

PUERTO RICO

STATE RANKING **#52***

In **Puerto Rico**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$480**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$1,601** monthly or **\$19,216** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$9.24
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT PUERTO RICO:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$7.25
2-Bedroom Housing Wage	\$9.24
Number of Renter Households	388,445
Percent Renters	31%

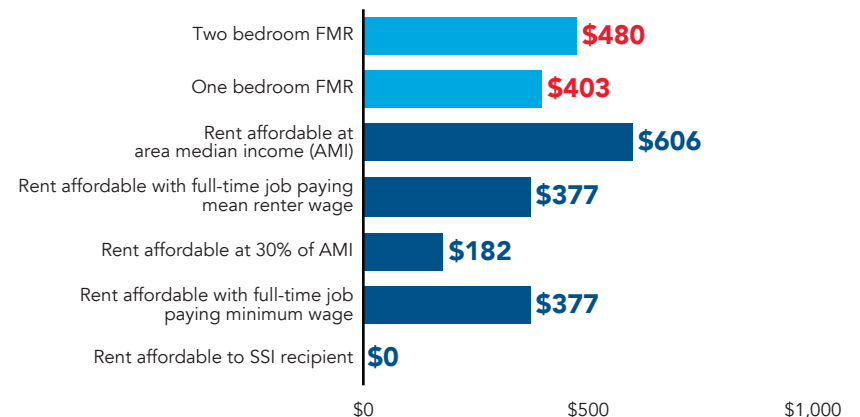
51
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

43
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
San Juan-Guaynabo HMFA	\$10.19
Mayagüez MSA	\$9.73
Fajardo HMFA	\$9.65
Caguas HMFA	\$8.98
Ponce HMFA	\$8.42



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

	FY18 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Puerto Rico	\$9.24	\$480	\$19,216	1.3	\$24,242	\$606	\$7,273	\$182	388,445	31%	\$7.25	\$377	1.3	
Combined Nonmetro Areas	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	13,963	27%	\$6.26	\$325	1.2	
<u>Metropolitan Areas</u>														
Aguadilla-Isabela HMFA	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	33,541	34%	\$6.92	\$360	1.1	
Arecibo HMFA	\$8.02	\$417	\$16,680	1.1	\$20,600	\$515	\$6,180	\$155	17,302	30%	\$5.80	\$301	1.4	
Barranquitas-Aibonito HMFA	\$7.48	\$389	\$15,560	1.0	\$17,700	\$443	\$5,310	\$133	9,282	27%	\$5.98	\$311	1.3	
Caguas HMFA	\$8.98	\$467	\$18,680	1.2	\$27,100	\$678	\$8,130	\$203	31,067	28%	\$7.49	\$390	1.2	
Fajardo HMFA	\$9.65	\$502	\$20,080	1.3	\$22,900	\$573	\$6,870	\$172	7,308	30%	\$6.56	\$341	1.5	
Guayama MSA	\$7.75	\$403	\$16,120	1.1	\$20,200	\$505	\$6,060	\$152	7,217	26%	\$7.53	\$392	1.0	
Mayagüez MSA	\$9.73	\$506	\$20,240	1.3	\$19,300	\$483	\$5,790	\$145	13,966	38%	\$4.23	\$220	2.3	
Ponce HMFA	\$8.42	\$438	\$17,520	1.2	\$20,800	\$520	\$6,240	\$156	25,075	32%	\$5.76	\$300	1.5	
Quebradillas Municipio HMFA	\$7.50	\$390	\$15,600	1.0	\$18,300	\$458	\$5,490	\$137	3,486	40%	\$5.16	\$268	1.5	
San German MSA	\$7.63	\$397	\$15,880	1.1	\$19,200	\$480	\$5,760	\$144	16,215	36%	\$5.83	\$303	1.3	
San Juan-Guaynabo HMFA	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	199,135	32%	\$7.84	\$407	1.3	
Utua Municipio HMFA	\$7.98	\$415	\$16,600	1.1	\$20,000	\$500	\$6,000	\$150	3,481	35%	\$4.72	\$245	1.7	
Yauco HMFA	\$7.48	\$389	\$15,560	1.0	\$17,100	\$428	\$5,130	\$128	7,407	24%	\$5.38	\$280	1.4	
<u>Counties</u>														
Adjuntas Municipio	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	2,972	47%	\$6.36	\$331	1.2	
Aguada Municipio	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	3,237	25%	\$4.73	\$246	1.6	
Aguadilla Municipio	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	8,028	38%	\$7.04	\$366	1.1	
Aguas Buenas Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	2,879	33%	\$4.99	\$259	2.0	
Aibonito Municipio	\$7.48	\$389	\$15,560	1.0	\$17,700	\$443	\$5,310	\$133	1,688	20%	\$7.43	\$386	1.0	

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2018 Fair Market Rent.
 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.
 4: AMI = Fiscal Year 2018 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Añasco Municipio	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	2,078	22%	\$10.30	\$535	0.8
Arecibo Municipio	\$8.02	\$417	\$16,680	1.1	\$20,600	\$515	\$6,180	\$155	10,210	32%	\$5.87	\$305	1.4
Arroyo Municipio	\$7.75	\$403	\$16,120	1.1	\$20,200	\$505	\$6,060	\$152	1,441	23%	\$7.86	\$409	1.0
Barceloneta Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	1,770	21%	\$8.79	\$457	1.2
Barranquitas Municipio	\$7.48	\$389	\$15,560	1.0	\$17,700	\$443	\$5,310	\$133	2,262	24%	\$4.49	\$233	1.7
Bayamón Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	21,924	31%	\$6.17	\$321	1.7
Cabo Rojo Municipio	\$7.63	\$397	\$15,880	1.1	\$19,200	\$480	\$5,760	\$144	7,118	42%	\$4.88	\$254	1.6
Caguas Municipio	\$8.98	\$467	\$18,680	1.2	\$27,100	\$678	\$8,130	\$203	15,831	31%	\$6.93	\$360	1.3
Camuy Municipio	\$8.02	\$417	\$16,680	1.1	\$20,600	\$515	\$6,180	\$155	3,489	30%	\$5.32	\$277	1.5
Canóvanas Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	3,432	23%	\$6.35	\$330	1.6
Carolina Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	20,224	31%	\$7.79	\$405	1.3
Cataño Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	3,504	38%	\$6.56	\$341	1.6
Cayey Municipio	\$8.98	\$467	\$18,680	1.2	\$27,100	\$678	\$8,130	\$203	5,509	33%	\$8.75	\$455	1.0
Ceiba Municipio	\$9.65	\$502	\$20,080	1.3	\$22,900	\$573	\$6,870	\$172	1,097	24%	\$8.45	\$440	1.1
Ciales Municipio	\$7.48	\$389	\$15,560	1.0	\$17,700	\$443	\$5,310	\$133	2,033	35%	\$4.54	\$236	1.6
Cidra Municipio	\$8.98	\$467	\$18,680	1.2	\$27,100	\$678	\$8,130	\$203	3,527	26%	\$9.31	\$484	1.0
Coamo Municipio	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	3,162	23%	\$5.36	\$279	1.4
Comerio Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	2,262	36%	\$4.59	\$239	2.2
Corozal Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	2,373	22%	\$6.95	\$361	1.5
Culebra Municipio †	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	182	36%			
Dorado Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	2,817	23%	\$7.93	\$413	1.3
Fajardo Municipio	\$9.65	\$502	\$20,080	1.3	\$22,900	\$573	\$6,870	\$172	4,165	33%	\$6.70	\$349	1.4
Florida Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	1,105	26%	\$4.56	\$237	2.2
Guánica Municipio	\$7.48	\$389	\$15,560	1.0	\$17,100	\$428	\$5,130	\$128	1,434	26%	\$6.70	\$348	1.1
Guayama Municipio	\$7.75	\$403	\$16,120	1.1	\$20,200	\$505	\$6,060	\$152	3,935	26%	\$7.64	\$397	1.0
Guayanilla Municipio	\$7.48	\$389	\$15,560	1.0	\$17,100	\$428	\$5,130	\$128	1,852	28%	\$5.05	\$263	1.5

† Wage data not available (See Appendix B).

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	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Guaynabo Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	9,229	27%	\$9.07	\$472	1.1
Gurabo Municipio	\$8.98	\$467	\$18,680	1.2	\$27,100	\$678	\$8,130	\$203	2,394	15%	\$6.62	\$344	1.4
Hatillo Municipio	\$8.02	\$417	\$16,680	1.1	\$20,600	\$515	\$6,180	\$155	3,603	25%	\$5.80	\$301	1.4
Hormigueros Municipio	\$9.73	\$506	\$20,240	1.3	\$19,300	\$483	\$5,790	\$145	1,515	24%	\$4.40	\$229	2.2
Humacao Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	4,827	26%	\$8.97	\$466	1.1
Isabela Municipio	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	5,473	36%	\$7.55	\$393	1.0
Jayuya Municipio	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	1,592	34%	\$10.29	\$535	0.7
Juana Díaz Municipio	\$8.42	\$438	\$17,520	1.2	\$20,800	\$520	\$6,240	\$156	3,888	24%	\$7.39	\$384	1.1
Juncos Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	3,512	28%	\$15.16	\$788	0.7
Lajas Municipio	\$7.63	\$397	\$15,880	1.1	\$19,200	\$480	\$5,760	\$144	3,850	46%	\$5.27	\$274	1.4
Lares Municipio	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	4,512	44%	\$5.84	\$304	1.3
Las Marías Municipio	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	1,068	34%	\$2.38	\$124	3.1
Las Piedras Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	3,650	28%	\$7.68	\$399	1.3
Loíza Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	2,406	27%	\$5.40	\$281	1.9
Luquillo Municipio	\$9.65	\$502	\$20,080	1.3	\$22,900	\$573	\$6,870	\$172	2,046	31%	\$4.92	\$256	2.0
Manatí Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	4,428	28%	\$7.28	\$379	1.4
Maricao Municipio	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	501	26%	\$5.19	\$270	1.4
Maunabo Municipio	\$7.48	\$389	\$15,560	1.0	\$17,700	\$443	\$5,310	\$133	1,190	29%	\$5.48	\$285	1.4
Mayagüez Municipio	\$9.73	\$506	\$20,240	1.3	\$19,300	\$483	\$5,790	\$145	12,451	41%	\$4.22	\$219	2.3
Moca Municipio	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	3,962	32%	\$6.37	\$331	1.2
Morovis Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	2,679	27%	\$5.72	\$298	1.8
Naguabo Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	1,761	21%	\$2.83	\$147	3.6
Naranjito Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	1,910	22%	\$8.67	\$451	1.2
Orocovis Municipio	\$7.48	\$389	\$15,560	1.0	\$17,700	\$443	\$5,310	\$133	2,109	31%	\$4.64	\$242	1.6
Patillas Municipio	\$7.75	\$403	\$16,120	1.1	\$20,200	\$505	\$6,060	\$152	1,841	29%	\$5.95	\$309	1.3
Peñuelas Municipio	\$7.48	\$389	\$15,560	1.0	\$17,100	\$428	\$5,130	\$128	1,749	24%	\$6.78	\$352	1.1

† Wage data not available (See Appendix B).

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	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Ponce Municipio	\$8.42	\$438	\$17,520	1.2	\$20,800	\$520	\$6,240	\$156	19,274	35%	\$5.36	\$279	1.6
Quebradillas Municipio	\$7.50	\$390	\$15,600	1.0	\$18,300	\$458	\$5,490	\$137	3,486	40%	\$5.16	\$268	1.5
Rincón Municipio	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	1,137	22%	\$4.51	\$234	1.7
Río Grande Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	3,705	23%	\$6.71	\$349	1.5
Sabana Grande Municipio	\$7.63	\$397	\$15,880	1.1	\$19,200	\$480	\$5,760	\$144	1,789	24%	\$5.31	\$276	1.4
Salinas Municipio	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	1,961	18%	\$5.55	\$289	1.3
San Germán Municipio	\$7.63	\$397	\$15,880	1.1	\$19,200	\$480	\$5,760	\$144	3,458	28%	\$6.74	\$350	1.1
San Juan Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	69,642	47%	\$8.07	\$420	1.3
San Lorenzo Municipio	\$8.98	\$467	\$18,680	1.2	\$27,100	\$678	\$8,130	\$203	3,806	28%	\$10.26	\$534	0.9
San Sebastián Municipio	\$7.77	\$404	\$16,160	1.1	\$18,600	\$465	\$5,580	\$140	5,114	37%	\$5.37	\$279	1.4
Santa Isabel Municipio	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	2,080	27%	\$5.36	\$279	1.4
Toa Alta Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	3,250	15%	\$5.03	\$262	2.0
Toa Baja Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	7,849	28%	\$7.24	\$376	1.4
Trujillo Alto Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	8,057	33%	\$4.74	\$246	2.2
Utua Municipio	\$7.98	\$415	\$16,600	1.1	\$20,000	\$500	\$6,000	\$150	3,481	35%	\$4.72	\$245	1.7
Vega Alta Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	3,648	29%	\$6.92	\$360	1.5
Vega Baja Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	2,923	17%	\$10.55	\$549	1.0
Vieques Municipio	\$7.48	\$389	\$15,560	1.0	\$21,500	\$538	\$6,450	\$161	445	17%	\$10.74	\$558	0.7
Villalba Municipio	\$8.42	\$438	\$17,520	1.2	\$20,800	\$520	\$6,240	\$156	1,913	24%	\$8.97	\$467	0.9
Yabucoa Municipio	\$10.19	\$530	\$21,200	1.4	\$27,400	\$685	\$8,220	\$206	3,369	28%	\$4.84	\$252	2.1
Yauco Municipio	\$7.48	\$389	\$15,560	1.0	\$17,100	\$428	\$5,130	\$128	2,372	22%	\$4.45	\$231	1.7

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