

Governor's Office Report
Federal Emergency Rental Assistance Program
Federal Requirements

Eligibility requirements for the Emergency Rental Assistance Program are established through the federal legislation that created the program (Consolidated Appropriations Act of 2021, Div. N, Title V, Sec. 501, Pub. L. No. 116-220). Federal guidelines issued January 19, 2021 provide some clarity on statutory provisions, although US Treasury has notified grantees that the guidelines “are currently being revised and will be posted very shortly.”

The State cannot deviate from the federal requirements. This federal funding is conditioned upon the State's agreement to follow all terms of the relevant federal law.

Eligibility Requirements

To be eligible for relief under the program, a household must demonstrate all of the following:

- i. That one or more person within the household qualifies for unemployment or has experienced a reduction in household income, incurred significant costs, or experienced a financial hardship due to COVID-19;
- ii. That the household demonstrates a risk of experiencing homelessness or housing instability; and
- iii. That the household's income is at or below 80 percent of the area median income, as determined by HUD.

Documentation Requirements

Current federal guidelines require applicants to provide documentation evidencing the household's eligibility, such as: tax filings, wage statements, unemployment compensation statements, past due rent notices, past due utility notices. The relevant federal law allows for self-attestations for certain eligibility requirements. We anticipate that the forthcoming federal guidance will provide additional information about documentation requirements.

Method of Payment

The State is required to make all payments directly to landlords and utility companies, unless the landlord or utility company refuses to accept such payment.

Eligible Categories for Assistance

Assistance may only cover rental and utility costs of a residential dwelling. Mortgages cannot be covered. For purpose of this program, utilities include electricity, gas, water and sewer, trash removal, energy costs. Telephone, cable, and internet cannot be covered.

The program may also cover “other expenses related to housing due, directly or indirectly, to

COVID-19.” US Treasury has advised that guidance on what constitutes qualifying expenditures under this category is forthcoming.

Timing Requirements

The federal law caps rental arrears assistance at 12 months, and total rental assistance at 15 months. Assistance for any rental arrears must be provided before the household may receive assistance for future rent payments. For ongoing rental assistance, households must reapply every three months.

Funds must be spent by the State by December 31, 2021, although a three-month extension may be provided by the Secretary of Treasury. The Secretary of Treasury may reallocate a portion of states’ unspent funds to those states that have expended 65% of their emergency rental assistance funding by September 30, 2021.

Maximum Qualifying Income

To be income-eligible, households must make 80% or less of the Area Median Income, as determined by HUD. The chart below demonstrates 80% of monthly Area Median Income for each county in Wyoming, separated by household size.

80% of the Area Median Monthly Income								
Household Size								
County	1	2	3	4	5	6	7	8
Albany	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Big Horn	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Campbell	\$ 4,383.33	\$ 5,008.33	\$ 5,633.33	\$ 6,258.33	\$ 6,762.50	\$ 7,262.50	\$ 7,762.50	\$ 8,262.50
Carbon	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Converse	\$ 3,937.50	\$ 4,500.00	\$ 5,062.50	\$ 5,620.83	\$ 6,070.83	\$ 6,520.83	\$ 6,970.83	\$ 7,420.83
Crook	\$ 3,920.83	\$ 4,483.33	\$ 5,041.66	\$ 5,600.00	\$ 6,050.00	\$ 6,500.00	\$ 6,945.83	\$ 7,395.83
Fremont	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Goshen	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Hot Springs	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Johnson	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Laramie	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Lincoln	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Natrona	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Niobrara	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Park	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Platte	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Sheridan	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Sublette	\$ 4,520.83	\$ 5,166.66	\$ 5,812.50	\$ 6,454.16	\$ 6,970.83	\$ 7,487.50	\$ 8,004.16	\$ 8,520.83
Sweetwater	\$ 4,212.50	\$ 4,812.50	\$ 5,412.50	\$ 6,012.50	\$ 6,495.83	\$ 6,975.00	\$ 7,458.33	\$ 7,937.50
Teton	\$ 4,579.16	\$ 5,233.33	\$ 5,887.50	\$ 6,541.66	\$ 7,066.66	\$ 7,591.66	\$ 8,112.50	\$ 8,637.50
Uinta	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Washakie	\$ 3,720.83	\$ 4,250.00	\$ 4,783.33	\$ 5,312.50	\$ 5,737.50	\$ 6,162.50	\$ 6,587.50	\$ 7,012.50
Weston	\$ 3,991.66	\$ 4,562.50	\$ 5,133.33	\$ 5,700.00	\$ 6,158.33	\$ 6,612.50	\$ 7,070.83	\$ 7,525.00