



Courtesy of HASU



Courtesy of Kevin Zandberg, Method Studio

2020 Green Communities Criteria

Skyline Arch Apartments at Arroyo Crossing

Enterprise Green Communities is the only national green building program designed specifically for and with the affordable housing sector. Green building practices lead to efficient, comfortable and resilient affordable homes, and promote equitable development by giving residents a voice in the design and development of their communities.

PROVIDING WORKFORCE HOUSING IN HIGH-COST AREAS

- Skyline Arch Apartments at Arroyo Crossing is a 32-unit affordable housing rental development in Moab, Utah. Moab, in southeastern Utah, functions as the ultimate basecamp for two landmark national parks – Arches National Park and Canyonlands National Park. Both the COVID-19 pandemic and increasingly tourist-centric infrastructure have contributed to disproportionately high housing costs, and stable, long-term rental opportunities are rare due to the rise of short-term rental units.
- Skyline Arch was designed in response to Grand County's workforce housing needs and serves local workers earning between 25% and 50% of the Area Median Income (AMI). In addition to its rental units, Arroyo Crossing includes single-family homes, townhomes, and cottages for residents earning up to 120% AMI. Together, these housing options help preserve Moab as a livable community.

CHALLENGES OF RURAL CONSTRUCTION

Skyline Arch Apartments is located in rural Grand County, where limited construction-waste recycling infrastructure meant the processing capacity required to meet the project's original EGC 6.10 compliance path was not reasonably available. The waiver granted for this mandatory criterion highlights an important implementation challenge in which some Green Communities requirements depend on local infrastructure that may not yet exist in rural communities. Because no local facilities were able to process the required materials, the project team had no practical opportunity to pursue an alternative compliance pathway.

BUILDING FOR THE FUTURE: EFFICIENT AND ALL ELECTRIC

Skyline Arch's design exceeds Green Communities' mandatory energy efficiency threshold, with an average HERS score of 48. The complex is an all-electric design, positioning it to align with Utah's work to transition to cleaner, renewable electricity.



Community Land Trusts (CLTs) acquire and steward land through deed restrictions, to ensure housing remains affordable over time regardless of changes in ownership or occupancy.

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MAINTAINING AFFORDABILITY: COMMUNITY LAND TRUST MODEL

Skyline Arch is located within the Arroyo Crossing subdivision, which is owned by the nonprofit Moab Area Community Land Trust (MACLT), a community land trust (CLT) dedicated to creating and preserving permanently affordable housing. Governed by a board of community members, MACLT incorporates resident leadership into its model and will recruit Arroyo Crossing residents, including Skyline Arch residents, to serve on the board. This approach supports ongoing resident engagement and shared stewardship within the entire community.

BUILDING IN AFFORDABILITY

- Green Communities’ integrative design process helped identify opportunities to reduce residents’ living costs while enhancing health, sustainability, and quality of life.
- High-performance energy measures, solar panels, and passive solar design lower energy demand and support predictable utility costs. Water-efficiency strategies at Arroyo Crossing, including greywater use, limits on turf grass, and climate-appropriate native landscaping, conserve resources while reducing potable water use.
- Food gardens provide residents with opportunities to grow fresh produce – supporting food access, wellness, and community connection. MACLT’s planned on-site childcare center will reduce transportation burdens and improve access to care for workforce families. A shared outdoor gathering space with seating, a covered grill and dining area, and a children’s play structure further encourages community interaction. Together, these features strengthen Arroyo Crossing’s affordability from a daily living perspective.

- **Green Communities Points:** 45 (40 min required)
- **Project Type:** New Construction
- **Construction Cost:** \$14,864,238
- **Year Completed:** 2025
- **Size:** 39,653 SF
- **AMI:** 32 units inc. 4 units 0-30% AMI, 28 units 31-50% AMI
- **Property Developer:** Ben Riley, [Housing Authority Southeastern Utah](#) (HASU)
- **Architects:** [HASU](#), [Kier Construction](#), [Method Studio](#)
- **Green Building Consultants:** [EnergyLogic](#)
- **Syndicator:** [Housing Authority of Southeastern Utah](#)

OPTIONAL [GREEN COMMUNITIES CRITERIA](#) ACHIEVED

2.4 Increased Compact Development	6.1 Ingredient Transparency for Material Health
4.2 Advanced Water Conservation	7.6 Smoke-Free Policy
5.2b Moving to Zero Energy: Near Zero Certification	7.13 Healing Centered Design