# Ontario Municipal Partnership Fund
# 2024 Northern and Rural Municipal Fiscal Circumstances Index (MFCI) Workbook

**Ministry of Finance**
**Provincial-Local Finance Division**

**Ontario**

**Municipality of East Ferris**

**November 2023**

# OMPF 2024 Northern and Rural MFCI Workbook

## Northern and Rural Municipal Fiscal Circumstances Index (MFCI)

*Please Note:   Due to rounding, some calculations may vary from the result shown. If there are any questions regarding calculations, please contact info.ompf@ontario.ca.*

## Municipality of East Ferris
**Single Tier**

4834

### Overview

| Table 1 - Summary of Northern and Rural MFCI Indicator Scores |
| --- |

| A | Northern and Rural Municipal Fiscal Circumstances Index (MFCI) | | | 1.5 |
| --- | --- | --- | --- | --- |

| | | Municipality of East Ferris | Northern and Rural Median | Indicator Score |
| --- | --- | --- | --- | --- |
| **B** | **Primary Indicator Scores** | | | |
| | 1. Weighted Assessment per Household | $312,083 | $290,000 | 4.3% |
| | 2. Median Household Income | $109,000 | $82,000 | 45.8% |
| **C** | **Secondary Indicator Scores** | | | |
| | 3. Average Annual Change in Assessment (New Construction) | 1.8% | 1.2% | 16.7% |
| | 4. Employment Rate | 57.0% | 53.0% | 22.2% |
| | 5. Ratio of Working Age to Dependent Population | 174.2% | 152.0% | 23.9% |
| | 6. Per Cent of Population Above Low-Income Threshold | 93.7% | 88.0% | 63.3% |

| Notes and Data Sources |
| --- |

***Notes***

- The Northern and Rural Municipal Fiscal Circumstances Index (MFCI) measures a municipality's fiscal circumstances relative to other northern and rural municipalities in the province and is measured on a scale from 0 to 10.
- A lower MFCI corresponds to relatively positive fiscal circumstances, whereas a higher MFCI corresponds to more challenging fiscal circumstances.
- The MFCI is determined based on six indicators that are classified as either primary or secondary, to reflect their relative importance in determining a municipality's fiscal circumstances.
- The indicator score has a range from -100% to 100% and reflects how a municipality's indicator value compares to the median for northern and rural municipalities. An indicator value that is above the median will have a positive indicator score, which corresponds to relatively positive fiscal circumstances. An indicator value that is below the median will have a negative indicator score, which corresponds to relatively challenging fiscal circumstances.
- For further information on the calculation of each of the indicator scores, see Tables 2a to 2f.

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**Calculation of Indicator Scores**

**Table 2a - Weighted Assessment per Household**

*Indicator Value for Municipality of East Ferris*

| | | |
|---|---|---:|
| **A** | **Weighted Assessment per Household (A1 ÷ A2)** | **$312,083** |
| | 1. Total Weighted Assessment | $690,640,554 |
| | 2. Households | 2,213 |

*Northern and Rural Municipalities: Median, Lowest, Highest Value*

| | | |
|---|---|---:|
| **B** | Lowest Value | $47,000 |
| **C** | Median Value | $290,000 |
| **D** | Highest Value | $809,000 |

*Calculation of Indicator Score*

| | | |
|---|---|---:|
| **E** | Difference between Indicator Value and Median (A - C) | $22,083 |
| **F** | Difference between Highest Value and Median (D - C)  (see note) | $519,000 |

| | | |
|---|---|---:|
| **G** | **Weighted Assessment per Household Indicator Score (E ÷ F)** | **4.3%** |

**Notes and Data Sources**

*Notes*

- Line F: When the indicator value is above the median for northern and rural municipalities, the difference between the median and the highest value for northern and rural municipalities is calculated.

*Data Sources*

- Weighted Assessment is based on the final 2022 Market Change Profile (MCP), 2020 phased-in assessment values and 2024 starting tax ratios.
- For futher details on the determination of Weighted Assessment per Household, see the OMPF 2024 Workbook, Section II, Table 2a-2c.
- Household figures based on the 2023 returned roll from the Municipal Property Assessment Corporation (MPAC), including applicable updates.

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**Calculation of Indicator Scores**

| Table 2b - Median Household Income |
|---|

*Indicator Value for Municipality of East Ferris*

| A | Median Household Income | **$109,000** |
|---|---|---|

*Northern and Rural Municipalities: Median, Lowest, Highest Value*

| B | Lowest Value | $45,000 |
|---|---|---|
| C | Median Value | $82,000 |
| D | Highest Value | $141,000 |

*Calculation of Indicator Score*

| E | Difference between Indicator Value and Median (A - C) | $27,000 |
|---|---|---|
| F | Difference between Highest Value and Median (D - C)  (see note) | $59,000 |

| G | Median Household Income Indicator Score (E ÷ F) | **45.8%** |
|---|---|---|

**Notes and Data Sources**

*Notes*

- Line F: When the indicator value is above the median for northern and rural municipalities, the difference between the median and the highest value for northern and rural municipalities is calculated.

*Data Sources*

- Median Household Income refers to Statistics Canada's measure of median total income for all private households in 2020.

**Municipality of East Ferris**                                                                                          4834
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**Calculation of Indicator Scores**

| Table 2c - Average Annual Change in Assessment (New Construction) |
|---|

*Indicator Value for Municipality of East Ferris*

| | | |
|---|---|---|
| **A** | Average Annual Change in Assessment (New Construction) | **1.8%** |

*Northern and Rural Municipalities: Median, Lowest, Highest Value*

| | | |
|---|---|---|
| **B** | Lowest Value | -2.2% |
| **C** | Median Value | 1.2% |
| **D** | Highest Value | 4.8% |

*Calculation of Indicator Score*

| | | |
|---|---|---|
| **E** | Difference between Indicator Value and Median (A - C) | 0.6% |
| **F** | Difference between Highest Value and Median (D - C)  (see note) | 3.6% |

| | | |
|---|---|---|
| **G** | **Average Annual Change in Assessment (New Construction) Indicator Score (E ÷ F)** | **16.7%** |

**Notes and Data Sources**

*Notes*

- Line F: When the indicator value is above the median for northern and rural municipalities, the difference between the median and the highest value for northern and rural municipalities is calculated.

*Data Sources*

- Average Annual Change in Assessment (New Construction), provided by the Online Property Tax Analysis system (OPTA), measures the five-year (2018 - 2023) average annual change in a municipality's weighted assessment, for example, as a result of new construction or business property closures, excluding the impact of reassessment.

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**Calculation of Indicator Scores**

| Table 2d - Employment Rate |
| --- |

*Indicator Value for Municipality of East Ferris*

| A | Employment Rate | 57.0% |
| --- | --- | --- |

*Northern and Rural Municipalities: Median, Lowest, Highest Value*

| B | Lowest Value | 23.0% |
| --- | --- | --- |
| C | Median Value | 53.0% |
| D | Highest Value | 71.0% |

*Calculation of Indicator Score*

| E | Difference between Indicator Value and Median (A - C) | 4.0% |
| --- | --- | --- |
| F | Difference between Highest Value and Median (D - C)  (see note) | 18.0% |

| G | **Employment Rate Indicator Score (E ÷ F)** | **22.2%** |
| --- | --- | --- |

| Notes and Data Sources |
| --- |

*Notes*

- Line F: When the indicator value is above the median for northern and rural municipalities, the difference between the median and the highest value for northern and rural municipalities is calculated.

*Data Sources*

- Employment Rate refers to Statistics Canada's measure of number of employed persons, divided by persons aged 15 and over in 2021.

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**Calculation of Indicator Scores**

| Table 2e - Ratio of Working Age to Dependent Population |
|---|

*Indicator Value for Municipality of East Ferris*

| **A** | **Ratio of Working Age to Dependent Population (A1 ÷ A2)** | **174.2%** |
|---|---|---|
| | 1. Working Age Population | 3,145 |
| | 2. Dependent Population | 1,805 |

*Northern and Rural Municipalities: Median, Lowest, Highest Value*

| **B** | Lowest Value | 98.0% |
|---|---|---|
| **C** | Median Value | 152.0% |
| **D** | Highest Value | 245.0% |

*Calculation of Indicator Score*

| **E** | Difference between Indicator Value and Median (A - C) | 22.2% |
|---|---|---|
| **F** | Difference between Highest Value and Median (D - C)  (see note) | 93.0% |

| **G** | **Ratio of Working Age to Dependent Population Indicator Score (E ÷ F)** | **23.9%** |
|---|---|---|

| Notes and Data Sources |
|---|

*Notes*

- Line F: When the indicator value is above the median for northern and rural municipalities, the difference between the median and the highest value for northern and rural municipalities is calculated.

*Data Sources*

- Ratio of Working Age to Dependent Population refers to Statistics Canada's measure of working age population (aged 15 to 64), divided by youth (aged 14 and under) and senior population (aged 65 and over) in 2021.

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**Calculation of Indicator Scores**

| **Table 2f - Per Cent of Population Above Low-Income Threshold** |
|---|

*Indicator Value for Municipality of East Ferris*

| | | |
|---|---|---:|
| **A** | **Per Cent of Population Above Low-Income Threshold** | **93.7%** |

*Northern and Rural Municipalities: Median, Lowest, Highest Value*

| | | |
|---|---|---:|
| **B** | Lowest Value | 65.0% |
| **C** | Median Value | 88.0% |
| **D** | Highest Value | 97.0% |

*Calculation of Indicator Score*

| | | |
|---|---|---:|
| **E** | Difference between Indicator Value and Median (A - C) | 5.7% |
| **F** | Difference between Highest Value and Median (D - C)  (see note) | 9.0% |

| | | |
|---|---|---:|
| **G** | **Per Cent of Population Above Low-Income Threshold Indicator Score (E ÷ F)** | **63.3%** |

| **Notes and Data Sources** |
|---|

*Notes*

- Line F: When the indicator value is above the median for northern and rural municipalities, the difference between the median and the highest value for northern and rural municipalities is calculated.

*Data Sources*

- Per Cent of Population Above Low-Income Threshold refers to Statistics Canada's measure of the percentage of the population in private households above the low-income threshold, after tax, for Ontario in 2020.

**Municipality of East Ferris**
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**Calculation of Average Indicator Score and MFCI**

| Table 3a - Average Indicator Score |
|---|

**A   Primary Indicator Average ((A1 + A2) ÷ 2)**      **25.0%**

| | |
|---|---|
| 1. Weighted Assessment per Household Indicator Score | 4.3% |
| 2. Median Household Income Indicator Score | 45.8% |

**B   Secondary Indicator Average  ((B3 + B4 + B5 + B6) ÷ 4)**      **31.5%**

| | |
|---|---|
| 3. Average Annual Change in Assessment (New Construction) Indicator Score | 16.7% |
| 4. Employment Rate Indicator Score | 22.2% |
| 5. Ratio of Working Age to Dependent Population Indicator Score | 23.9% |
| 6. Per Cent of Population Above Low-Income Threshold Indicator Score | 63.3% |

**C   Average Indicator Score ((A + B) ÷ 2)**      **28.3%**

| Notes and Data Sources |
|---|

***Notes***

- A municipality's average indicator score is based on both the primary and secondary indicator averages.

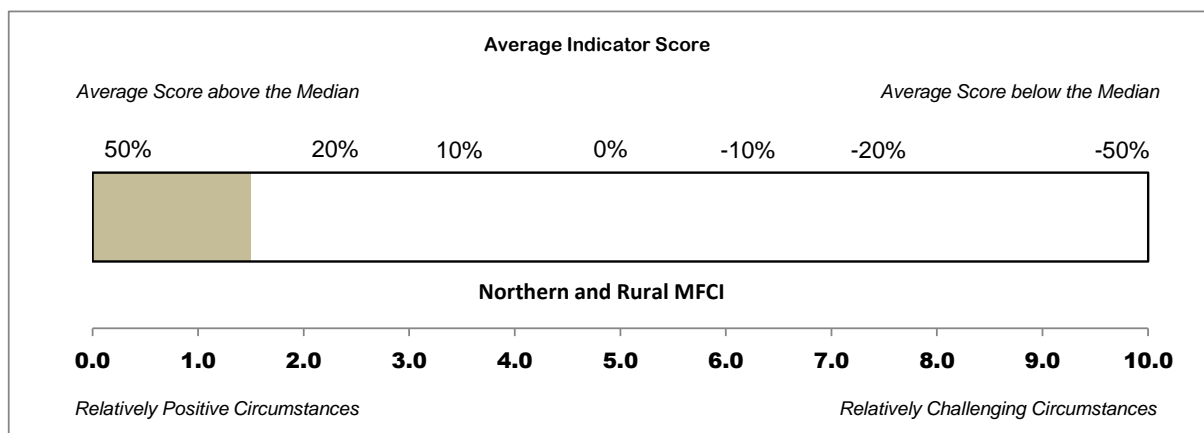**Municipality of East Ferris**                                                                                     4834
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**Calculation of Average Indicator Score and MFCI**

| Table 3b - Determination of Northern and Rural MFCI |
|---|

**A   Northern and Rural Municipal Fiscal Circumstances Index (A2 ÷ A3 × 10)**                          **1.5**

| | |
|---|---|
| 1. Average Indicator Score | 28.3% |
| 2. Municipal Rank | 52 |
| 3. Count of Northern and Rural Municipalities | 345 |

**Average Indicator Score**

*Average Score above the Median*                                            *Average Score below the Median*

| 50% | 20% | 10% | 0% | -10% | -20% | -50% |
|---|---|---|---|---|---|---|

**Northern and Rural MFCI**

| 0.0 | 1.0 | 2.0 | 3.0 | 4.0 | 5.0 | 6.0 | 7.0 | 8.0 | 9.0 | 10.0 |
|---|---|---|---|---|---|---|---|---|---|---|

*Relatively Positive Circumstances*                                        *Relatively Challenging Circumstances*

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**Notes and Data Sources**

*Notes*

- The Northern and Rural MFCI is measured on a scale from 0 to 10 and reflects the relative results of each municipality's average indicator score. Municipalities with fiscal circumstances similar to the median for northern and rural municipalities have an MFCI close to 5 and a municipal rank (Line A2) of approximately 173. A lower MFCI (and a lower rank) corresponds to relatively positive fiscal circumstances, while a higher MFCI (and a higher rank) indicates more challenging fiscal circumstances.

- Your municipality has an average indicator score of 28.3%, which results in a municipal rank of 52 out of 345 municipalities. This score is in the 15th percentile, which yields an MFCI of 1.5.

- Line A3: Represents the count of northern and rural lower- and single-tier municipalities used to calculate the MFCI.

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**Appendix**

| Table 4 - Data Sources |
|---|

| | Municipality of East Ferris | Source |
|---|---|---|
| **Primary Indicators** | | |
| 1. Weighted Assessment per Household | $312,083 | *Municipal Property Assessment Corporation (MPAC) and municipal tax rate bylaws* |
| 2. Median Household Income | $109,000 | *Statistics Canada* |
| **Secondary Indicators** | | |
| 3. Average Annual Change in Assessment (New Construction) | 1.8% | *Online Property Tax Analysis (OPTA) system* |
| 4. Employment Rate | 57.0% | *Statistics Canada* |
| 5. Ratio of Working Age to Dependent Population | 174.2% | *Statistics Canada* |
| 6. Per Cent of Population Above Low-Income Threshold | 93.7% | *Statistics Canada* |

| Notes and Data Sources |
|---|

***Notes***

- For further information on MFCI data elements, see the 2024 OMPF Technical Guide.