Next Generation Cabin Advocacy - Protecting and Preserving Cabins Into the Future

Sharon Leach, Executive Director
National Forest Homeowners
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What’s at Stake for You?

- Passing the torch to the next generation - children or new family
- Carrying on a heritage program for generations to come
- Legacy investment
- Simple pleasures, retreat, & family time
- Connection to place - “querencia” - public lands, National Forests, the outdoors

*The question often comes up - “What is the future of the cabin program?”*
Future of Special Use Permit

*Includes:*

- Affordability of permit fees
- Reasonable assumption USFS will reissue permit when cabin is sold or transferred
- Permit language aligns with how cabins are used and prevents misuse
- Expectation that each permit will continue beyond current cycle
Future of Program

**Advocacy:**

- Washington, D.C. - Fee retention in 2025
- Permit language
- Tract or cabins lost to fire, loss of water, or rebuilding restrictions; in-lieu lots
- Build relationship with USFS
- Forest plan revisions
Forest Plan Revisions

<table>
<thead>
<tr>
<th>National Forest</th>
<th>Started</th>
<th>Completion</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apache Sitgreaves</td>
<td>2013</td>
<td>2016</td>
<td>Complete</td>
</tr>
<tr>
<td>Coconino</td>
<td>2014</td>
<td>2018</td>
<td>Complete</td>
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<tr>
<td>Coronado</td>
<td>2014</td>
<td>2018</td>
<td>Complete</td>
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<tr>
<td>Kaibab</td>
<td>2009</td>
<td>2014</td>
<td>Complete</td>
</tr>
<tr>
<td>Prescott</td>
<td>2010</td>
<td>2016</td>
<td>Complete</td>
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<tr>
<td>Tonto</td>
<td>2017</td>
<td></td>
<td>Public Comment - Fall 2018</td>
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- In New Mexico, the Carson, Gila, Lincoln and Santa Fe NF’s finishing up in 2018/2019. Cibola NF completed this year.
Future of Property -
Affects Future of Permit & Program

*Cabin owners:*

- Keeping up cabin’s interior and exterior (including historic preservation)
- Maintain each lot according to USFS guidelines
- Compliance, with documentation
- Secure and maintain insurance for fire, loss, & liability
- Manage lots/tract as a fire-safe & fire-adapted neighborhood
- Financial responsibility for county, state, federal fees
Next Generation – You Can Plan For...

- Orderly Reissue of Permit to Next Generation
- Educating Next Generation on Permit Conditions
- Ownership Changes From Generation-to-Generation
- Establishing a USFS-Approved Trust as Permit Holder
- Tract Expenses (Roads, Docks, Water Systems, etc.)
- NFH Membership

Advocacy, Education & Stewardship
Strengthening the Cabin Program
Next Generation: Cabin Maintenance Plan

- Maintenance of Cabin Exterior and Interior
- Distribution of Lot Maintenance Duties
- Knowing and Working with Cabin Neighbors
- Paying Routine Cabin Expenses
- Paying Capital Expenses - Big Ticket Items
- Maintaining Adequate Insurance Coverage
First Generation – Honoring the Past

• Purchased or built cabin, restored or fixed up.
• Typically, is the current financially-responsible party.
• Typically, is the special use permit holder.
• Depending on age, may be frequent or less frequent cabin user, may share with more than one next generation group.
• Makes major decisions about cabin, but might share the decision-making with next generation individual or all.
• Tends to carry more responsibility than enjoyment.

Generation by Generation
Advocacy, Education & Stewardship
Strengthening the Cabin Program
Second Generation - Treasuring the Present

- Schedules cabin use by multiple parties
- May or may not bear financial responsibilities
- Has read and understands permit conditions, program, compliance and responsibilities
- Frequent user of cabin
- Organizes and manages cabin upkeep and maintenance
- Equal parts *Enjoyment* and *Responsibility*
Third Generation – Shaping the Future

- Uses cabin frequently
- Individually, may have limited use of cabin
- Minimal financial responsibility for cabin
- Not yet informed about permit conditions
- Responsible for upkeep during use
- May participate in lot maintenance
- Generally, more **Enjoyment** than Responsibility
<table>
<thead>
<tr>
<th>Discuss</th>
<th>Your Cabin Plan:</th>
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<tbody>
<tr>
<td></td>
<td>How to pass cabin ownership to next generations?</td>
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<td>Keep in family or sell?</td>
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<td>Cabin trust?</td>
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<tr>
<th>Implement</th>
<th>Share financial responsibilities</th>
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<tr>
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<td>Transition for the permit</td>
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<tr>
<td></td>
<td>Include cabin &amp; lot maintenance</td>
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<td>Include all generations using the cabin</td>
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<tr>
<th>Stay Connected</th>
<th>Prior &amp; next generation</th>
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<tr>
<td></td>
<td>Larger cabin community - tract, forest, 1st responders</td>
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<td>National heritage program - NFH News, FB Groups</td>
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<tr>
<th>Start</th>
<th>Participating in tract association</th>
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<tr>
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<td>leadership &amp; volunteer</td>
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<tr>
<td></td>
<td>Encourage volunteerism in next generation</td>
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<th>Build a Calendar</th>
<th>Use of the cabin</th>
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<tr>
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<td>Reliable communication all can and do use</td>
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<td>House rules</td>
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| Educate & Practice     | Good forest stewardship through all the generations connected to this place. |
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Don’t Abandon It!
We Can Keep the Program Alive-Together!

Advocacy, Education & Stewardship
Strengthening the Cabin Program