

**NSSHA SPECIAL BOARD MEETING**  
**CPRA DISCUSSION**  
**MARCH 11, 2026**  
**Via Zoom**

**Call to Order:** Tony Franks called the meeting to order at 7:05 pm. Present were Tony Franks, Paul Hugo, Mary Clarke Ver Hoef, Nancy Allen, Mike Blote, Meredith Randall, Julie Newlin, and Stephanie Holson. A quorum was established.

**Agenda:** Review the Cabin Program Restoration Act (CPRA), discuss questions, and consider a motion for an NSSHA donation to NFH in support of the CPRA.

**Presentation on the CPRA (Cabin Program Restoration Act) by Paul:**

Paul explained that the CPRA is an act of Congress drafted by an NFH task force over the past three years in response to the Forest Service's gradual erosion of cabin owner rights during permit renewals. The bill aims to restore and protect permit holder rights, reduce further cabin loss, and maximize rebuilding. More than 500 cabins, mostly from wildfire, have been lost in the past five or six years. The program has declined from about 19,000 cabins at its peak to about 13,000 today, raising concerns about long-term sustainability.

**Protecting our rights:** Since 2017, the Forest Service has added permit language restricting co-ownership, limiting appeal rights on rebuilding decisions, capping cabin use at five months per year, allowing permit termination for nonpayment within 90 days without recourse, and permitting land repurposing with minimal compensation. NFH has opposed these changes.

**CPRA legislation - rights restored and protected:** The bill would extend 20-year permits to 30 years, remove occupancy limits short of permanent residency, make all Forest Service decisions appealable, allow co-ownership, protect conditionally accepted improvements, and help prevent unreasonable permit revocation or termination.

**No Net Loss:** The bill would support replacing destroyed cabins through fair rebuild decisions, guaranteed in-lieu lots, permit fee waivers until reoccupied for recreation, broader rebuild eligibility for owners and family members, and transfer of rebuild authorization when improvements are sold.

**Prevent losses:** The bill would allow fire hardening and defensible space for cabins and tracts, improve permit terms, restore fair compensation, and protect water rights obtained by cabin owners.

**Association permits for shared infrastructure (water systems, roads, docks, gates, etc.):** The bill would strengthen these permits by protecting water rights and automatically extending expiration dates.

**Viable cabin program for the future:** NFH believes the program needs about 15,000 cabins to remain viable. With roughly 3,000 vacant lots, NFH proposes adding 1,500 cabins on already authorized lots, potentially through a permit lottery.

**Looking ahead:** The bill has bicameral and bipartisan support because it uses already authorized land, requires no new land or additional funding, keeps the cabin program revenue positive, and supports rural communities with an estimated \$200 million in economic activity.

**Expenses:** NFH still needs guidance and lobbying support from Summit Strategies. NFH leaders and selected members expect to travel to Washington, D.C., to finalize the bill, support its introduction, and secure additional co-sponsors in both houses.

**CPRA Founding Donor Campaign:** NFH is seeking donations from cabin associations to continue funding the effort. After covering the first \$60,000 in CPRA expenses, NFH is seeking another \$50,000 and has invited selected associations to become CPRA Founding Donors with contributions of \$1,000 to \$5,000 before the bill's introduction.

Paul noted that burned cabin owners, including Meredith and Doug Gann, had made significant rebuilding progress with NFH's help. Given NSSHA's more than 1,000 member cabins, he suggested that a contribution of about \$5 per cabin would be reasonable. He then opened the floor for questions and discussion.

Mary asked whether ENF had weighed in on the proposed legislation. Meredith said NFH has worked in Washington, D.C., for years and that the Forest Service has generally been receptive, but has said current regulations limit what it can do without new legislation. Meredith believes Forest Supervisors would support the changes if Congress passes the bill.

In response to a question about sponsors, Meredith said one original sponsor had passed away. Potential sponsors include a Republican representative from Utah, a Democratic representative from Oregon, and senators from Idaho and Oregon, though details were still being finalized.

When asked about the timeline, Meredith said the bill still needed to be introduced and that NFH hoped this would happen in the current Congress. She added that the effort already had bipartisan support.

Asked whether other associations comparable to NSSHA support the effort, Meredith said Mt. Hood is the closest in size, though it includes both private and Forest Service cabins. She noted that many organized tracts exist nationally, but NSSHA is unique as an organization.

Tony asked whether there was a motion for financial support of the CPRA. Julie moved to donate \$5,000 to NFH in support of the CPRA, and Mary seconded the motion.

During discussion, Mike said NSSHA should be prepared to explain at the annual meeting why the donation matters and how it benefits cabin owners.

Tony responded that NSSHA's bylaws include influencing legislation related to summer home use and ownership. He said the donation fits that purpose if it benefits cabin owners. Mike added that NSSHA should also consider short-term benefits for cabin owners alongside the long-term legislative effort, noting that such benefits may also support dues collection.

The board voted unanimously to donate \$5,000 to NFH in support of the CPRA. Meredith recused herself because she is president of NFH. With seven votes in favor and one abstention, the motion passed.

The meeting adjourned at 7:07 pm.

Nancy Allen, Secretary

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