



LOCUS

local investing for impact

Illinois Transfer of Wealth Opportunity

April 2021

*Supported by Forefront and Alliance of
Illinois Community Foundations*

Source: Galena, IL; Ron Cogswell, Flickr

Study Sponsors



Community Foundation Sponsors

Barrington Area Community Foundation
Boone County Community Foundation
Community Foundation for McHenry County
Community Foundation for the Land of Lincoln
Community Foundation of Central Illinois
Community Foundation of East Central Illinois
Community Foundation of Grundy County
Community Foundation of Kankakee River Valley
Community Foundation of Northern Illinois
Community Foundation of the Fox River Valley
Community Foundation Serving
West Central IL & Northeast MO
DeKalb County Community Foundation
DuPage Foundation
Edwardsville Community Foundation
Evanston Community Foundation
Freeport Community Foundation
Galesburg Community Foundation
Illinois Prairie Community Foundation
Lake County Community Foundation
Morton Community Foundation
Oak Park-River Forest Community Foundation
Quad Cities Community Foundation
Rochelle Area Community Foundation
Rock Island Community Foundation
Skokie Community Foundation
Southeastern Illinois Community Foundation
Southern Illinois Community Foundation
Starved Rock Country Community Foundation
The Chicago Community Trust
The Community Foundation of Macon County
The Community Foundation of Will County
The Moline Foundation

Corporate Sponsors

Brechnitz Group of Raymond James



Thank you to the study advisory committee members: Jennifer Axelrod, Jon Bates, Karlie Bowman, Julie Christman, Gisele Hamm, Joseph Malual, Dawn Melchiorre, Sarah Rice, Ken Springer, Wegi Stewart, Sarah Tapscott, Daniel Templin, Kristin Carlson Vogen, Heather Whetsell, and Bryan Zarou.

© 2021 LOCUS Impact Investing. Study authors: Travis Green, Dana Williams, Cathy Kottwitz, and Don Macke.

Illinois Investing in Illinois

During the trials and heartbreak of 2020, the people of Illinois came to understand that the suffering brought on by COVID-19 affected every part of the state. Rural areas lacked local healthcare and reliable internet service, making medical access and working from home nearly impossible. Urban areas grieved as people of color disproportionately became sick and died. In order to combat the disparities that COVID-19 exacerbated and ensure our communities thrive in its aftermath, we must bridge these gaps in services and equity.

Our hope for Illinois is that we continue to expand the collaboration across geography and demographics our sector began in response to this crisis, and focus on how we collectively support the creation and strengthening of community assets like broadband internet, access to healthcare, and infrastructure, across our state.

How will these community assets be identified and paid for as we move forward? As partners in this study, Forefront and the Alliance of Illinois Community Foundations propose that a good place to find the answers is in local communities where nonprofit organizations and community foundations work together to lead, inspire, and fund change and reinvention.

You will see in the details of this Transfer of Wealth report that Illinois has enough wealth that, if used thoughtfully and creatively, could transform towns and cities, big and small. The wealth belongs to people, and people care about their communities. They care about their churches, hospitals, schools, and parks. They care about their local food pantries and homeless shelters.

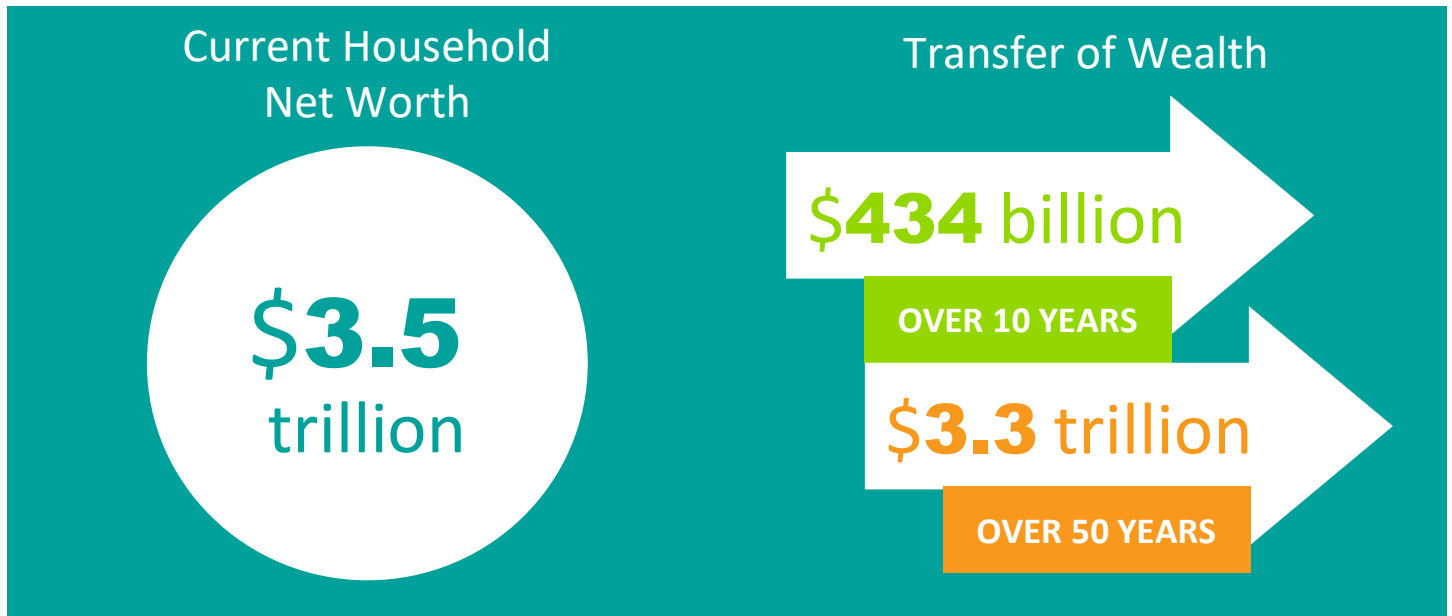
Our work ahead will be to inspire and help people translate their caring to giving by leaving a portion of their financial legacy to philanthropy. Forefront and the Alliance of Illinois Community Foundations will work with our members and local partners to show how capturing even a small percentage of the community's wealth over the next several decades can bridge the gap among rural, urban, asset-rich, and diverse populations and lift up all of Illinois.

We invite you to read this report through the lens of optimism and hope. The study presents encouraging and exciting data that inspires us at Forefront and the Alliance to continue to work together with our respective members to translate the data to resources to improve our neighborhoods, towns, and communities.

- Forefront & Alliance of Illinois Community Foundations

SNAPSHOT: Illinois Transfer of Wealth

LOCUS Impact Investing’s 2020 Transfer of Wealth Opportunity Analysis for Illinois provides an estimate of your state’s assets – homes, businesses, investments – that will transfer between generations within the next 10 and 50 years. It provides a research-based estimate of the household wealth that, with active donor engagement, might be available for charitable giving and philanthropic investing.



5% For Grantmaking	5% For Local Investing
<p>Capturing just 5% of the 10-Year TOW potential would create \$21.7 billion in new endowments. Over 20 years, this endowment could support average <i>annual</i> grantmaking of nearly...</p>	<p>Investing even 5% of those new endowed assets locally for impact over 20 years would generate enough local financing to support construction of workforce housing, help low-income entrepreneurs launch businesses, and support nonprofit capital projects.</p>
<p>\$1.2 billion</p>	<p>A 5% investment over 20 years could generate \$16 billion to meet “gap financing” needs in the region.</p>

INSIGHTS: Illinois Opportunity

There is good news for the state of Illinois. Not only does the state have wealth, but experience shows there are ways to put those assets to work to promote economic vitality and community prosperity. This assessment shows that:



Illinois has assets. Today, Illinois has current household net worth of \$3.5 trillion, a sizeable number. One of the first challenges a community may face while building a more prosperous future is overcoming the perception that it lacks the capacity, the tools, or the know-how to make a lasting change for the better. Simply understanding the scale of your region’s net worth can be helpful in dispelling that perception and help community members start dreaming about what might be possible.



Many people have wealth. Families of various incomes have something to contribute to this region and there are many advantages to engaging households at all levels and across generations. A broad-ranging outreach strategy is consistent with the movement by many organizations to diversify their boards, champion meaningful resident engagement, and promote community leadership. Your development team can make meaningful contributions when it comes to building inclusive, community-oriented investments.



You can realize this wealth for the community. Organizations started assessing their local transfer of wealth in the early 2000s. Foundations used this information to develop community legacy campaigns, inform donor development strategies, and conduct strategic planning. Some foundations called on neighbors to give just 5%, a remarkable \$21.7 billion in Illinois, to support important philanthropic purposes. Experience shows that understanding your region’s transfer of wealth – having numbers and setting goals – helps foundations better reinvest those assets to promote community economic development.



The time for planning is now. Community economic development takes time. Local organizations should be planning for population shifts, recognizing that \$434 billion will transfer from one generation to the next by 2030. Frequently, place-focused foundations need to wait for the grantee with the right set of skills, a government that is ready to partner, or for the right donor with aligned priorities. Developing a strategy to retain just a portion of a region’s transfer of wealth needs to start now.



Illinois needs these assets. Healthy and vibrant places take investment – investment in schools, housing, main streets, businesses, hospitals, and much, much more. Nonprofits, businesses, governments, and philanthropy need the capital and the skills to make these investments. The transfer of wealth opportunity in your region likely represents one of the most underdeveloped resources for furthering community-led projects and programs. Capturing 5% of the Illinois transfer of wealth could support nearly \$26 billion in local grantmaking and \$15.7 billion in local gap financing to support critical community efforts over the next 20 years. A concerted effort to capture just a portion will mean that communities have the resources they need to make investments in their future.

TECHNICAL FINDINGS: Illinois Transfer of Wealth

WHAT IS THE TRANSFER OF WEALTH?

For communities to thrive, they must thoughtfully invest in education, health care, economic development, and other community amenities. Traditional sources of funding (e.g., local taxes, federal and state funding, and support from local businesses) have come under increasing pressure in recent years and are not always there when communities need them the most. LOCUS Impact Investing's experience working with communities across the U.S. shows that philanthropic giving represents the greatest underdeveloped financial resource a community can mobilize. Community-based philanthropy is a way for neighbors to invest and realize a shared vision for the future of their region. It is also a community engagement tool, providing opportunities for all community members of all means to give back to the place they call home.

Across the U.S., there are examples of the power of community-based philanthropy to drive community transformation. Young parents create an endowment to support quality pre-school education. Successful entrepreneurs endow programs to encourage and support their up-and-coming peers, including youth. To encourage community philanthropy, however, you need to begin by helping the community recognize that they have collective wealth to give and the capacity to dream about the community they could create by applying that philanthropic potential.

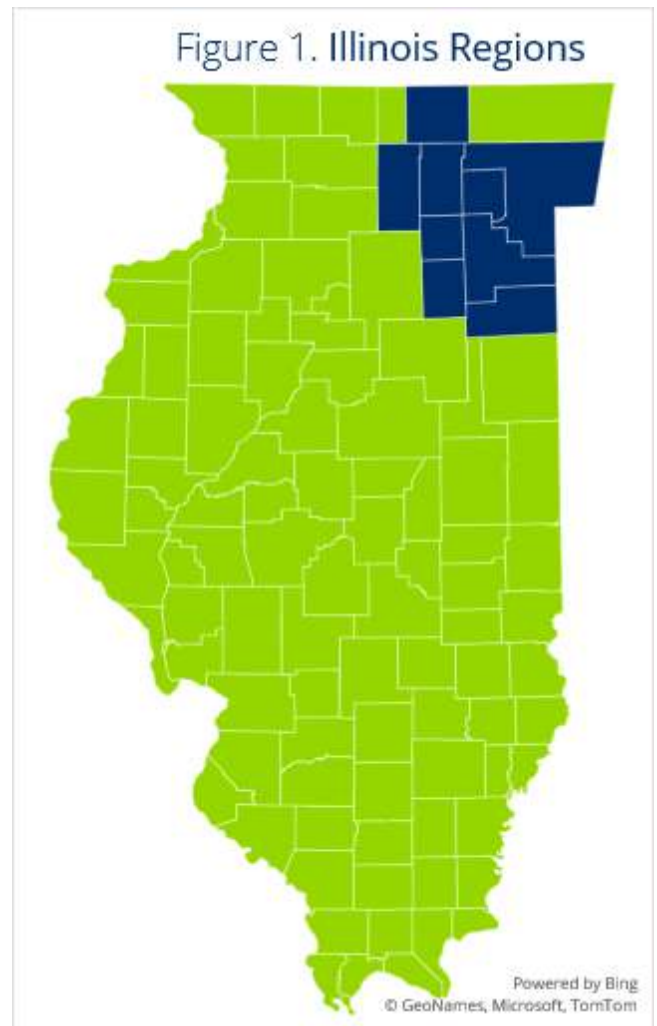
LOCUS' Unlock Your Transfer of Wealth analysis provides a reasonable estimate of the total household wealth that will transfer from one generation to the next over a given period, 10 years or 50 years, in a defined geography – typically a city, county or state. While past research has found that most of this wealth will be passed on to heirs, recent evidence shows that individuals and families also give back to their communities, keeping some of that wealth in the places they call or have called home.

TERMS AND REGION

Transfer of Wealth (TOW) estimates are scenarios of a “most likely future” based on historical research and reasonable assumptions of the future. Longer range scenarios are subject to greater uncertainty. The 10-Year TOW scenarios include the cumulative intergenerational wealth being transferred by permanent resident households from 2020 through 2030. The 50-Year TOW scenarios include the cumulative intergenerational wealth being transferred from 2020 through 2070. These estimates exclude wealth held by corporations, governments, and nonprofit organizations. TOW scenarios are presented in real, inflation-adjusted dollars meaning that a dollar in 2070 has the same purchasing power as a dollar in 2020.

This study was conducted for every county in Illinois and estimated down to the Census tract, a geographic area with an optimal population of 4,000 (but range from 1,200 to 8,000). Tract boundaries are stable over time, and their borders are contiguous with county boundaries, following generally visible and identifiable features.

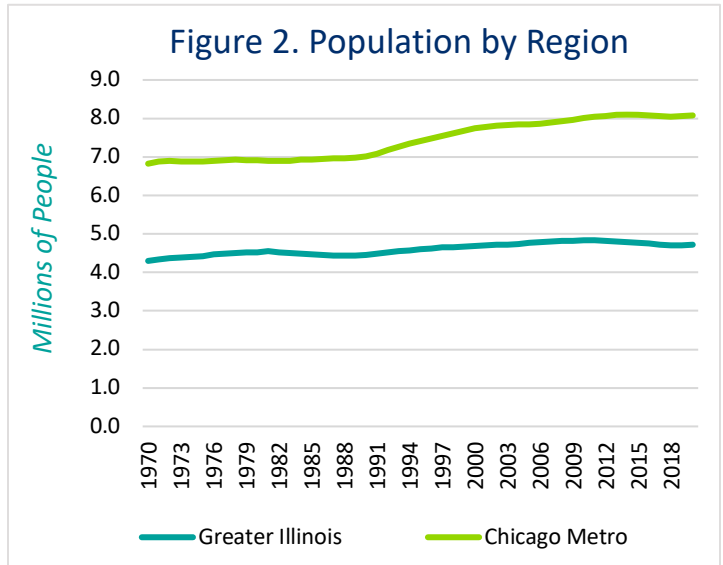
Data was aggregated to regions for communication simplicity. For the purposes of this study, **Chicago Metro** refers to Cook, DeKalb, DuPage, Grundy, Kane, Kankakee, Kendall, McHenry, and Will counties. Counties outside the Chicago Metro are referred to as **Greater Illinois**.



County-level findings and approximations of community foundation service areas and Illinois General Assembly districts (as of 2020) are included in the appendices. Primary data sources for this study include 2020 Esri and 2019 American Community Survey 5-Year estimates.

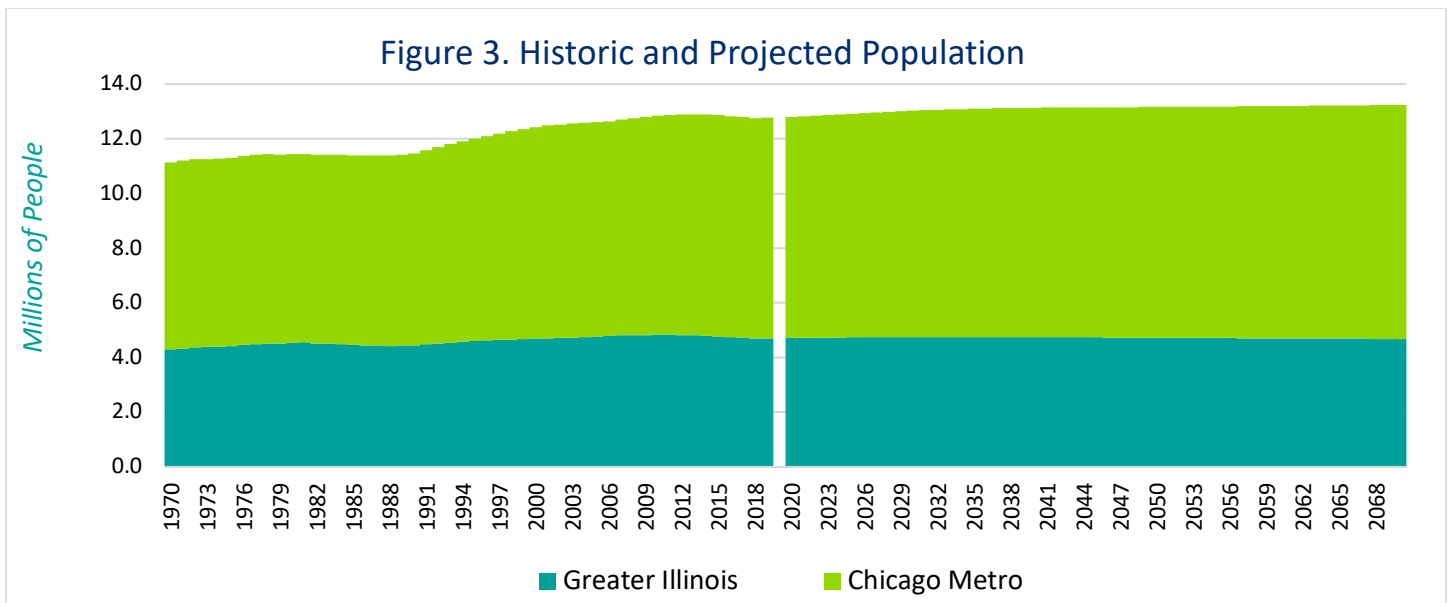
POPULATION AND HOUSEHOLD PROJECTIONS

A key input required for modeling TOW scenarios is a region’s population forecast. State and local demographers regularly forecast local population trends by looking at historic population levels, local economic data, migration patterns, planned housing developments, and other factors that contribute to population growth or decline. Historically, Illinois has experienced steady population growth rising from about 11 million residents in 1970 to nearly 13 million residents in 2010. In the 2010s Illinois’ population plateaued and slightly declined. Over the last 50 years, population growth has been most notable in the counties around Chicago although this trend excludes the core of Chicago, Cook County. County populations outside the Chicago area have been steady since 1970, with some showing population declines.



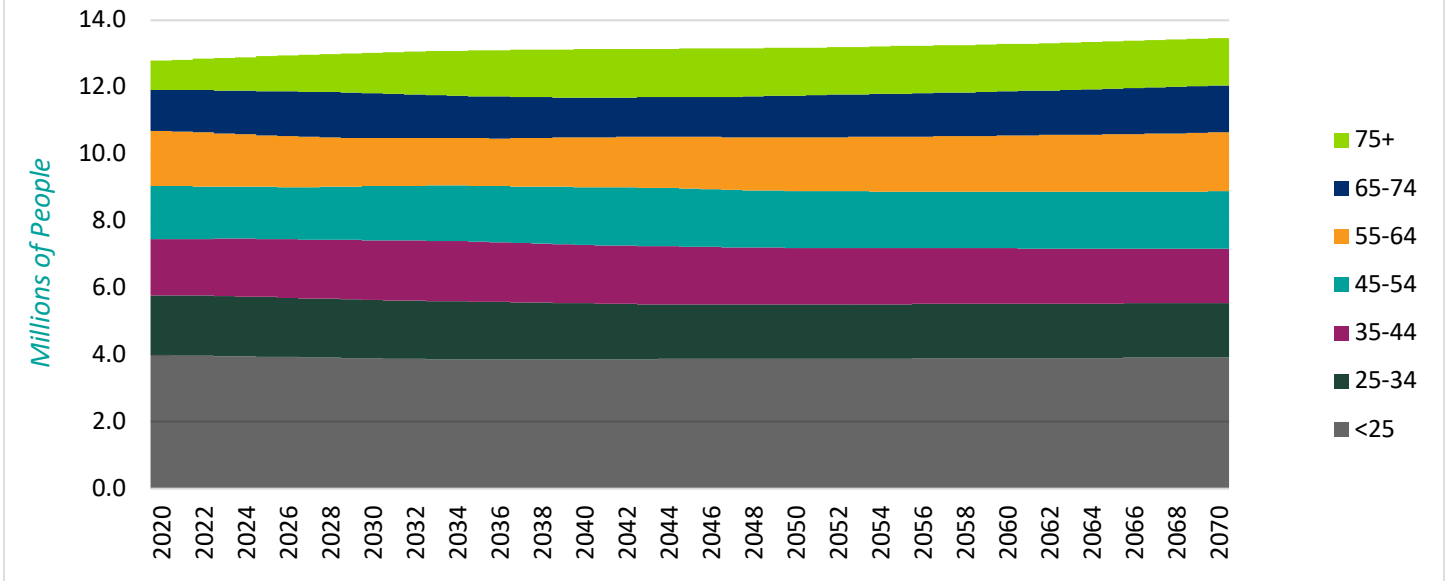
Source: Bureau of Economic Analysis

Looking forward, despite a small recent population decline, Woods & Poole Economics forecasts a slight population increase for the state with increases for the Metro region offsetting small declines for Greater Illinois. The population estimates, extended by LOCUS, project the state may maintain a population around 13.5 million.



Source: Historical data - Bureau of Economic Analysis; Projected data - LOCUS Impact Investing

Figure 4. Projected Population by Age Cohort



Source: LOCUS Impact Investing

Wealth transfer projections are built, in part, by using population forecasts for age-group cohorts. Note that the number of people over the age of 75 will rise from approximately 900,000 today to over 1.4 million in the 2030s. This trend has big implications for wealth formation in the state because households with people in their 60s and 70s tend to have amassed more wealth and have fewer occupants.

CURRENT NET WORTH

Many communities and community residents see themselves as lacking the financial means to make the community they call home better. However, every community has local wealth that can be re-invested “back home.” Realizing this can shift attitudes from “the glass is half empty” to “the glass is half full” and motivate action. Taking stock of a region’s wealth and modeling TOW scenarios start

with determining current net worth. Current net worth is the total value of all permanent resident household assets less all permanent resident household debts. This includes homes, family-held businesses, and retirement assets. It does not include the value of assets held by corporations, nonpermanent residents, and nonprofits. **The current net worth of Illinois is \$3.5 trillion.** Table 1, below, summarizes current net worth for counties and the region benchmarked to state and national values.

What is a household?

For the purposes of public surveys, a “household” is a group of people who occupy the same housing unit. This can mean a family, but it also includes unrelated people living together. All households have a “householder” or one person, or one of the people, in whose name the home is owned, being bought or rented. When surveys report a household’s wealth, the wealth is the aggregate wealth of all the individuals living in the household.

Table 1. Illinois Current Net Worth

Geography	Households	Current Net Worth (\$ billions)	Household Mean Net Worth
United States	125,166,913	\$96,090.4	\$767,700
Illinois	4,900,548	\$3,496.0	\$713,400
Central	224,121	\$132.4	\$590,900
East Central	149,931	\$78.0	\$520,100
North Central	257,327	\$159.5	\$620,000
Northeast	3,256,783	\$2,617.6	\$803,700
Northern Stateline	174,230	\$94.0	\$539,300
Northwest	201,665	\$108.3	\$536,900
Southeastern	113,363	\$53.1	\$468,500
Southern	156,675	\$55.3	\$352,900
Southwestern	276,648	\$151.1	\$546,300
West Central	89,805	\$46.7	\$519,700

Source: Esri, 2020. Base current net worth estimate adjustments made by LOCUS Impact Investing.

Figure 5.

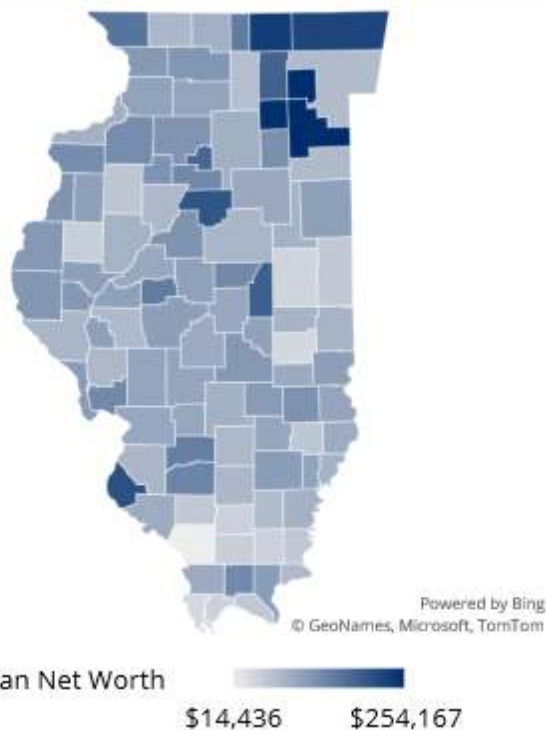
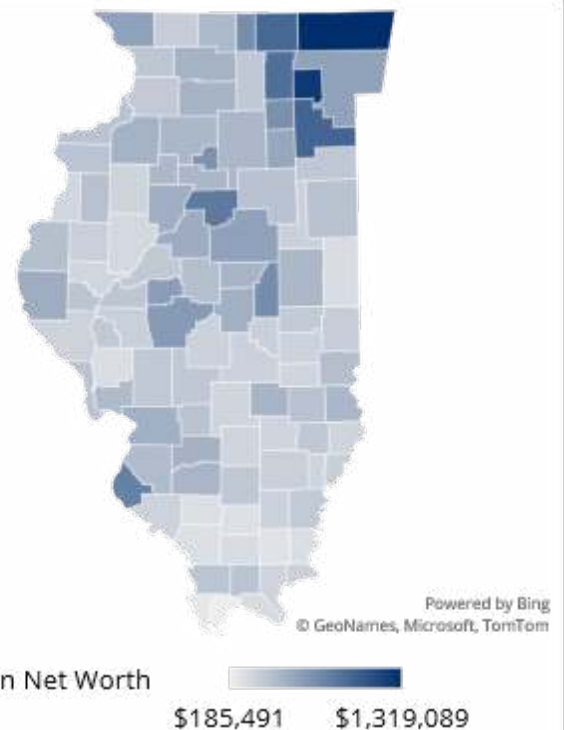
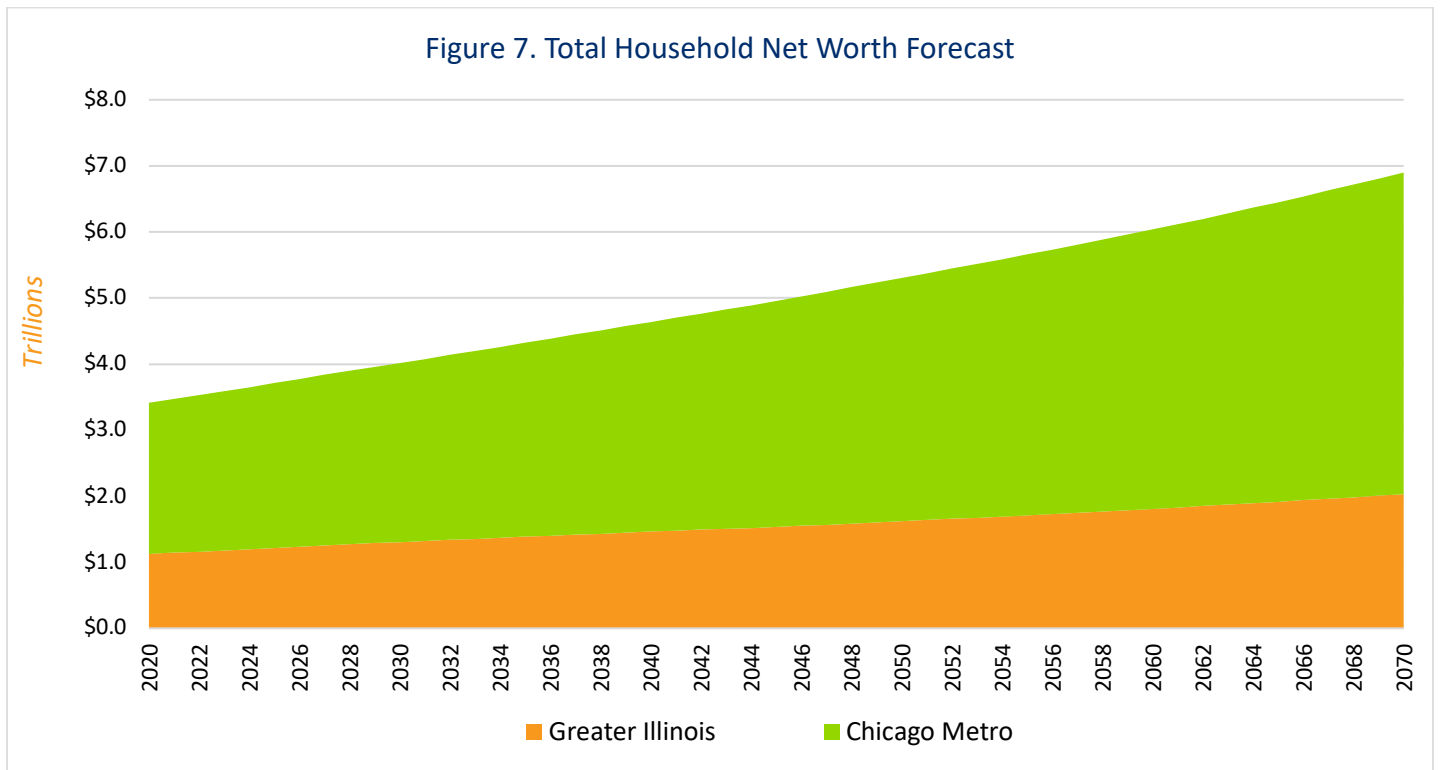


Figure 6.



FUTURE NET WORTH ESTIMATES AND ESTATES

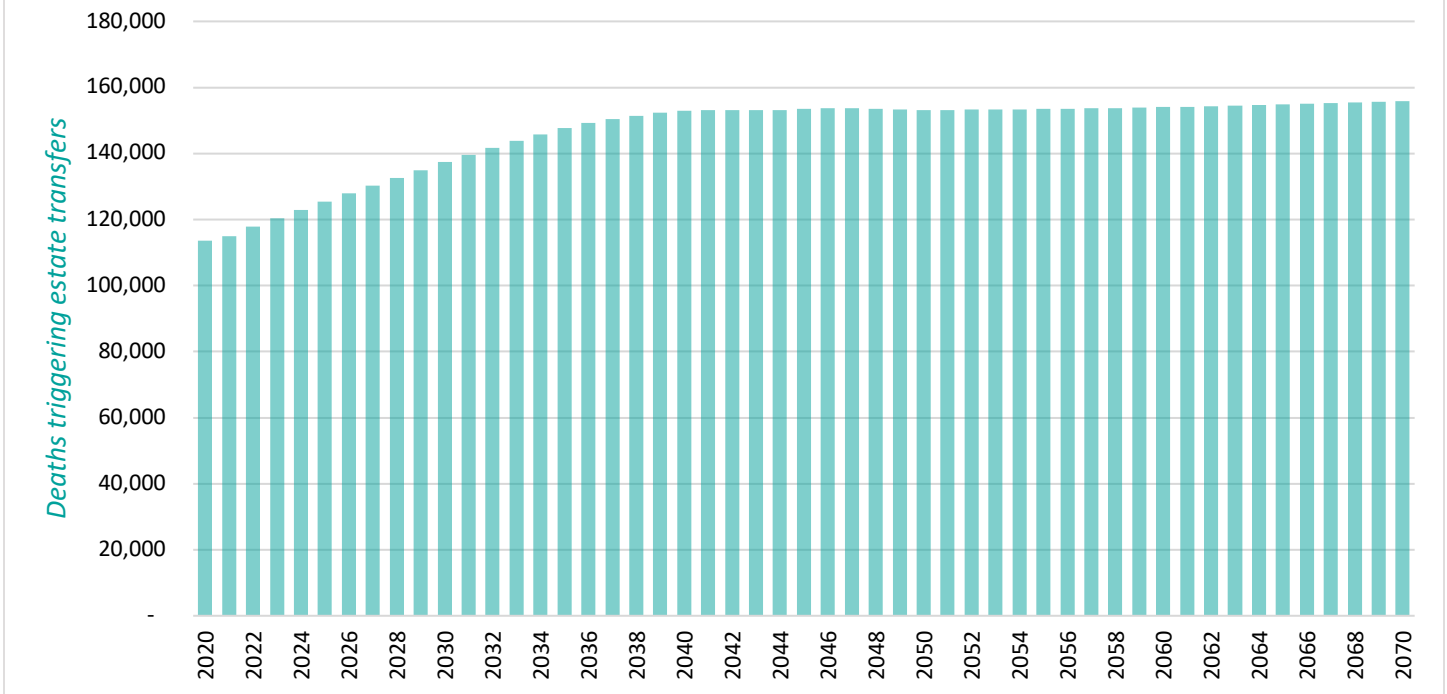
Using current net worth data and the household population forecast, LOCUS estimates Illinois' projected net worth. The state's total current net worth will rise from \$3.5 trillion in 2020 to nearly \$6.9 trillion by 2070. These are in inflation adjusted dollars, meaning that the purchasing power of a dollar in 2070 is approximately the same as a 2020 dollar. While population growth patterns show a gradual increase over time, growth in total household net worth will increase significantly in the region.



Source: Esri Business Analyst, 2020, Projected out by LOCUS Impact Investing.

The final input required to model a region's TOW scenarios is an estimate of the number of estates that will transfer from one generation to the next in any given year. Estate transfers are initiated with the passing of a householder. The next figure shows the state's forecast for the estimated number of estates transferring each year through 2070. As the Boomer generation ages and passes away, there will be an accelerating number of estate transfers each year until 2040. Following this rapid transition, the next three generations (i.e., Generation X, Millennials and Generation Z) will become the primary estate holders.

Figure 8. Annual Estate Transfer Estimate



Source: Center for Disease Control and Prevention, National Center for Health Statistics. 1999-2018 (from CDC WONDER Online database released 2020), Projected out by LOCUS Impact Investing.

SPECIAL CONSIDERATIONS AND COVID-19

Future wealth estimates rely on previous development patterns, regionally generated population forecasts, and household current net worth estimates. Although reliable, these figures sometimes fail to capture unique community characteristics that may alter regional development or illiquid assets. To address these potential regional peculiarities, build a better model, and prepare strategies for sharing the findings, Forefront and the Alliance of Illinois Community Foundations identified 16 advisors to serve on a Technical Committee and Planning and Implementation Committee. As part of their work the committees discussed inputs that may impact the model, the most significant being COVID-19.

Starting at the beginning of 2020 and through the completion of this study, Illinois is struggling through a once-in-a-century pandemic with profound implications for life expectancy, household structure and composition, household finances, and local economic wellbeing. In one year (March 2020 through February 2021), Illinois endured more than 1.1 million cases of COVID-19 and suffered 21,000 related deaths,¹ potentially a 20% increase in the death rate. Nationally, the U.S. economy contracted by 3.5% in 2020² -- the worst year of growth in 75 years. From January 2020 to January 2021, service sector employment across the

¹ Illinois Department of Public Health

² U.S. Bureau of Economic Analysis

country declined by 8,725,000 jobs.³ Communities are also experiencing a massive COVID-19 migration whose impacts will take years to understand. Some populations have been required and some are choosing to leave residential institutions – senior care facilities, colleges and universities, prisons – and moving to smaller households.

To accommodate these COVID-19 impacts, the data team altered the 10-year model. Counties in the state that are highly reliant on service sector, particularly hospitality and tourism, will see reduced 10-year transfer of wealth estimates. Finally, statewide, current net worth figures reflect reduced wealth resulting from the recession.

TRANSFER OF WEALTH

Combining projected demographic, economic, and household wealth growth, the state’s transfer of wealth in the next decade is expected to average \$41 billion annually. By 2035, the annual transfer of wealth will pass \$55 billion. Aggregated over the next 10 years, \$434 billion will transfer. Over the next 50 years, \$3.3 trillion will transfer. The 10-year and 50-year TOW scenarios are detailed for the region and for each county in Table 2.

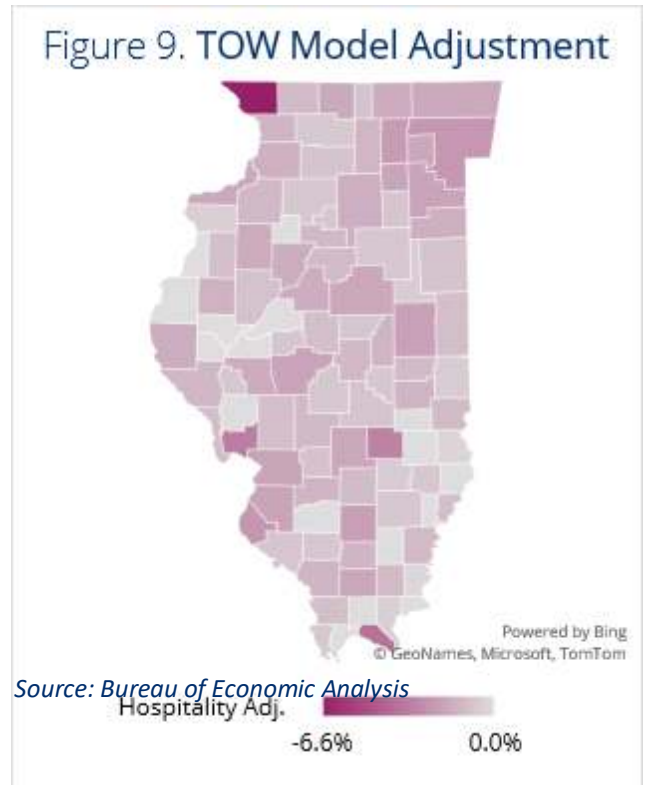


Table 2. Illinois 10-Year and 50-Year Transfer of Wealth Scenarios

	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (billions)	Per Household	Total (billions)	Per Household	Total (billions)	Per Household
United States	\$96,090.4	\$767,700	\$12,925.2	\$103,300	\$118,459.9	\$946,400
Illinois	\$3,496.0	\$713,400	\$434.0	\$88,600	\$3,312.7	\$676,000
Greater Illinois	\$1,203.6	\$636,800	\$173.2	\$91,600	\$1,266.4	\$670,000
Chicago Metro	\$2,292.4	\$761,500	\$260.8	\$86,700	\$2,046.3	\$679,800

Source: LOCUS Impact Investing Transfer of Wealth Estimates, 2020.

The table below includes regional current net worth and transfer of wealth findings normalized by the number of households for the state and other regions. We have included other recent TOW studies for comparison purposes including Washington (state), Texas, North Dakota, and Colorado. Illinois has comparable philanthropic opportunity (on a per-household basis) when compared to other states LOCUS has studied.

³ U.S. Bureau of Labor Statistics

Table 3. Comparing the State (Wealth Per Base Year Household)

Geography	Study Year	Base Year Households	Base Year Current Net Worth	10-Year Transfer of Wealth	50-Year Transfer of Wealth
Illinois	2020	4,900,548	\$682,000	\$84,900	\$641,200
<i>Greater Illinois</i>	<i>2020</i>	<i>1,890,205</i>	<i>\$636,800</i>	<i>\$91,600</i>	<i>\$670,000</i>
<i>Chicago Metro</i>	<i>2020</i>	<i>3,010,343</i>	<i>\$761,500</i>	<i>\$86,700</i>	<i>\$679,800</i>
United States	2020	126,082,216	\$654,600	\$83,100	\$788,000
Washington	2020	3,002,775	\$803,000	\$124,000	\$1,288,000
Texas	2019	10,383,775	\$699,802	\$88,675	\$1,120,757
North Dakota	2017	332,577	\$612,500	\$54,100	\$506,700
Colorado	2017	2,180,123	\$669,958	\$63,430	\$682,486

Source: LOCUS Impact Investing TOW Estimates, by base year of study.

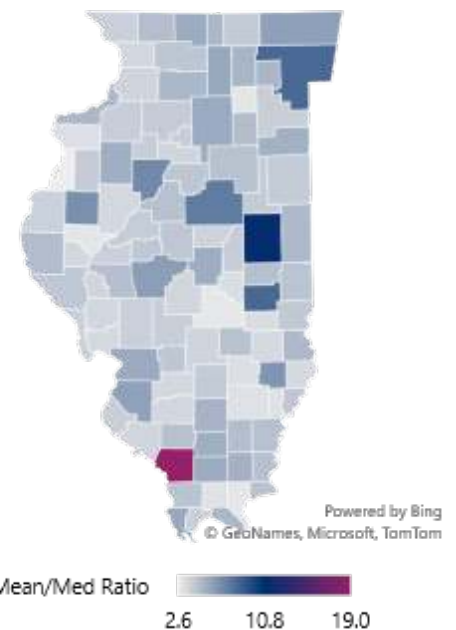
ASSESSING WEALTH INEQUALITY

Forefront, Alliance of Illinois Community Foundations, and their members recognize the troubling trend of growing wealth inequality in the state. Illinois’ Transfer of Wealth findings provide some insights into the state’s household wealth gap that may help inform philanthropic and nonprofit-sector action.

One way of assessing wealth inequality is to calculate the ratio of mean to median wealth. When mean and median wealth are close to one another, or their ratio is closer to 1:1, wealth tends to be more equitably distributed in a community. When mean wealth is much higher than median wealth, a small group of households likely have outsized fortunes. Figure 10 suggests high levels of wealth inequality in Chicago and other pockets of the state.

To go deeper, LOCUS assessed wealth by Census tract dividing the state’s more than 3,000 tracts into quintiles – five equally sized groups – based on average household net worth. The wealthiest tracts were assigned to the first quintile, the next wealthiest tracts were assigned to the second, etc. The socioeconomic characteristics of the five groups are detailed below.

Figure 10. Mean to Median Current Net Worth Ratio



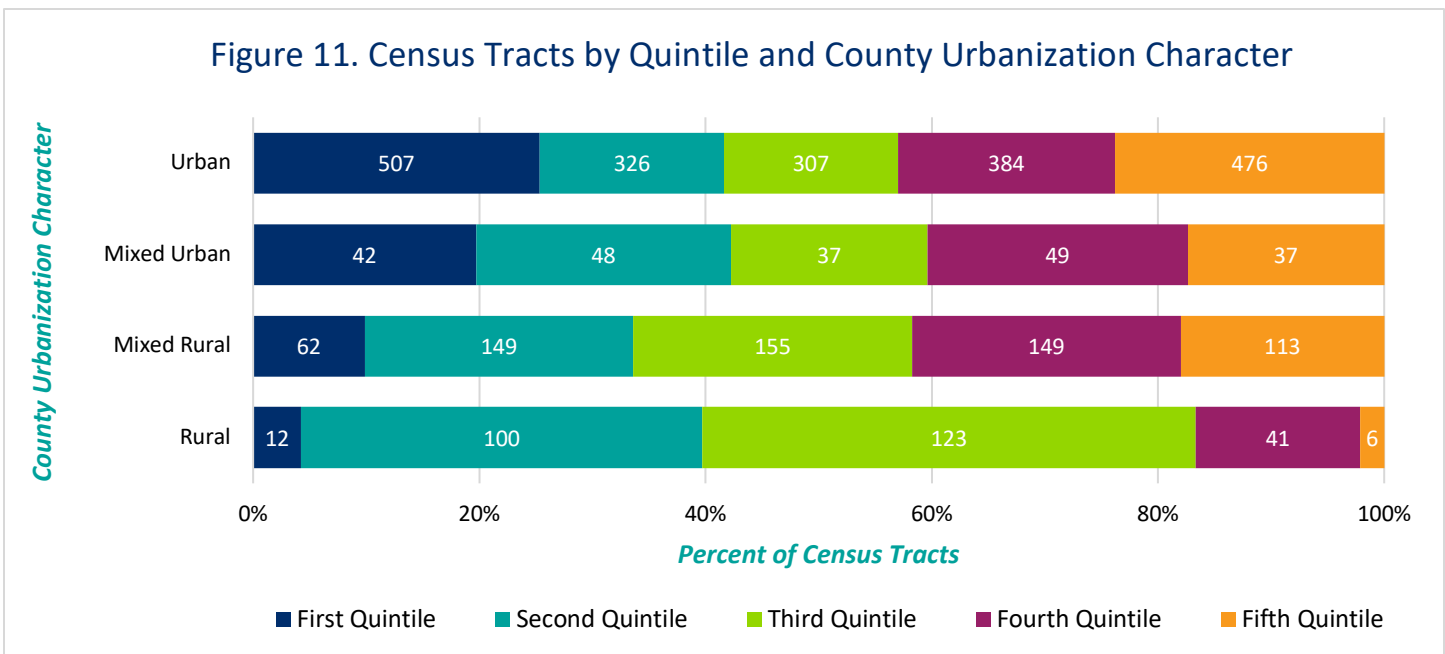
Source: Esri Business Analyst, 2020

Table 4. Census Tract Quintile Characteristics

Tract Group (Quintile)	Population	Households	Average Household Net Worth	Total Net Worth	10-Year Transfer of Wealth
Wealthiest (1)	3,023,815	1,106,186	\$1,778,004	\$1,966 billion	\$230 billion
Wealthier (2)	2,747,261	1,067,990	\$757,744	\$809 billion	\$109 billion
Average Wealth (3)	2,550,800	1,010,041	\$446,582	\$451 billion	\$60 billion
Less Wealthy (4)	2,487,098	941,874	\$224,113	\$211 billion	\$26 billion
Least Wealthy (5)	1,961,657	720,043	\$80,179	\$57 billion	\$7 billion

The data reveals that residents living in the first group have almost \$2 trillion in household wealth, well over half the state’s wealth. According to Figure 11, these incredibly wealthy tracts are spread around the state, although they tend to be more concentrated in urban counties. Mid-wealth tracts – quintiles 2, 3 and 4 – are home to three-fifths of the state’s residents and 42% of household wealth. The majority of these tracts also are in urban counties, but the non-urban counties still tend to be composed of these mid-wealth tracts. Finally, households living in tracts in the fifth quintile have \$57 billion in net worth or 2% of the state’s wealth. These tracts are concentrated in urban counties.

Figure 11. Census Tracts by Quintile and County Urbanization Character

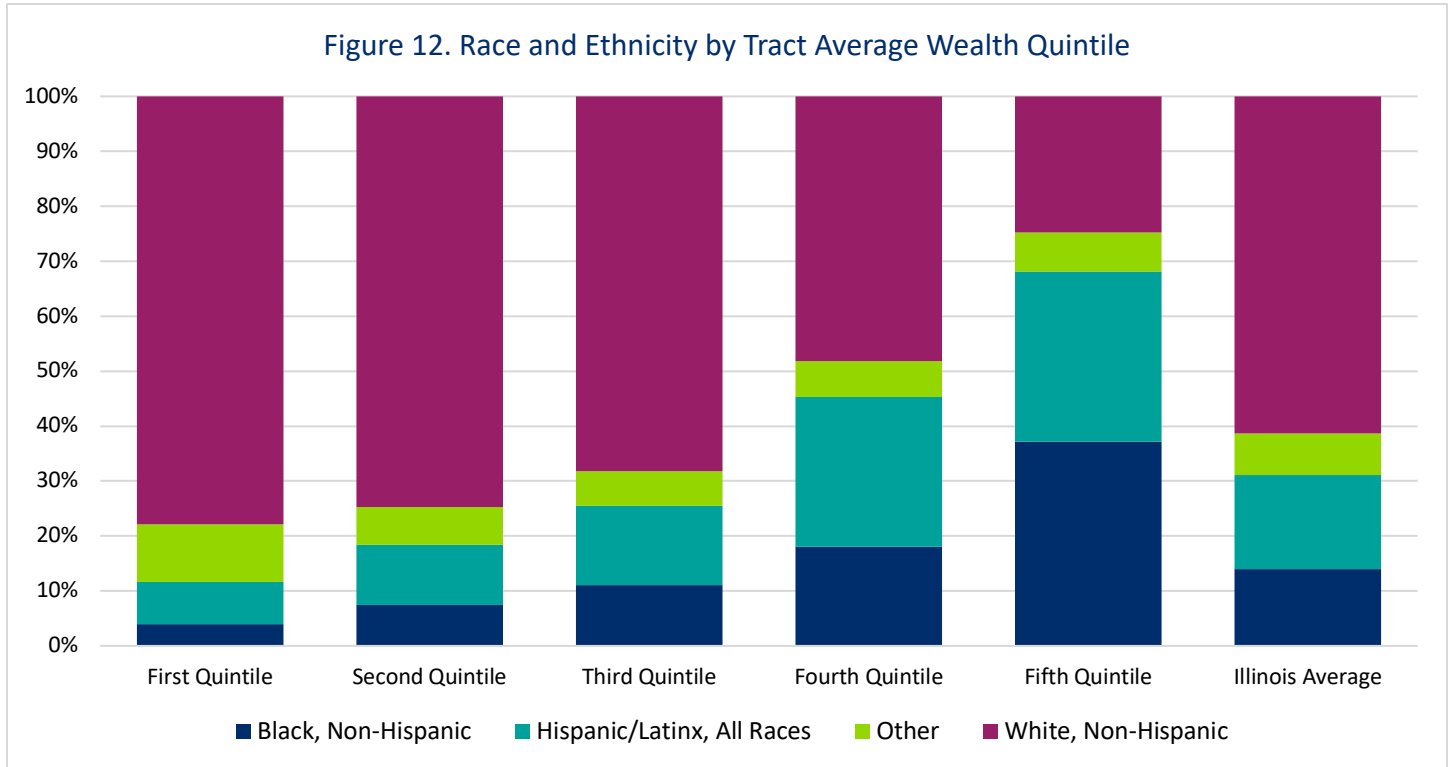


Source: Esri Business Analyst, 2020; Andrew Isserman, Rural Urban Density Codes, 2010 Census

Looking at racial and ethnic composition and educational attainment, the wealthiest parts of the state are overwhelmingly white and non-Hispanic. These areas also are made up of a majority of adults with bachelor’s degrees or higher. The lowest wealth parts of the state, home to 34% of residents living in poverty, on the other hand, are 75% People of Color and over 50% have not advanced beyond a high school education.

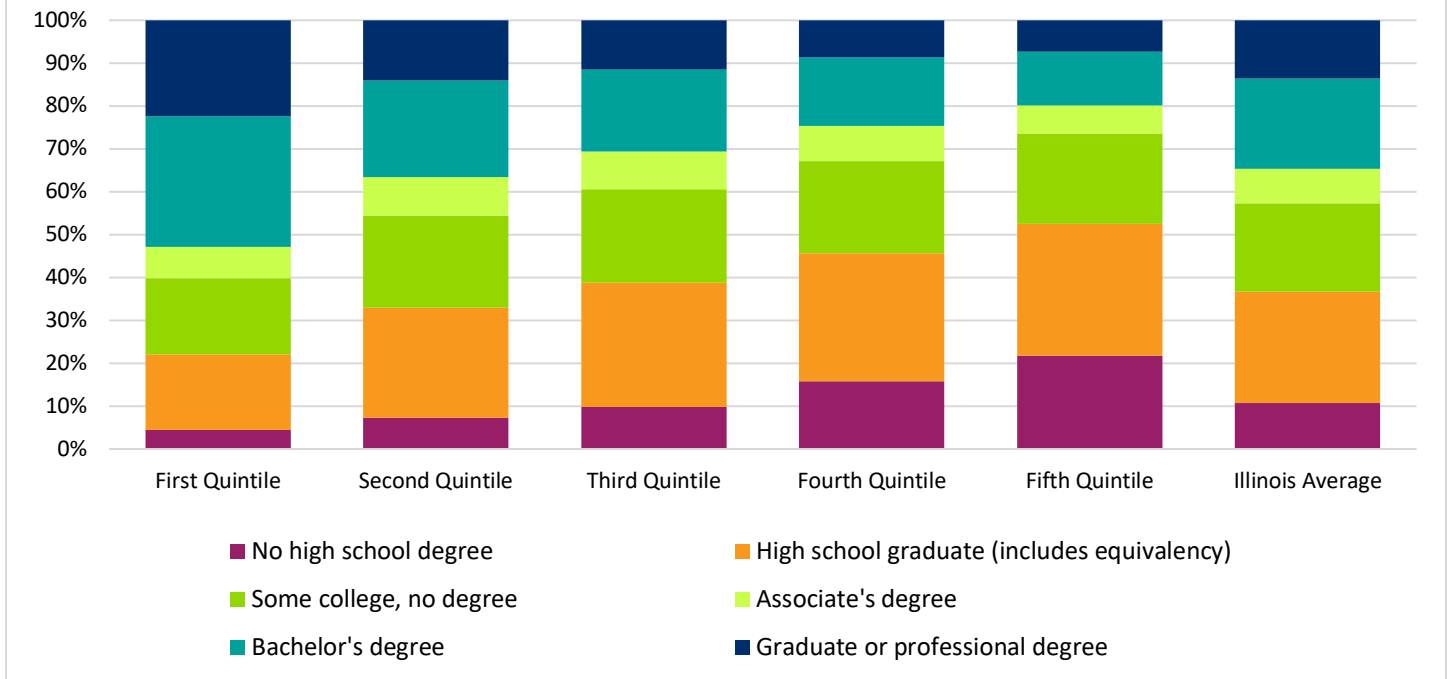
Although it may not be surprising, the generational relationship of wealth and its spatial distribution across the state suggest the communities most in need of philanthropic investment have the least opportunity to invest for their own benefit. Harnessing the transfer of wealth opportunity is necessary but insufficient to address growing wealth inequality. Cross-community efforts by nonprofits, foundations, and others are required to match philanthropic assets with community need.

Figure 12. Race and Ethnicity by Tract Average Wealth Quintile



Source: American Community Survey 5-Year Estimates, 2019

Figure 13. Educational Attainment by Tract Average Wealth Quintile



Source: American Community Survey 5-Year Estimates, 2019

PHILANTHROPIC OPPORTUNITY

Philanthropy is not an end, but a means to build a more prosperous community. Philanthropy can catalyze investment in more affordable housing. Philanthropy can endow programs that advance affordable, high quality childcare for all families. Philanthropy can provide gap financing for small businesses that stimulate economic growth and reduce economic inequality. There are thousands of ways that philanthropy can help strengthen communities and economies.

The 10-year and 50-year Transfer of Wealth scenarios demonstrate that there is significant and growing philanthropic potential in the region. Focused development can help stimulate increased annual giving to local nonprofits and charitable activities, increased legacy giving that can capitalize existing and new endowments, and the use of some endowment funds to capitalize philanthropic impact investing funds. *What's possible if the region successfully tapped the coming transfer of wealth?*

Capture the transfer of wealth to support local charities and nonprofits. If the foundation captured even 1% of the transfer of wealth for one-time philanthropic purposes, an additional \$4.3 billion annually would bolster local nonprofits and charities. That is a lot of money to support local arts programs, recreational organizations, crisis centers and other critical community needs.

Capture the transfer of wealth to build endowments. If the foundation captured 5% of the region's \$434 billion 10-year transfer of wealth, an estimated **\$21.7 billion**, those resources could capitalize an endowment. Assuming an annualized rate of return of 7% and an average annual payout of 4.3%, over 20 years the endowment would increase to **\$38 billion** and generate nearly **\$26 billion** in grants (see Table 5).

Table 5. 5% Capture Endowment Building Example

Year	Beginning Endowment Principal	Annual Earnings	Annual Grants	Ending Endowment Principal
Initial Endowment	\$21,700,000,000	\$1,519,000,000	\$933,100,000	\$22,285,900,000
Year 1	\$22,285,900,000	\$1,560,013,000	\$958,293,700	\$22,887,619,300
Year 5	\$24,792,022,184	\$1,735,441,553	\$1,066,056,954	\$25,461,406,783
Year 10	\$28,324,625,067	\$1,982,723,755	\$1,217,958,878	\$29,089,389,944
Year 15	\$32,360,586,775	\$2,265,241,074	\$1,391,505,231	\$33,234,322,618
Year 20	\$36,971,630,654	\$2,588,014,146	\$1,589,780,118	\$37,969,864,682
Total Grants			\$25,911,265,975	

Capture the transfer of wealth to build endowments that support local impact investing. Philanthropic endowments have the potential to generate two types of community impact. A portion of investment returns is granted out to the community to support charitable purposes, but foundations can also use a portion (or all) of the endowment’s resources for local investments that generate community impact and financial returns. For example, say a foundation captured 5% of the region’s 10-year transfer of wealth, an estimated \$21.7 billion, and invested 5% of that, or \$1.1 billion, in local philanthropic investment funds. Assuming a 4 to 1 leverage ratio and 7-year loan period, that would create \$15.7 billion in new community betterment investments in 20 years. Assuming reasonable loan losses and management, these funds could continue to finance community investments year after year.

APPENDIX A: County Transfer of Wealth

Central Illinois						
	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
Central	\$132,430.6	\$591	\$20,069.3	\$90	\$128,924.1	\$575
Cass	\$2,625.6	\$521	\$582.4	\$116	\$4,156.6	\$825
Christian	\$6,225.9	\$453	\$970.8	\$71	\$6,682.1	\$486
Greene	\$2,340.5	\$440	\$325.6	\$61	\$2,263.4	\$426
Logan	\$6,442.4	\$590	\$1,472.3	\$135	\$9,461.5	\$866
Macon	\$25,921.1	\$580	\$3,891.1	\$87	\$23,258.7	\$521
Macoupin	\$9,145.1	\$478	\$1,495.5	\$78	\$9,808.3	\$513
Menard	\$3,946.6	\$754	\$517.6	\$99	\$3,482.7	\$665
Montgomery	\$5,748.8	\$509	\$926.5	\$82	\$6,329.4	\$560
Morgan	\$5,954.7	\$436	\$997.6	\$73	\$6,399.8	\$468
Sangamon	\$58,213.4	\$698	\$7,938.5	\$95	\$50,354.2	\$604
Scott	\$1,308.8	\$604	\$148.3	\$68	\$1,020.0	\$470
Shelby	\$4,557.9	\$478	\$803.1	\$84	\$5,707.5	\$599

East Central Illinois						
	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
East Central	\$77,974.5	\$520	\$12,609.8	\$84	\$91,548.3	\$611
Champaign	\$46,236.3	\$534	\$6,422.1	\$74	\$50,070.6	\$578
Douglas	\$4,029.4	\$525	\$762.0	\$99	\$5,611.6	\$732
Ford	\$3,167.8	\$565	\$684.6	\$122	\$5,594.0	\$997
Iroquois	\$7,408.5	\$645	\$1,700.1	\$148	\$10,987.3	\$957
Piatt	\$6,437.4	\$917	\$1,282.9	\$183	\$9,300.7	\$1,325
Vermilion	\$10,695.1	\$340	\$1,758.2	\$56	\$9,984.2	\$317

North Central Illinois

	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
North Central	\$159,532.8	\$620	\$24,677.6	\$96	\$177,914.6	\$691
De Witt	\$4,215.3	\$628	\$907.6	\$135	\$6,713.9	\$1,000
Fulton	\$5,381.2	\$377	\$1,078.7	\$76	\$7,176.0	\$502
Livingston	\$8,808.9	\$611	\$1,705.8	\$118	\$11,077.5	\$769
Mc Lean	\$44,878.7	\$677	\$5,598.9	\$84	\$41,224.8	\$622
Marshall	\$3,372.1	\$646	\$792.4	\$152	\$5,327.0	\$1,021
Mason	\$3,202.9	\$549	\$548.4	\$94	\$3,698.5	\$634
Peoria	\$41,680.8	\$567	\$5,900.2	\$80	\$38,574.3	\$525
Stark	\$1,844.9	\$759	\$389.3	\$160	\$1,982.4	\$815
Tazewell	\$32,316.7	\$596	\$5,156.3	\$95	\$38,422.8	\$709
Woodford	\$13,831.3	\$955	\$2,600.0	\$180	\$23,717.4	\$1,638

Northeast Illinois

	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
Northeast	\$2,617,588.1	\$804	\$298,526.9	\$92	\$2,370,463.3	\$728
Cook	\$1,261,786.1	\$633	\$138,652.7	\$70	\$962,046.7	\$482
De Kalb	\$17,714.3	\$452	\$2,489.6	\$64	\$18,805.7	\$480
Du Page	\$429,199.8	\$1,255	\$52,894.5	\$155	\$423,904.3	\$1,240
Grundy	\$12,713.8	\$649	\$1,949.8	\$100	\$18,575.4	\$949
Kane	\$171,893.8	\$947	\$17,408.2	\$96	\$140,420.7	\$774
Kankakee	\$17,900.7	\$435	\$2,280.0	\$55	\$16,627.2	\$404
Kendall	\$32,345.8	\$754	\$3,564.3	\$83	\$46,064.7	\$1,074
Lake	\$325,232.6	\$1,320	\$37,679.3	\$153	\$324,173.1	\$1,315
Mc Henry	\$111,831.1	\$985	\$14,477.4	\$128	\$131,818.9	\$1,161
Will	\$236,970.2	\$1,002	\$27,131.2	\$115	\$288,026.5	\$1,218

Northern Stateline Illinois

	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
Northern Stateline	\$93,958.1	\$539	\$12,379.3	\$71	\$83,527.6	\$479
Boone	\$14,750.5	\$784	\$1,801.5	\$96	\$15,408.1	\$819
Ogle	\$12,451.6	\$597	\$1,917.4	\$92	\$13,646.4	\$654
Stephenson	\$8,508.3	\$440	\$1,072.9	\$55	\$6,744.8	\$349
Winnebago	\$58,247.8	\$506	\$7,587.5	\$66	\$47,728.3	\$414

Northwest Illinois

	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
Northwest	\$108,270.0	\$537	\$18,357.9	\$91	\$125,238.4	\$621
Bureau	\$8,742.6	\$625	\$1,426.8	\$102	\$9,340.0	\$667
Carroll	\$3,551.0	\$563	\$647.9	\$103	\$3,715.6	\$589
Henry	\$12,432.0	\$616	\$1,947.1	\$97	\$13,403.7	\$664
Jo Daviess	\$6,863.0	\$702	\$1,198.7	\$123	\$9,669.9	\$989
La Salle	\$24,815.9	\$555	\$3,849.6	\$86	\$26,371.9	\$589
Lee	\$8,539.8	\$628	\$1,258.9	\$93	\$8,907.4	\$655
Mercer	\$3,577.4	\$550	\$754.8	\$116	\$6,004.4	\$922
Putnam	\$2,097.8	\$802	\$317.9	\$122	\$2,061.7	\$788
Rock Island	\$26,998.2	\$446	\$5,072.7	\$84	\$33,215.8	\$549
Whiteside	\$10,652.2	\$455	\$1,883.5	\$80	\$12,548.1	\$536

Southeastern Illinois

	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
<i>Southeastern</i>	<i>\$53,109.2</i>	<i>\$468</i>	<i>\$9,278.5</i>	<i>\$82</i>	<i>\$67,851.1</i>	<i>\$599</i>
Clark	\$3,754.8	\$566	\$705.6	\$106	\$4,776.6	\$721
Clay	\$2,557.6	\$453	\$529.9	\$94	\$3,712.0	\$657
Coles	\$8,162.6	\$391	\$1,135.5	\$54	\$7,308.4	\$350
Crawford	\$4,374.4	\$579	\$738.5	\$98	\$5,939.8	\$787
Cumberland	\$1,917.9	\$430	\$328.4	\$74	\$2,909.6	\$652
Edgar	\$4,059.8	\$530	\$849.5	\$111	\$5,217.7	\$681
Effingham	\$8,130.2	\$584	\$1,271.4	\$91	\$10,455.3	\$751
Fayette	\$3,445.7	\$412	\$504.9	\$60	\$3,728.5	\$446
Jasper	\$2,400.8	\$604	\$555.5	\$140	\$4,492.1	\$1,131
Lawrence	\$2,436.7	\$414	\$551.5	\$94	\$3,516.7	\$597
Marion	\$5,812.7	\$367	\$1,010.1	\$64	\$6,718.4	\$424
Moultrie	\$2,913.6	\$492	\$670.8	\$113	\$5,711.6	\$965
Richland	\$3,142.4	\$474	\$426.8	\$64	\$3,364.2	\$507

Southern Illinois

	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
Southern	\$55,287.0	\$353	\$8,743.9	\$56	\$60,571.7	\$387
Alexander	\$778.3	\$263	\$133.8	\$45	\$679.0	\$229
Edwards	\$1,128.8	\$414	\$146.1	\$54	\$872.4	\$320
Franklin	\$4,794.2	\$289	\$726.8	\$44	\$5,132.5	\$310
Gallatin	\$1,086.0	\$453	\$178.4	\$75	\$943.6	\$394
Hamilton	\$1,650.0	\$468	\$239.3	\$68	\$1,641.0	\$466
Hardin	\$692.7	\$388	\$139.2	\$78	\$838.4	\$470
Jackson	\$7,180.0	\$291	\$955.1	\$39	\$6,600.9	\$267
Jefferson	\$6,699.1	\$437	\$1,115.7	\$73	\$7,500.7	\$490
Johnson	\$2,149.0	\$465	\$387.3	\$84	\$2,834.9	\$614
Massac	\$1,954.9	\$326	\$245.3	\$41	\$1,830.5	\$305
Perry	\$2,612.0	\$322	\$353.8	\$44	\$2,332.6	\$288
Pope	\$717.8	\$389	\$90.1	\$49	\$688.3	\$373
Pulaski	\$634.9	\$251	\$67.3	\$27	\$399.1	\$158
Saline	\$2,846.5	\$284	\$487.4	\$49	\$3,175.1	\$317
Union	\$3,204.1	\$459	\$679.1	\$97	\$4,941.9	\$708
Wabash	\$2,172.6	\$432	\$289.5	\$58	\$2,216.2	\$441
Wayne	\$3,436.0	\$476	\$575.3	\$80	\$3,916.4	\$542
White	\$3,093.9	\$517	\$708.2	\$118	\$5,213.0	\$872
Williamson	\$8,456.3	\$298	\$1,226.0	\$43	\$8,815.2	\$311

Southwestern Illinois

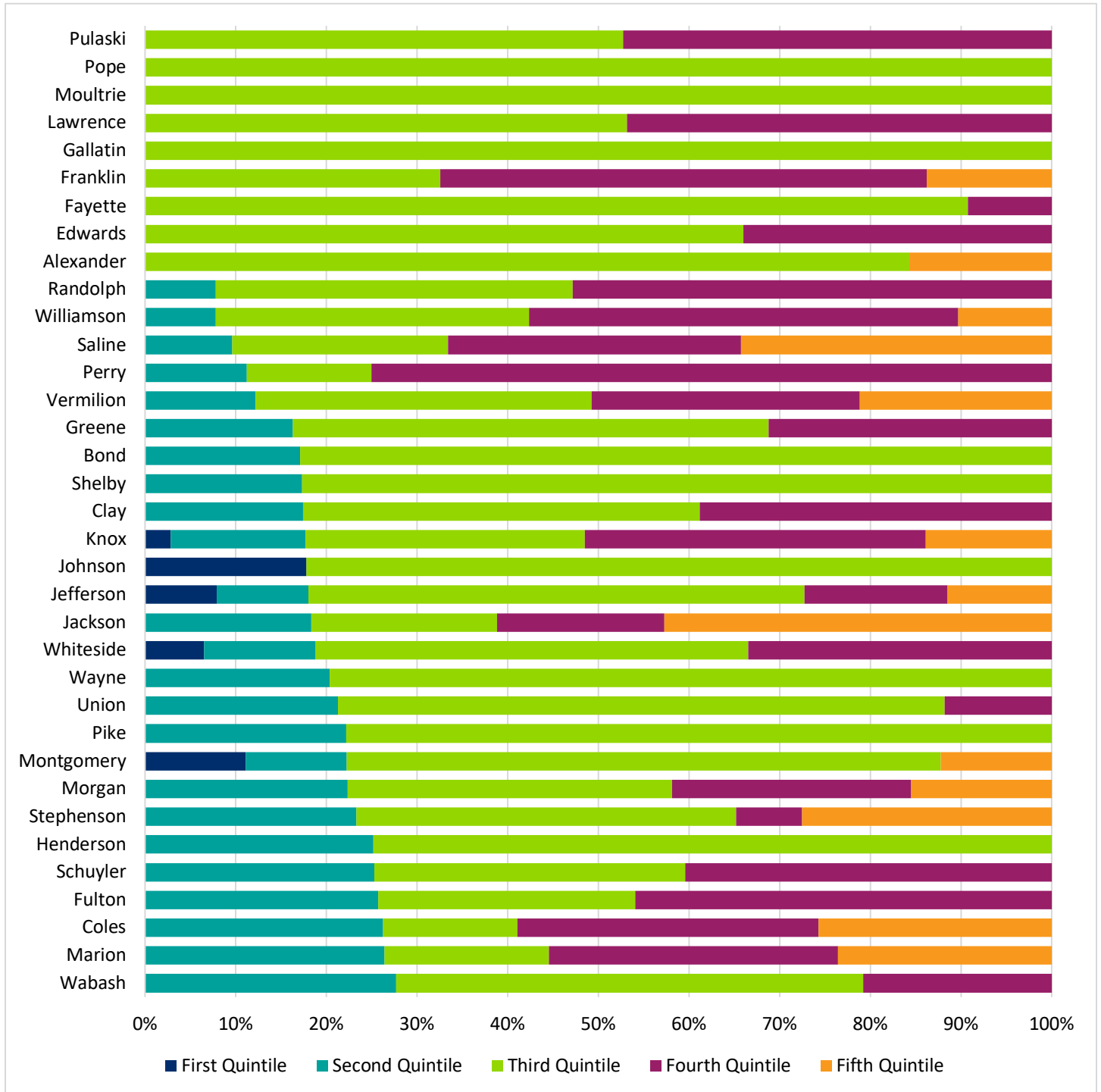
	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
Southwestern	\$151,131.3	\$546	\$21,318.5	\$77	\$156,351.3	\$565
Bond	\$3,486.8	\$539	\$466.6	\$72	\$3,398.6	\$526
Calhoun	\$1,062.9	\$524	\$152.7	\$75	\$940.6	\$463
Clinton	\$8,582.2	\$595	\$1,122.2	\$78	\$9,864.6	\$684
Jersey	\$4,769.2	\$541	\$1,017.3	\$115	\$8,184.3	\$929
Madison	\$61,405.3	\$563	\$9,107.9	\$83	\$60,319.0	\$553
Monroe	\$11,934.1	\$867	\$1,645.2	\$119	\$18,236.8	\$1,324
Randolph	\$4,794.7	\$398	\$727.5	\$60	\$4,998.9	\$415
St. Clair	\$51,180.8	\$491	\$6,405.4	\$61	\$44,542.8	\$428
Washington	\$3,915.4	\$676	\$674.0	\$116	\$5,865.7	\$1,013

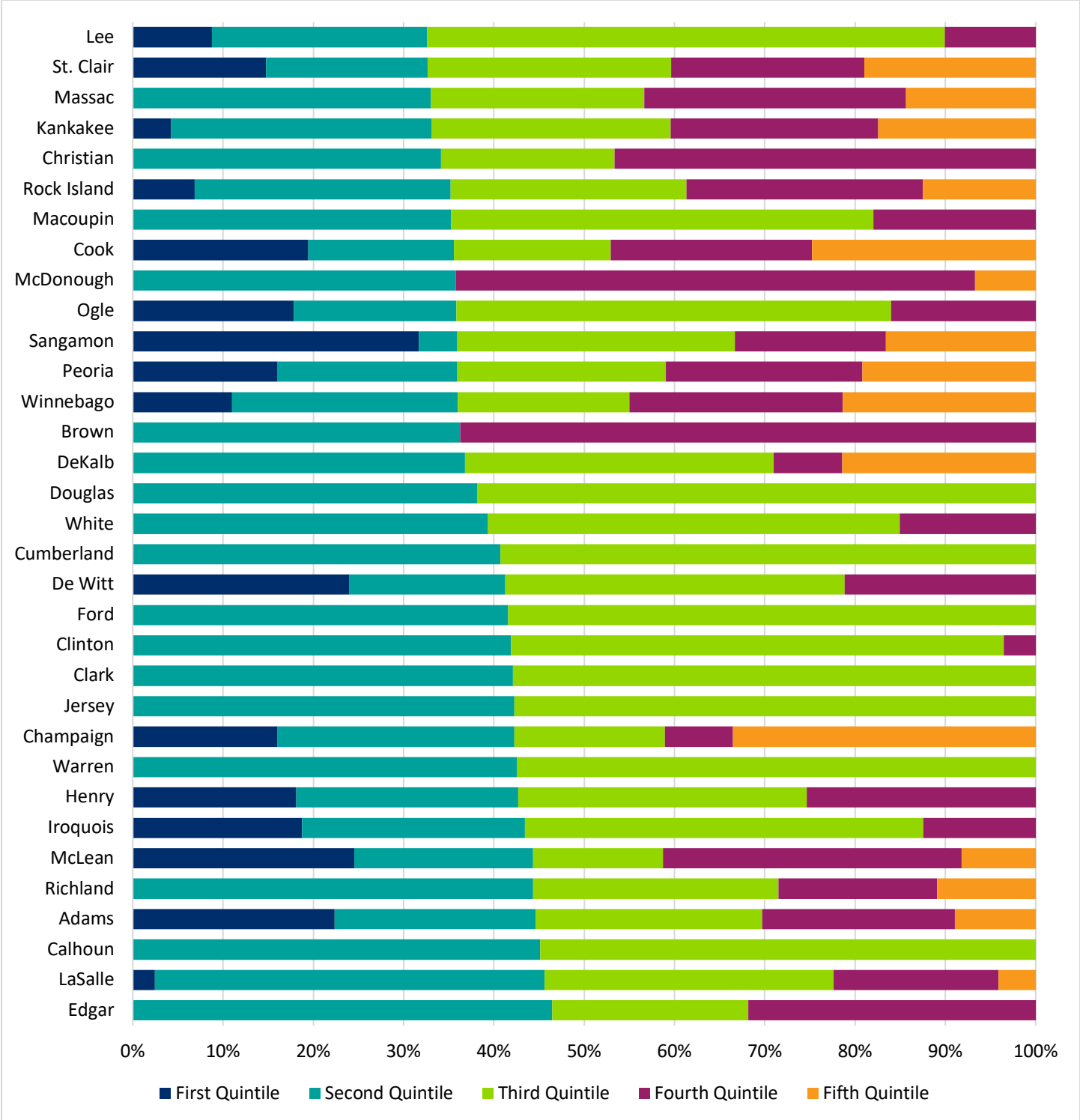
West Central Illinois

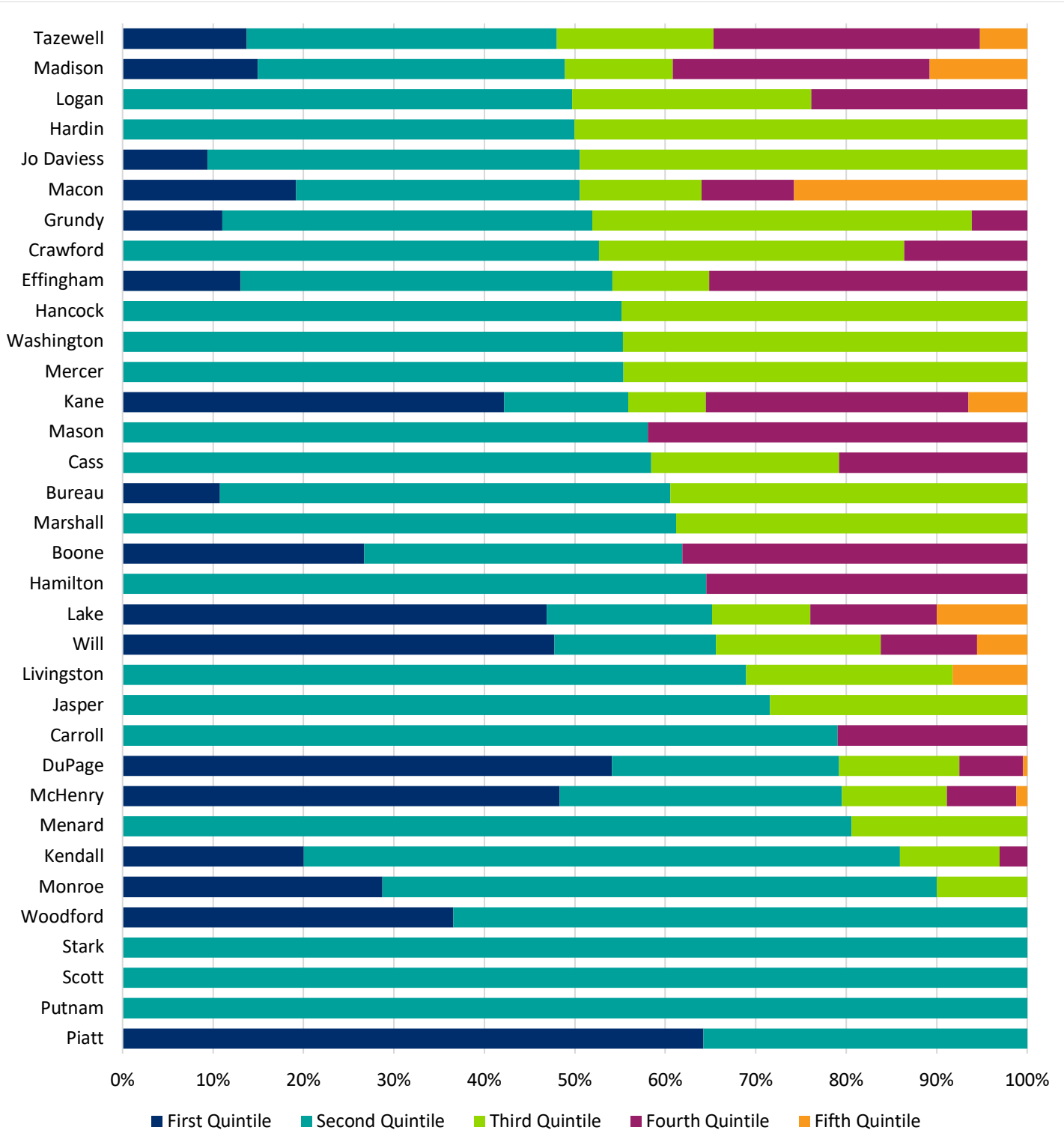
	Current Net Worth		10-Year Transfer of Wealth		50-Year Transfer of Wealth	
	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)	Total (\$ millions)	Per Household (\$ thousands)
West Central	\$46,668.8	\$520	\$8,058.6	\$90	\$50,316.3	\$560
Adams	\$16,620.2	\$607	\$2,704.7	\$99	\$17,611.3	\$643
Brown	\$1,199.0	\$554	\$211.4	\$98	\$1,563.6	\$723
Hancock	\$4,669.8	\$603	\$750.9	\$97	\$4,187.7	\$540
Henderson	\$1,597.2	\$487	\$325.7	\$99	\$2,042.7	\$623
Knox	\$8,264.6	\$398	\$1,325.3	\$64	\$7,371.5	\$355
McDonough	\$5,418.7	\$447	\$955.7	\$79	\$5,896.6	\$486
Pike	\$3,319.4	\$501	\$542.5	\$82	\$3,855.4	\$582
Schuyler	\$1,377.5	\$463	\$326.9	\$110	\$2,232.2	\$750
Warren	\$4,202.4	\$622	\$915.3	\$135	\$5,555.3	\$822

APPENDIX B: Tract Wealth Quintile Population

LOCUS assessed wealth by Census tract dividing the state’s more than 3,000 tracts into quintiles – five equally sized groups – based on average household net worth. The wealthiest tracts were assigned to the first quintile, the next wealthiest tracts were assigned to the second, etc. The charts below show the percent of each county’s population living in tracts categorized by average household wealth quintile.



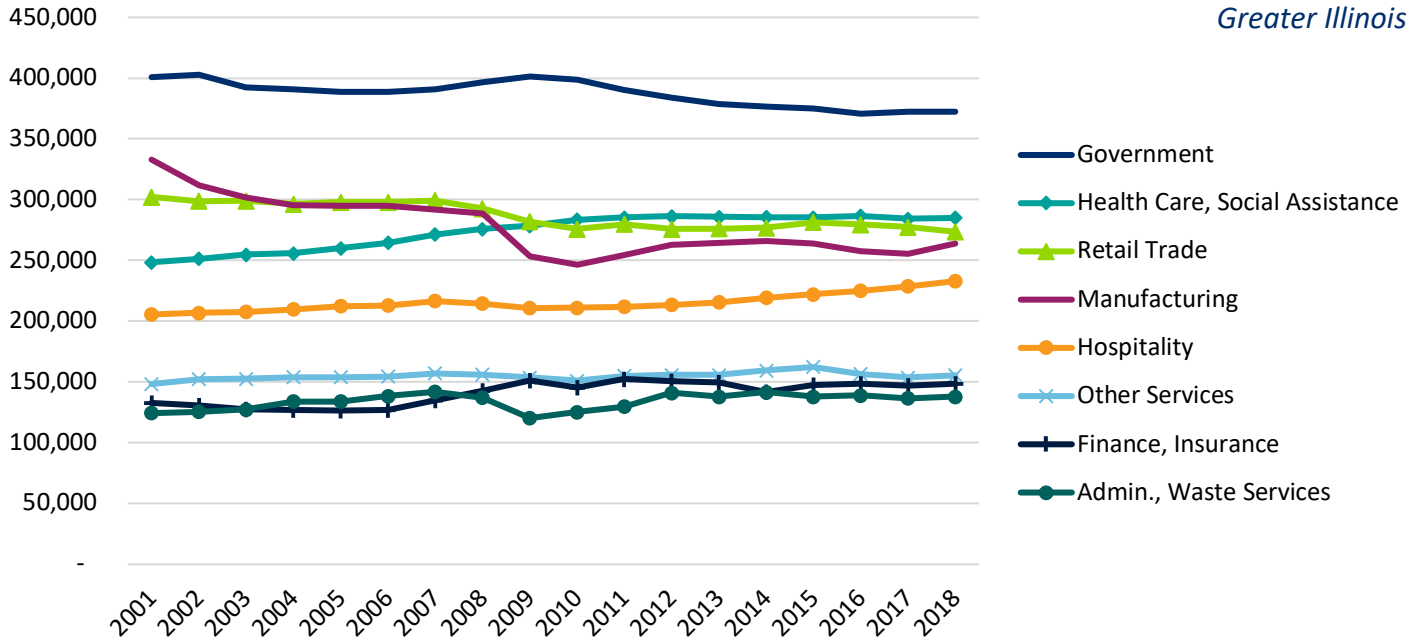




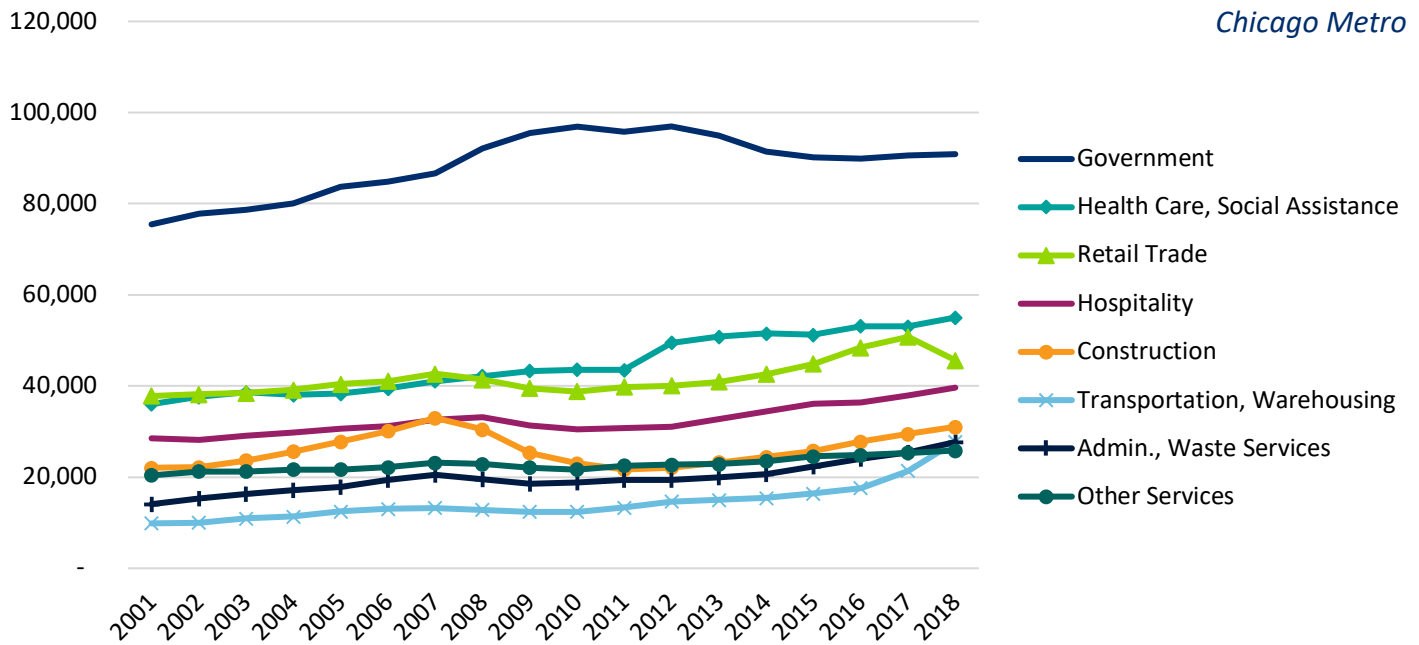
APPENDIX C: Community Indicators

EMPLOYMENT IN TOP 8 SECTORS

Greater Illinois

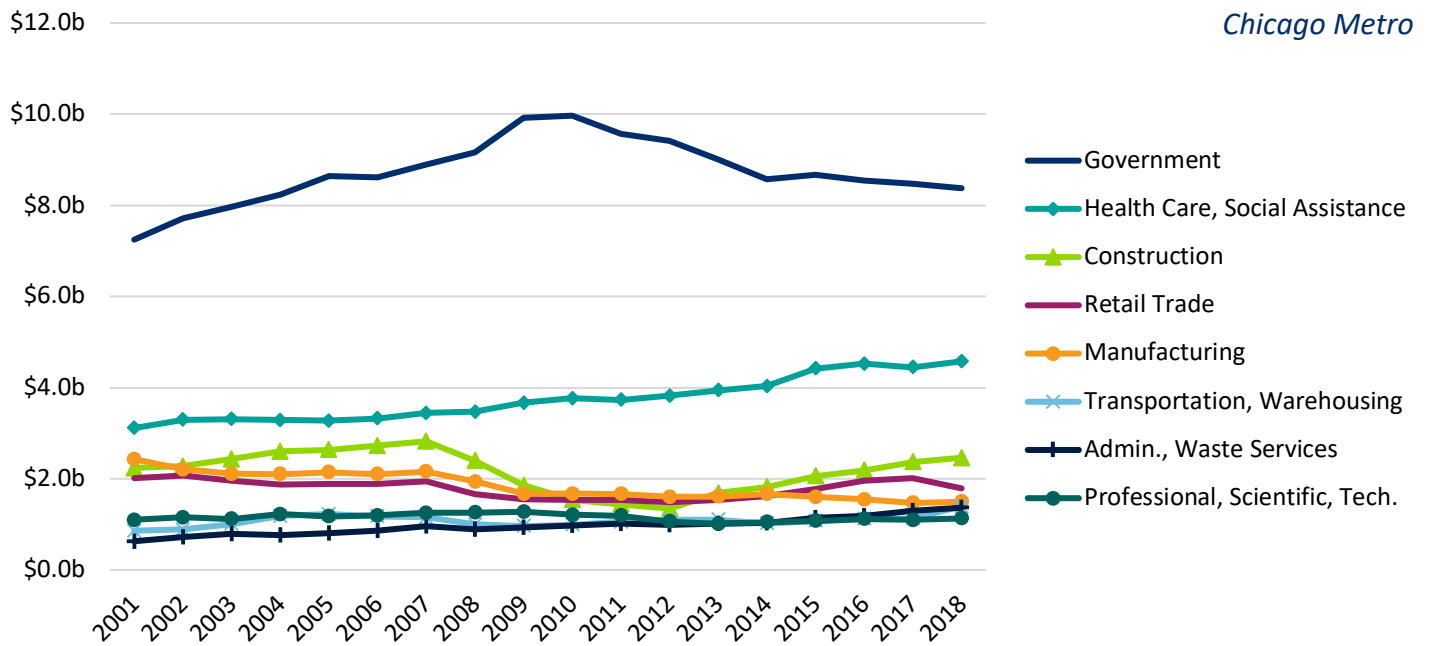
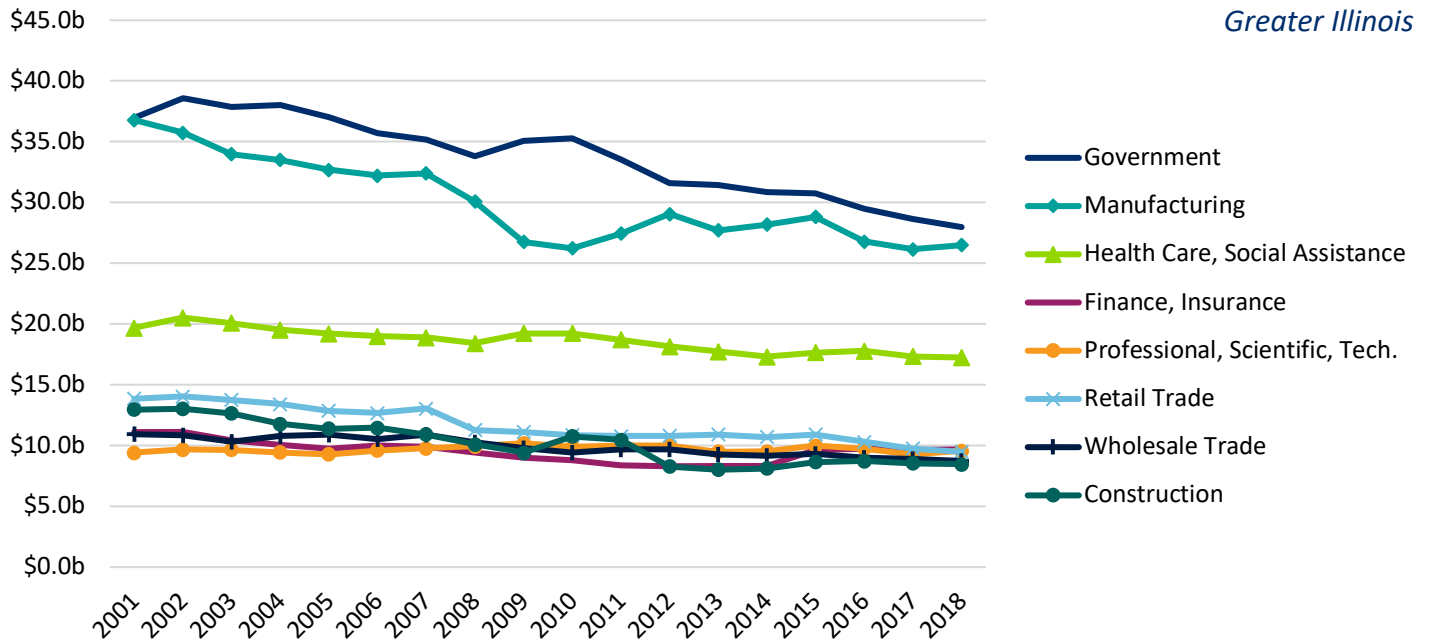


Chicago Metro



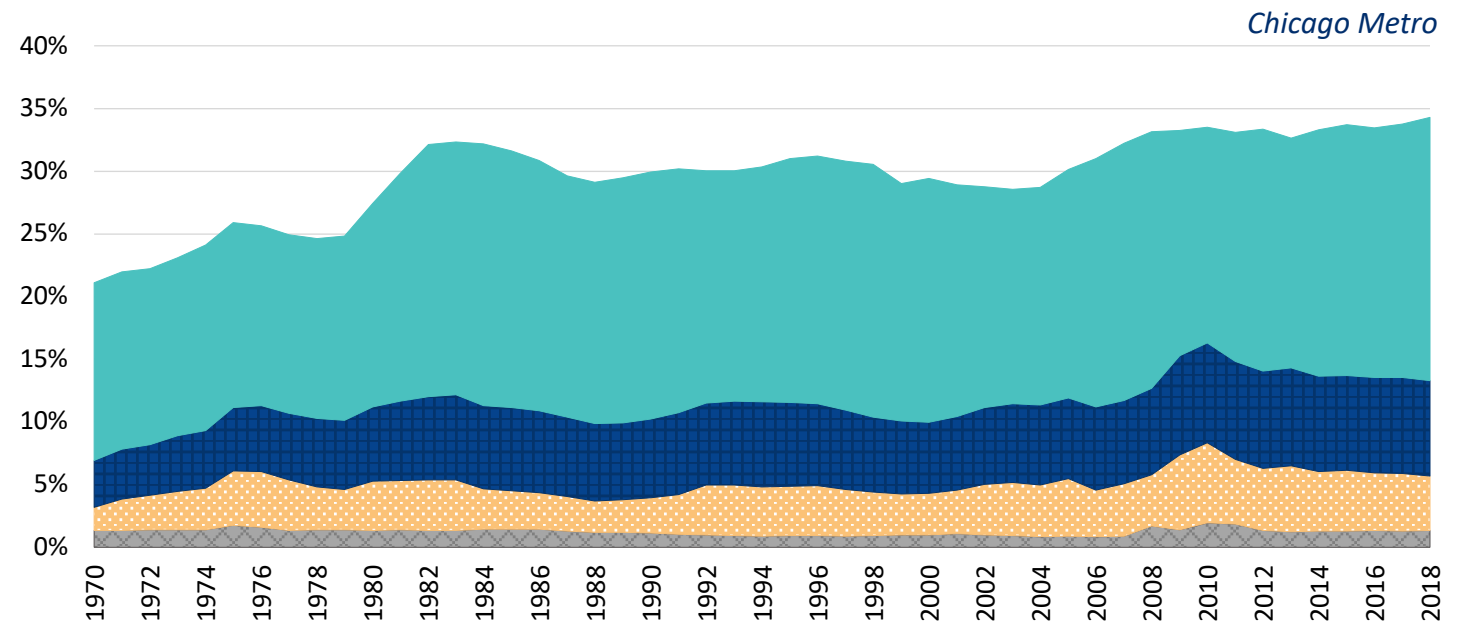
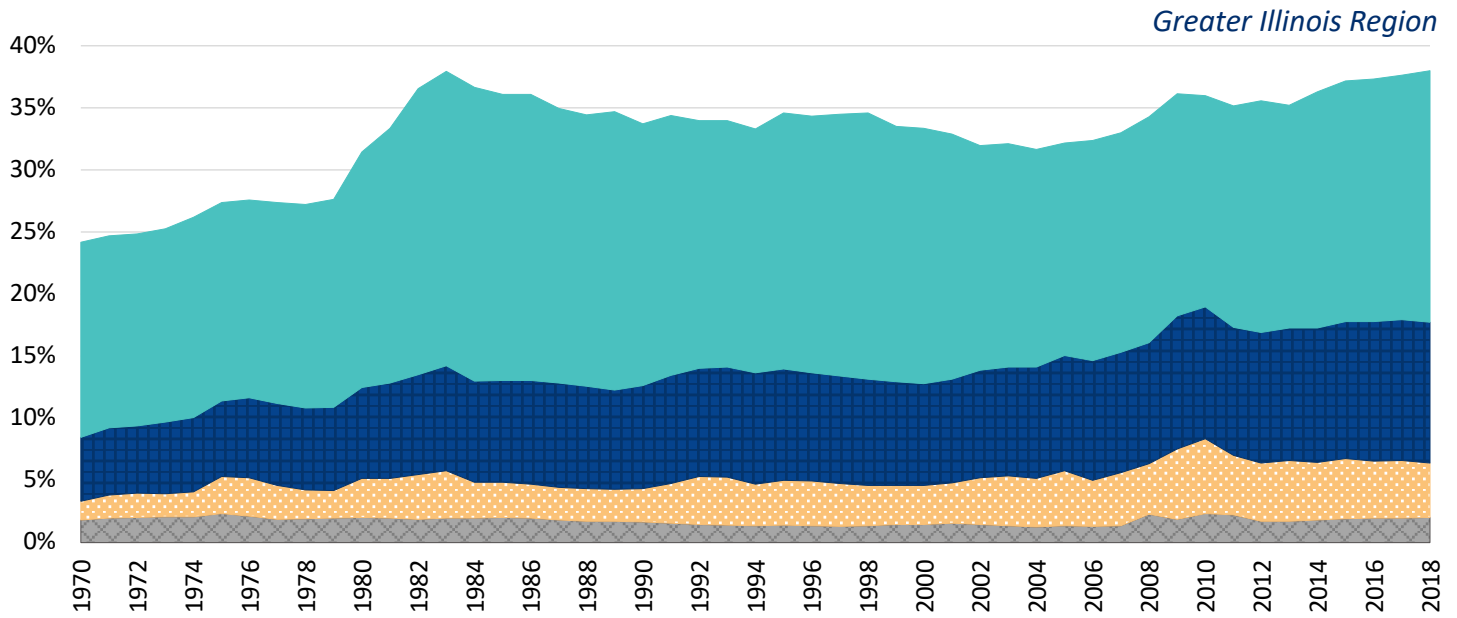
Source: Headwaters Economics Socioeconomic Measures

TOP 8 SOURCES OF LABOR EARNINGS



Source: Headwaters Economics Socioeconomic Measures

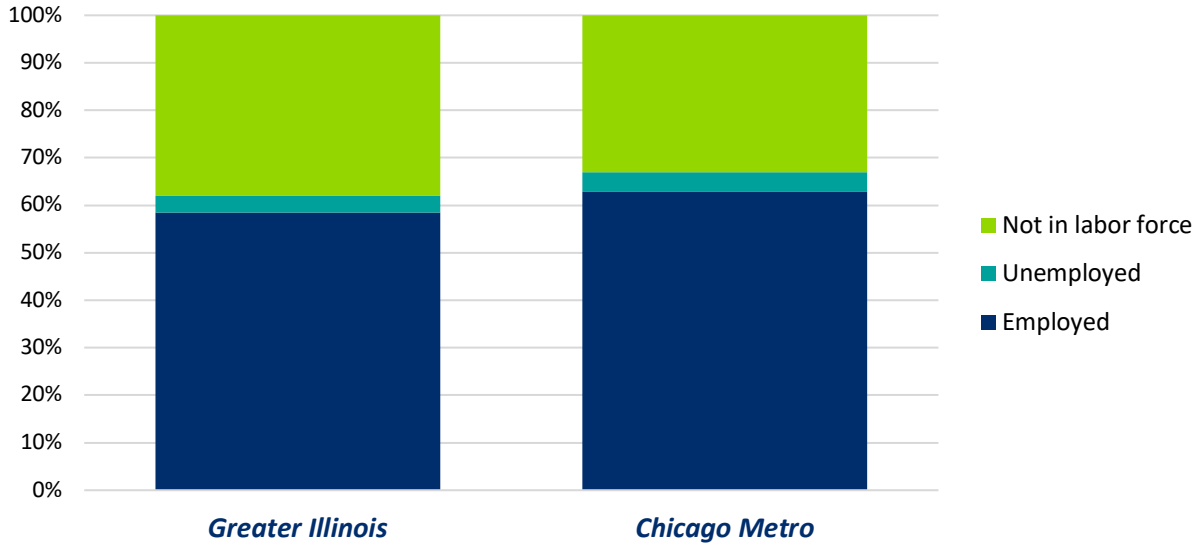
NON-LABOR EARNINGS



- Other transfer payments
- Hardship-related transfer payments
- Age-related transfer payments
- Dividends, interest, and rent

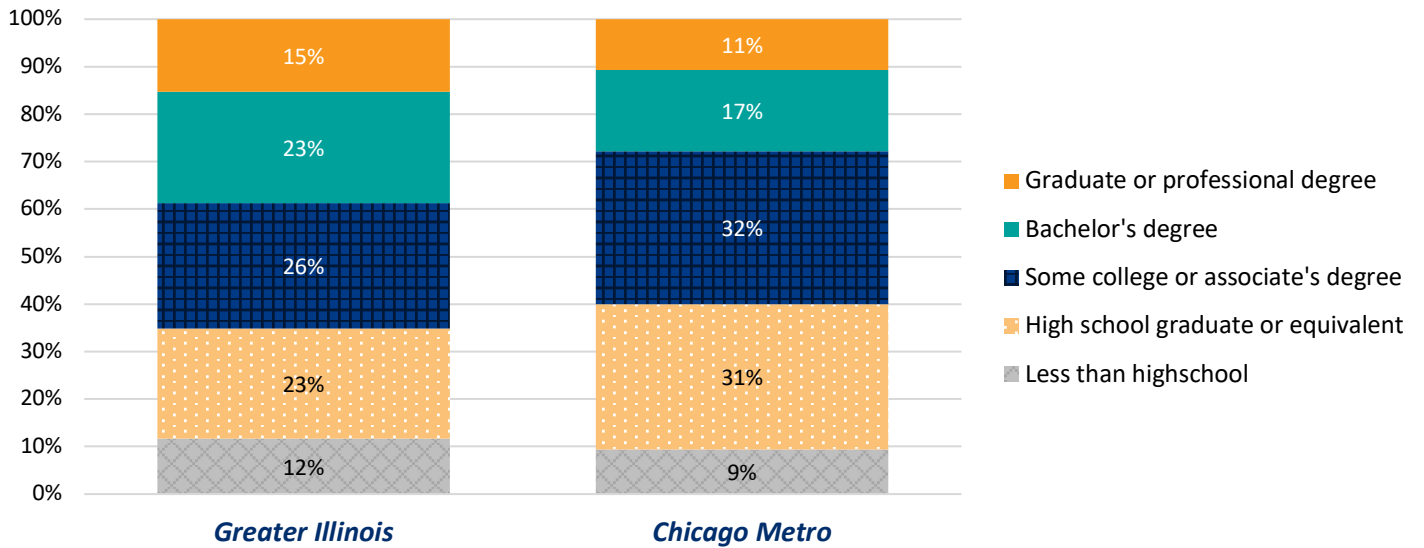
Source: *Headwaters Economics Socioeconomic Measures*

LABOR FORCE PARTICIPATION



Source: American Community Survey, 2019 5-year estimates (data.census.gov)

EDUCATIONAL ATTAINMENT



Source: American Community Survey, 2019 5-year estimates (data.census.gov)