

# Financing the Future Geologic Hazard Abatement Districts

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## An Adaptive Management Strategy to Mitigate Flood Risk

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San Francisco Bay  
Conservation and  
Development  
Commission

June 1, 2017



# GHAD OVERVIEW



- Established by the Beverly Act in 1979
- Independent, state-level public entity to oversee geologic hazard prevention, mitigation, abatement and control
- Similar authority to other public agencies including:
  - Taxing ability
  - Bonding ability
  - Legal immunity
  - Exercise power of eminent domain
  - Borrow funds from local agencies and state/ federal governments

# GHAD OVERVIEW



- Must be formed under one of two available board structures
- Lands included may be situated in more than one local agency jurisdiction
- No limitation as to number of units, area or contiguity

## BROAD SCOPE OF CAPABILITIES



- GHADs historically used for slope stability, but scope has expanded substantially:
  - Management
    - Levee and seawall management
      - Improvements and facilities management
      - Coastal and sea-level-rise issues
    - General open-space management
    - Stormwater quality management
    - Sensitive habitat management
  - Property ownership

# BENEFITS OF A GHAD

- Focus on prevention
- Rapid response capabilities
- Broader range of available remedial measures
- Budget includes funding for ongoing management and maintenance as well as long-term financial reserves
- Locally autonomous – exempt from local permitting requirements and other statutes

## STEP 1: PLANNING



- Determine whether a GHAD structure is the best solution
- Define GHAD Boundaries
- Establish GHAD responsibilities and limitations
- Assess whether to create a new GHAD or annex to an existing GHAD

## STEP 2: FORMATION



- Declare that agency is subject to GHAD law
- Prepare petition or resolution initiating formation
- Create a Plan of Control
- Determine a Board of Directors (legislative body forming the GHAD or five landowners from the GHAD area)
- Hold public hearing on formation
  - Opportunity for property owner input
  - Adoption of resolution for formation
  - Adoption of Plan of Control
  - Appointment of officers

## STEP 2: FORMATION



- If proposed GHAD is located in more than one agency (city or county), the agency with the greater proportion of assessed valuation within the proposed GHAD initiates and conducts formation proceedings.
- Hold public hearing on formation
  - Opportunity for property owner input
  - Adoption of resolution for formation
  - Adoption of Plan of Control
  - Appointment of officers

# GHAD MANAGEMENT



- Funding is typically through supplemental property tax assessments, which are subject to Prop 218
- Local ordinance exemption, but State and Federal permits still apply
- Contracting practices are simplified
- Rapid-response capabilities
- Long-term prevention programs
- Subject to provisions of the Ralph M. Brown Act

# ORGANIZATION ADVANTAGES



- Advantages of a local GHAD-type structure over state or federal alternatives
  - Disciplined to accumulate sufficient and appropriate reserves
  - Local control of funds and policies
  - Lean organization structure and direct accountability
  - Sophistication with respect to frequency of localized geologic and meteorological events
  - Assessments are universally applied to parcels within District
- GHAD law is unique to California...
  - 38-year track record of success
  - GHAD-related statutes are simple yet efficient

# BROAD BEACH

## A Case Study

- Beachfront expanse located in Malibu
- Significant beach erosion over past 40 years has greatly reduced or eliminated dry beach
  - Unusual storm events
  - Sediment starving from tributary waters
- Private homes, private/public infrastructure, and public access amenities endangered



# BROAD BEACH

## Focus & Financial Structure

- GHAD will fund capital improvements
  - Revetment wall
  - Beach nourishment
  - Dune/habitat restoration
- Funding for ongoing operations and maintenance
  - Sand backpassing and nourishments
  - Ongoing monitoring



# BROAD BEACH

## Operational Structure



- GHAD formed on behalf of property owners
- Board of Directors consists of five landowners within the GHAD
- Assessments levied based on linear foot of beach frontage
- GHAD provides funding for flexible adaptive management to mitigate uncertainty

We Welcome  
Your Questions

