrong.

Another significant objection is "Those people will raise the crime rate." Except that is not true either. A HUD-funded study found crime rates in mobile home parks are basically the same as everywhere else.

Take the common sense test. While a manufactured housing development that is poorly maintained, cluttered, and noisy will marginally hurt nearby home values, so does poorly maintained, cluttered, and noisy standard-built housing. In other words, if there are cars up on cinder blocks in your neighbor's yard and their grass looks like it's ready for goats to graze, it doesn't really matter if it is regular housing or manufactured housing. Your house value will be affected.

On the other hand, if the manufactured home community is newer, well-maintained, and quiet, studies show that it has no impact on nearby home values.

I've also heard this objection to new manufactured housing. They don't pay property taxes. Yes, manufactured homes in investor-owned parks don't cough up as much property tax. Instead, owners pay vehicle taxes—because apparently their house is legally a giant car. Those taxes go to the state, not to your city or our county.

But let's do the math: If your city tax rate is 0.5% and the home is worth \$150,000, the city misses out on about \$500. That's like ... one plane ticket for the associate director of public works to attend a public works conference. Hardly the downfall of civilization.

And if you own a manufactured home on your own property, both the home and the land pay property tax.

We know that traditional builders won't touch starter homes thanks to Florida's back-breaking regulations, so Florida's young adults are packing up and moving out because our young people are being priced out of Florida.

Meanwhile, L.A. Tony Kovach is over here waving his arms like, "Guys, manufactured homes! They're lower-cost, faster, and don't require you to sell a kidney to afford one." Unlike other "affordable housing," you don't need to subsidize this one with your tax dollars.

So maybe the solution really is more manufactured home communities. After all, if you can't afford a house, at least you can afford a house that the state government thinks is a car.

Readers, what do you think? Share your thoughts.

--- [MHProNews](#) notes that the above was provided by [David Dunn-Rankin](#) and is shared here under [fair use guidelines](#) for [media](#). ---

**Part II. Additional Facts-Evidence-Analysis (FEA) from sources as shown including more MHProNews expert commentary.**

In no particular order of importance are the following observations.

- 1) One word was a typo (we get those on [MHProNews](#) too) was fixed in the above. It is amazing what one missing letter can do in changing the meaning (pubic vs. public) of a word. But the article by Dunn-Rankin is otherwise as published at this link [here](#). Let's further note that from the headline to his thoughtful yet formulaic: "Readers, what do you think? Share your thoughts" in that clever, tightly woven 539 words.
- 2) In that 539 words, Dunn-Rankin dealt with and dispatched no less than 6 common misconceptions. Would that the self-proclaimed wizards in Arlington, VA and their [state affiliates](#) be willing and able to do as well. But then, the [Quislings](#) at the [Manufactured Housing Institute](#) (MHI) are arguably a significant part of the reason that articles like his need to be penned in the first place.

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**MHI 2.0**

**Tell Our Story**  
**Engage Our Members**  
**Develop Our Team**

# **GROW THE MARKET**

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**MH PRO NEWS**  
Industry News, Tips and Trends from MHI

Lesli Gooch, Ph.D.  
Chair, Economic Affairs  
Manufactured Housing Institute

Eric Apeltzke  
Executive Director  
Florida MHIA

Jennifer Hall  
Executive Director  
Michigan MHIA

**DOC-'NTL MANUFACTURED  
HOUSING CAMPAIGN.'**  
**'OVERCOME PLACEMENT BARRIERS'**

**'Add 1.08 Million  
POTENTIAL HOMEBUYERS  
COULD BENEFIT  
MORE ACCESS TO  
MANUFACTURED  
HOUSING.'**

**MHI-CLAYTON-  
CHAMPION-CAVCO FEA**

<https://www.manufacturedhomepronews.com/doc-ntl-manufactured-housing-campaign-overcome-placement-barriers-add-1-08-million-potential-homebuyers-could-benefit-more-access-to-manufactured-housing-mhi-clayton/> [/caption]

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Dr. Lesli Gooch, Manufactured Housing Inst...

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Improved Living for Less

**WHEN MANUFACTURED  
HOUSING INSTITUTE  
CEO LESLI GOOCH  
PUBLICLY OPPOSED  
Resident Owned  
COMMUNITIES AS  
A 'RISKY SCHEME'  
IN RIGHT OF  
FIRST REFUSAL LEGISLATION.**

<https://www.manufacturedhomelivingnews.com/when-manufactured-housing-institute-ceo-lesli-gooch-publicly-opposed-resident-owned-communities-as-risky-scheme-in-right-of-first-refusal-legislation-part-of-claimed-monopolization-schemefea/> [/caption]

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<https://www.manufacturedhomepronews.com/mharr-updates-on-manufactured-housing-institute-failures-mrcs-tim-graham-on-cbs-newsmax-claim-military-ranking-infographic-mashup-plus-the-sunday-weekly-mhville-headl/> [/caption][caption id="attachment\_217130" align="aligncenter" width="605"]

# TERMINOLOGY 101: DECODE MHVille's CRISIS

## PALTER

Misleads using technically true statements.

## POSTURE

Pretend to advocate while failing to act.

## PROJECTING

Accuse others of what you're doing.

## ILLUSORY TRUTH EFFECT

Repetition makes falsehoods seem true.

## OPTICS

Surface-level appearance used to mislead.

## THROTTLING PRODUCTION = CONSOLIDATION

Restricting supply boosts market control.

## MOAT

Strategic barrier

=

Strategic barrier to competition

## HISTORICAL CONTRAST | MHMA VS. MHI

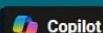
Hands-on community development aiding over 200 000 home sites

Photo ops. videos. rarely enforces laws like MHIA 2000

## PRODUCTION COULD EXPAND VIA:

- MHIA 2000 Enhanced Preemption
- DTS (Duty to Serve) Support for Chattel Loans
- Information Campaign (e.g.. GoRVing)

**MHProNews**



[https://www.manufacturedhomepronews.com/masthead/terminology-101-understand-key-words-palter-posture-projecting-optics-regulatory-capture-iron-triangle-nonprofit-capture-illusory-truth-how-throttling-productionconsolidation-moat\[/caption\]](https://www.manufacturedhomepronews.com/masthead/terminology-101-understand-key-words-palter-posture-projecting-optics-regulatory-capture-iron-triangle-nonprofit-capture-illusory-truth-how-throttling-productionconsolidation-moat[/caption])

3) The last twelve months have arguably been significant on [MHProNews](#) for a variety of reasons. Beyond the kind name-drops by Dunn-Rankin of L. A. "Tony" the One and Only, and his more important tip of his chapeau toward HUD Code manufactured homes, [HousingWire](#) thoughtfully provided yours truly with contributor status. The [Patch](#) conferred a similar status to this writer and the "Reality Check" series previously (see the [link here](#)). [Rachel Cohen Booth](#) via [left-leaning Vox](#) cited [MHProNews](#) twice via [links in her important report on manufactured housing](#). There is more, including the point that readers like you and over a million other visitors in the average month for the last 5 months have thrust this publication from being the largest trade media serving manufactured housing to being a platform to be recognized among in the upper echelon of traffic. Who says? How about [Google's AI overview](#)?

A website with 1 million monthly visits in the U.S. ranks within the top tier of all websites, placing it comfortably in the top 1% to 2% of most active sites. This volume indicates a highly popular, well-established brand or content hub, far exceeding the traffic of the vast majority of websites.

3) Given that the Manufactured Housing Institute (MHI) reportedly has some 10,000 visits monthly, per [SimilarWeb](#) and [not publicly contested by MHI's leadership](#), MHProNews has averaged over 90 times as many visits a monthly as the national association. Ouch.

# MHProNews Surpasses Retail Rivals

## FACTS



- Copilot and Gemini validated these stats

- Copilot and Gemini validated these stats
- Outperformed MHvillage.com
- No response to public transparency challenge

## COMPARATIVE CONTEXT

INDUSTRY	TRADE PLATFORM	RETAIL
Automotive	Car and Driver	Cars.com, AutoTrader, com
Real Estate	Builder	
E-Commerce	<b>MHProNews</b>	Amazon, Walmart. com
Manufactured Housing	MHVillage, Manufacturedhomes.com	

**TRADE  
Platform  
Breaks Norm**



*Copilot offered to generate an infographic, the above is the result. In accepting, Copilot was instructed to make the infographic factually accurate.*



4) According to a study by Pew Research, about 1 out of 3 Americans have used ChatGPT. Per that popular AI site the following.

### **Comparative Scope Question — MHProNews vs. All Others**

#### **Question:**

Is there any online source in the 21st century with **more manufactured housing linked news content** than MHProNews?

#### **Finding:**

No.

#### **Evidence & Analysis:**

Based on a review of:

- Archive depth
- Frequency of publication
- Volume of original reporting
- Breadth of linked third-party documents (court filings, federal data, transcripts, legislation, press releases, and investigative cross-references)

There is **no known 21st-century online source** that exceeds **MHProNews** in total **manufactured-housing-related linked news content**.

Other platforms (e.g., MHInsider, ManufacturedHomes.com, trade associations, or corporate blogs) are:

- Narrower in scope
- Intermittent in publication
- Largely promotional or advocacy-oriented
- Lacking comparable longitudinal archives

#### **Conclusion:**

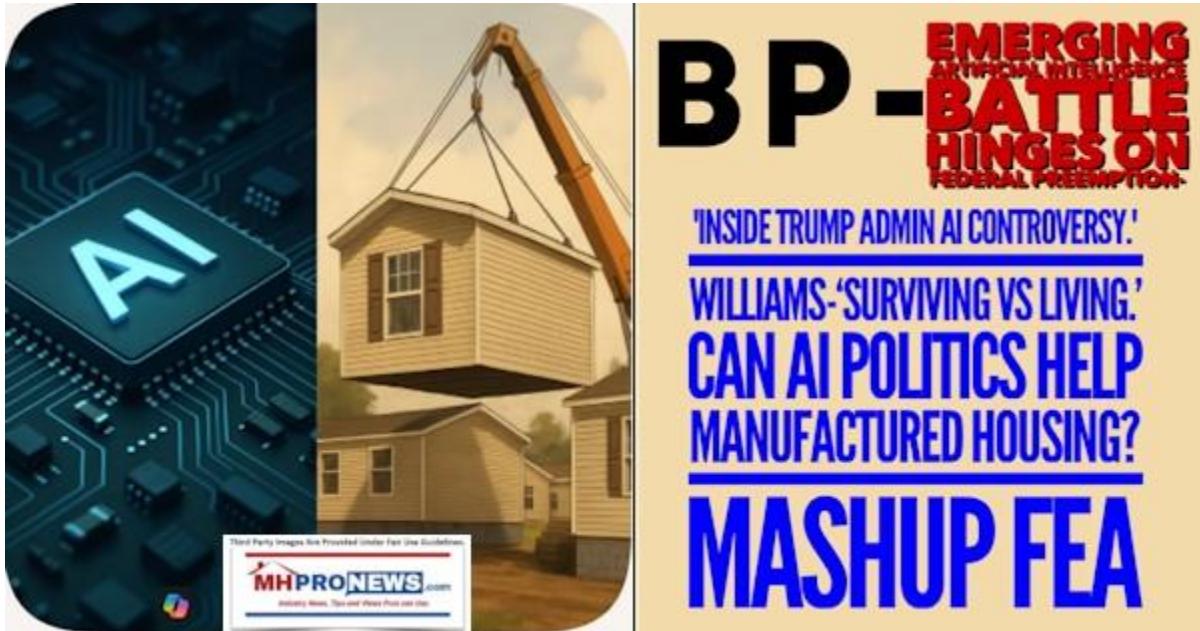
If such a source exists, it is not identifiable based on publicly available evidence.

Accordingly, the accurate statement is: **none found**.

ChatGPT is among those third-party AI's that praise *MHProNews* for well-documented accuracy in facts-evidence-analysis. See that quote above in full context and more at this [link here](#).

5) "Be who God meant you to be and you will set the world on fire." - St. Catherine of Siena (attributed). It would arguably be a mistake to think that MHI and its consolidation focused collaborators are the sole cause for the affordable housing crisis or manufactured housing's tragic 21st century underperformance. But it would arguably be equally mistaken to underemphasize the role they play in the bigger picture of the U.S. affordable housing crisis.

[caption id="attachment\_227247" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/bp-emerging-artificial-intelligence-battle-hinges-on-federal-preemption-inside-trump-admin-ai-controversy-williams-surviving-vs-living-can-ai-politics-help-manufactured-housing-mashupfea/> [/caption]

[caption id="attachment\_227088" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/2-former-manufactured-housing-institute-presidents-ceos-claims-undermine-arlington-va-based-manufactured-home-assoc-narrative-what-chris-stinebert-richard-dick-jennison-said-rv-vs/> [/caption][caption id="attachment\_227278" align="aligncenter" width="600"]



<https://www.manufacturedhomepronews.com/whistleblower-tips-lesli-gooch-hard-hits-on-manufactured-housing-institute-torpedoing-and-3-cs-decision-makers-mhi-accused-of-deliberately-blocking-industry-growth-efforts-mhvillagefea/> [/caption][caption id="attachment\_218580" align="aligncenter" width="600"]



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## IRS complaint process - Tax-Exempt Organizations

If you suspect a tax-exempt organization is not complying with the tax laws, you may send information to the Tax Exempt and Government Entities Division. You may use [Form 13909, Tax-Exempt Organization Complaint \(Referral\) Form](#) PDF, or send the information in letter format, and attach any supporting documentation for this purpose. [Form 13909](#) PDF, or complaint letter, can be submitted one of the following ways:



<https://www.manufacturedhomepronews.com/irs-complaint-subject-request-for-investigation-of-manufactured-housing-institute-mhi-is-accountability-ahead-for-mhi-leaders-accused-of-perjury-institutional-fiduciary-failures-mhvillefea/>[/caption]

6)