



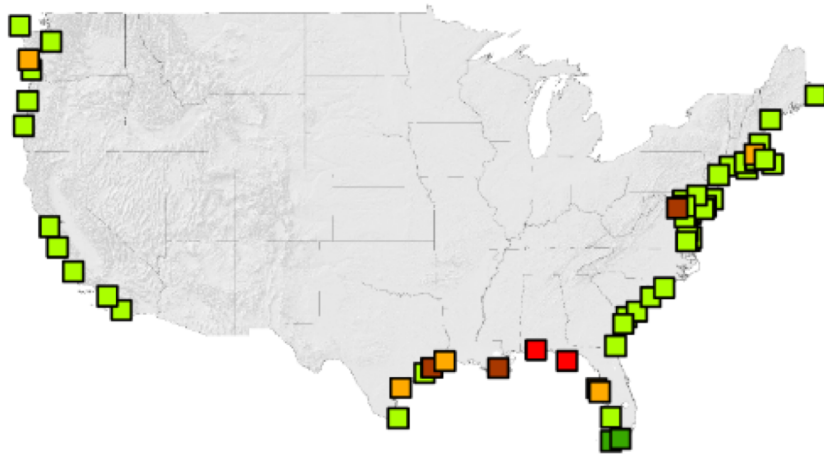
What are the Effects of Sea Level Rise on Coastal Property?

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UBS, New York
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Sea Level Rise = More Frequent Flooding

100-Year Event Return Levels

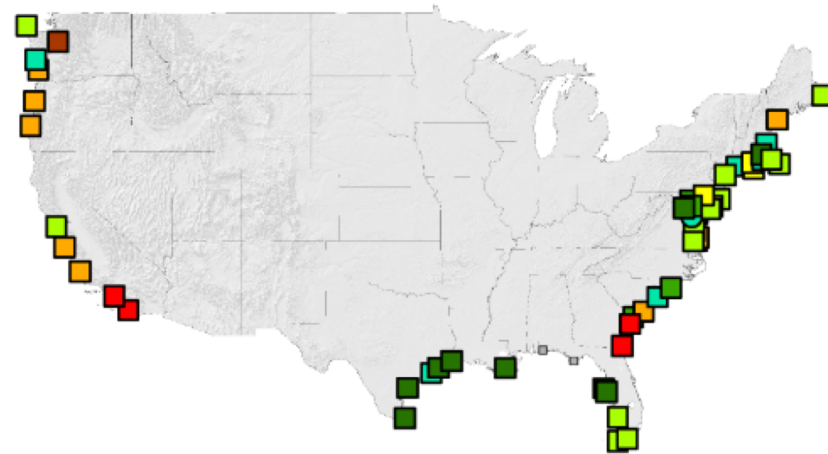


100-year return levels (ft)



Revised Return
Time for Current 100-Year Event

d)

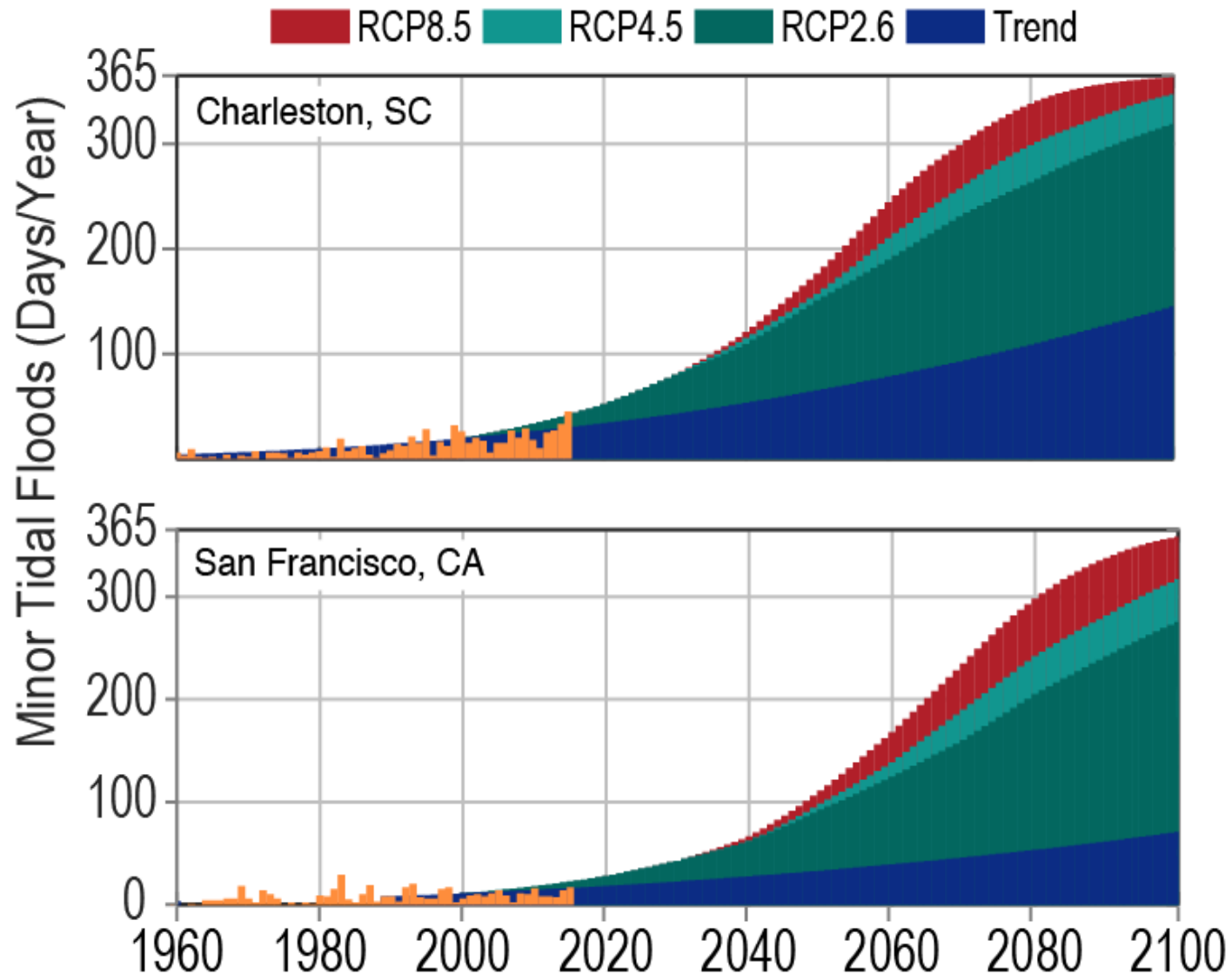


100-year event return time (years)

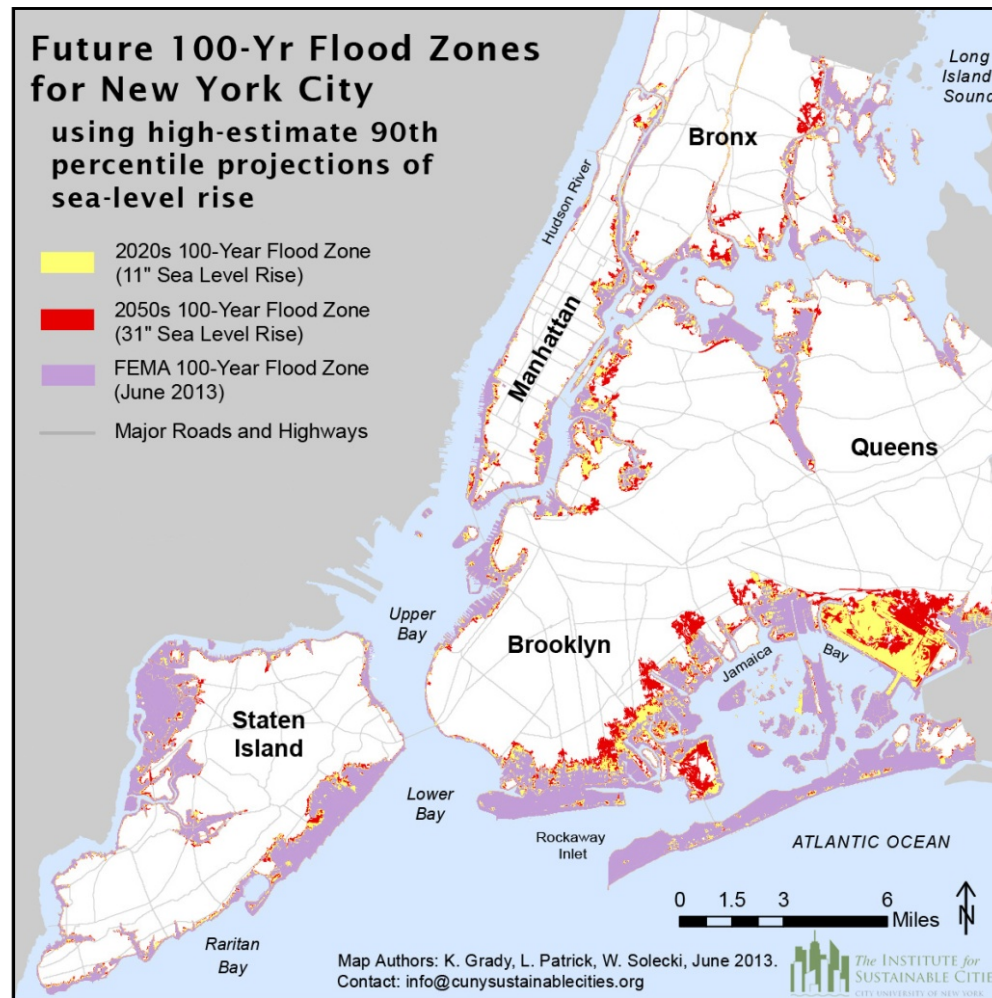


*Sea level rise of just 2 feet, without any changes in storms, **would more than triple the frequency of dangerous coastal flooding along much of the U.S. coast***

“Nuisance Flooding”—flooding associated with high tides—is increasing across the United States



Sea Level Rise = More Area Flooded



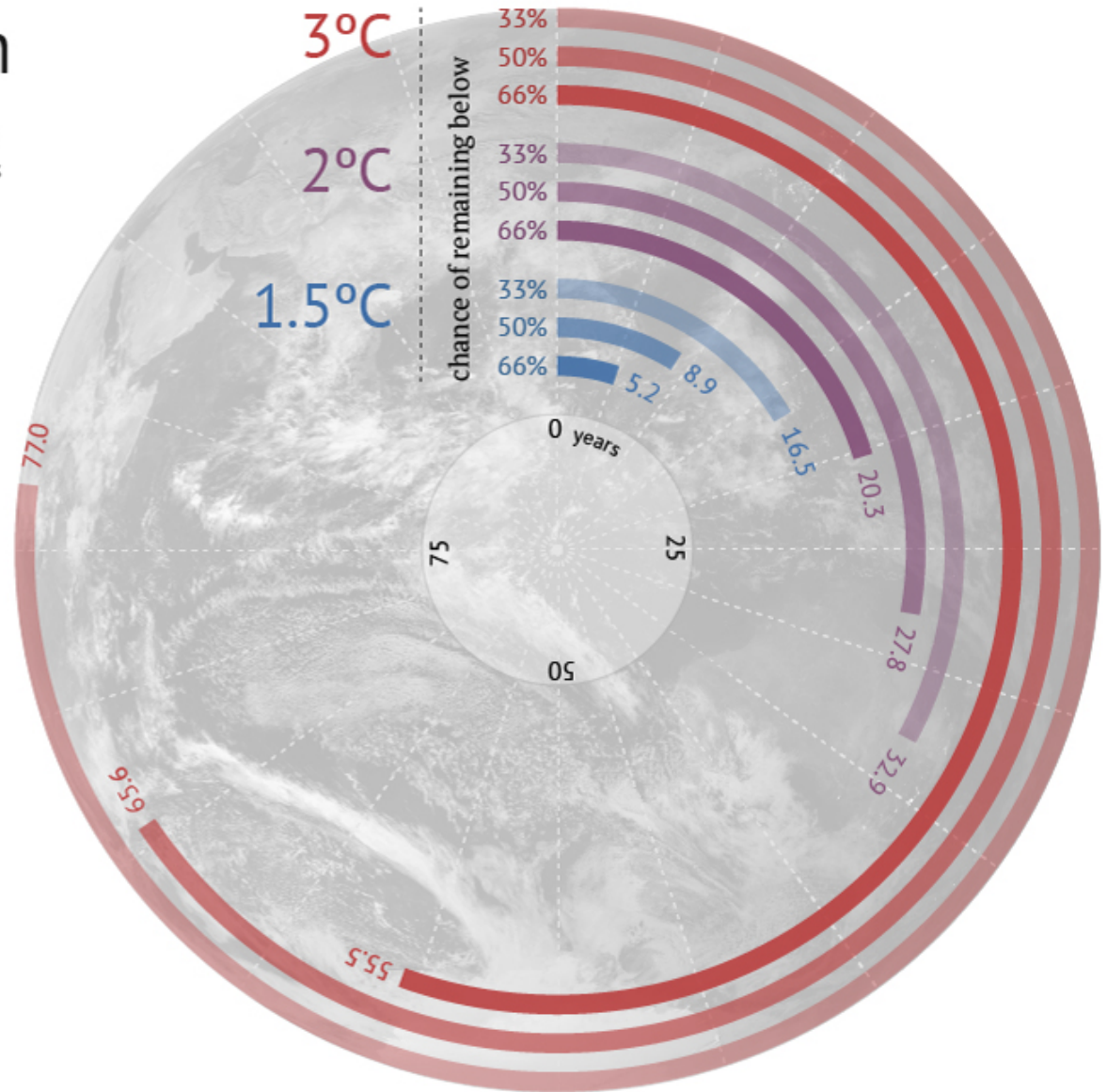
The potential areas that could be impacted by the 100-year flood in the 2020s and 2050s based on projections of the high-estimate 90th percentile sea level rise scenario.

Burning Through Budgets



Carbon Countdown

How many years of current emissions would use up the IPCC's carbon budgets for different levels of warming?

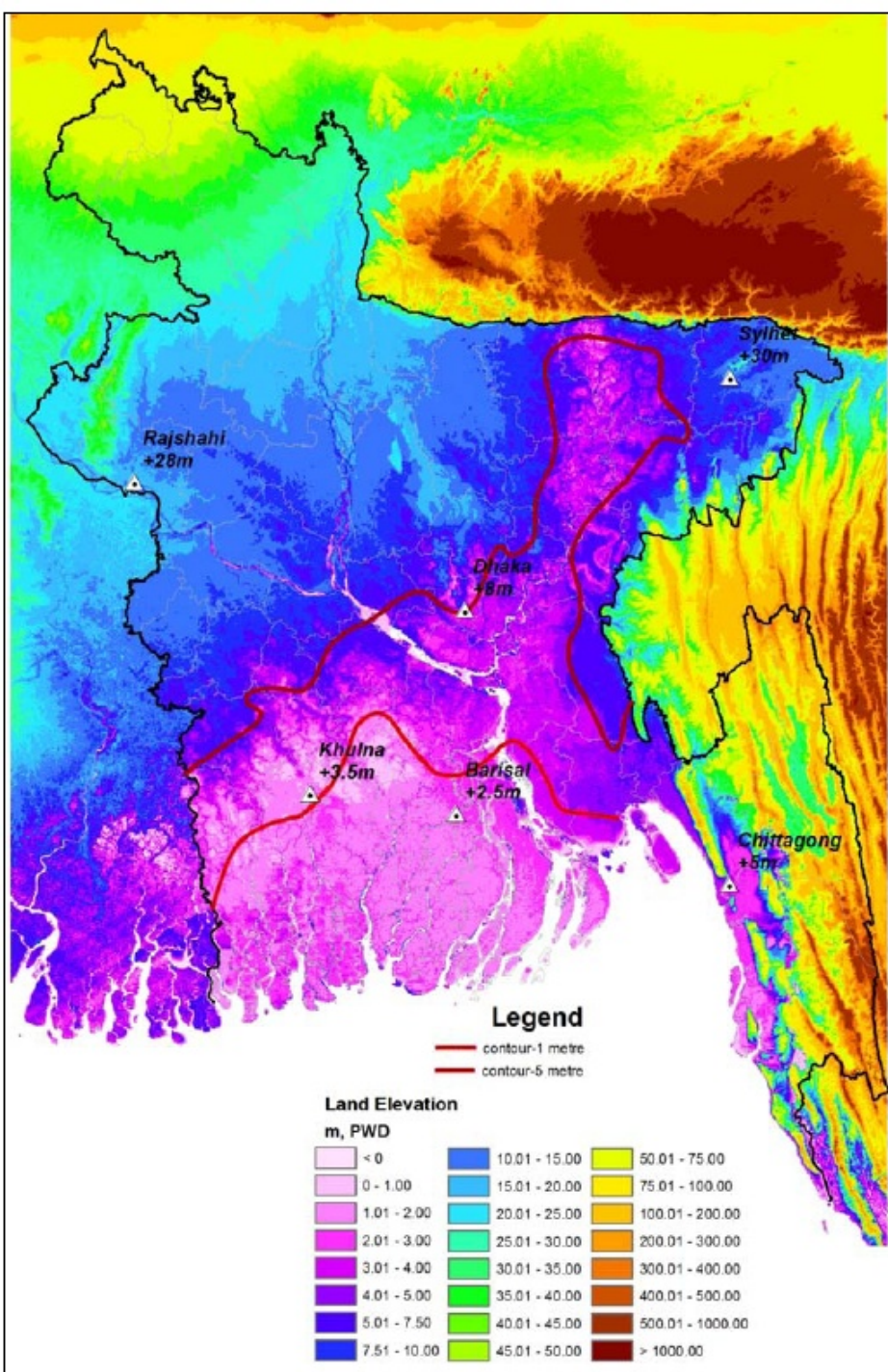




Existential Threats



Tuvalu - The Guardian – 05/16/2008, photo by
Matthieu Paley/Corbis



Megadeltas

Especially in Asia, due to large populations and high exposure to sea-level rise, storm surge and river flooding.

- Ganges-Brahmaputra
- Zhujiang
- Nile
- Amazon
- Mississippi

Single Point of Failure



Direct and Indirect Impacts

- More direct damage to property, including through wave action and interactions with precipitation
- Critical infrastructure
- Groundwater contamination
- Ease of evacuation
- Wildcards

Other Questions

- What if sea level rise and coastal storms are correlated?
- How do we account for adaptation?
- How soon, and how quickly, could property values drop?
- Do local hazards pose the biggest climate threat to coastal property?
- Is a 'risk disclosure and possible legal liability wave' rising faster than the sea?
- To what extent will managed retreat become part of, and in turn modify, the above dynamics?