

VISIONS OF STRENGTH



FRIEDMAN PLACE

2019

ANNUAL REPORT

Friedman Place provides housing and supportive services to adults who are blind or visually impaired.

We emphasize resident self-determination, independence, and interaction with the community. In this issue of our Annual Report, residents share their stories in gratitude for all who help Friedman Place remain a place to do more than just live. Together—with their strength and your support—Friedman Place strives to be a primary force among professional organizations serving adults who are blind or visually impaired.

From Our Cover [To protect residents' safety and privacy, their names have been changed.]



Eve lost most of her vision before she was six months old. Today she only sees shadows, which provide her with enough vision for her to get around using her white cane. She's a self-proclaimed introvert. Privacy, respect, and following the law are important to her. She enjoys reading about civil rights and the laws. She values following the law and hopes others will too. She has a sign on her door that reads "Do Not Disturb-Do Not Knock." But, it's not meant to be unfriendly. Her room is her sanctuary. She reads books in Braille, listens to audio books, and watches descriptive movies. She likes how stories transport her; it's hard to stay in the moment when people knock. She enjoys eating meals with friends, and activities, especially if they include animals. She loves every kind of animal.



Due to a painful eye disease Richard's eyes were removed. His Dad helped him pick out hazel eyes to honor their Irish heritage. Richard has worked at R.J. Grunts for the last 12 years and to get there he takes two buses and navigates using his white cane. Richard has lived at Friedman Place for 5 years. He appreciates Friedman Place's safe environment, the housekeeping help, the food, which he thinks is pretty darn good! He most appreciates the company of the friends he's made and having common areas to share time talking or listening to a game or music on Alexa. On his days off, Richard encourages other residents to go outside on walks with him to go to the store or for fresh air.



Darren gradually lost his vision due to a non-cancerous tumor when he was in his forties. As a veteran, he believes that all who serve are "heroes." Yet, Darren felt it more important to live with "real everyday people," and improve his blindness skills, rather than live at a Veterans Administration nursing home. He has been a longtime participant in the therapeutic weaving program. He gains a sense of accomplishment weaving. He thinks the patterns and repetition help with his memory. Sometimes he gets turned around, but he feels respected by all staff who have been trained to help him get where he's going with dignity. He feels safe taking walks with certified nursing assistants and is grateful for their help, patience, and understanding, especially with his medications. His relationships with residents and staff made over his fourteen years here, and the mutual aid and empathy, are why the Friedman Place community is "like a family" to him.



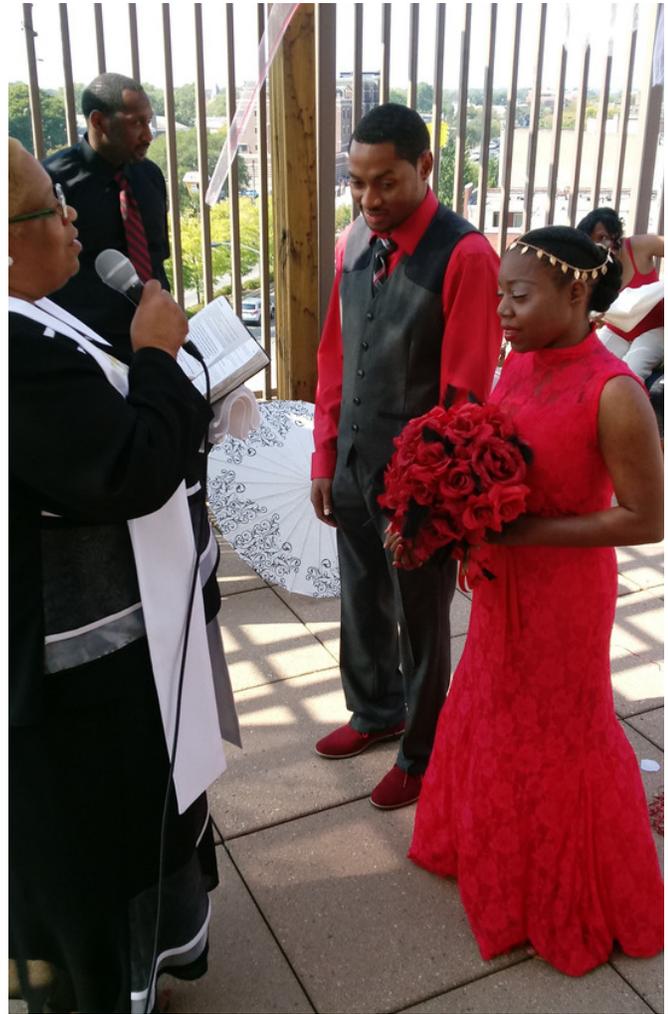
Albert was born without eyes. His prosthetic eyes are a lovely steel blue which are in keeping with his confidence as he quickly navigates the halls. Albert's energy is only matched by his generosity. He shares his knowledge and love of technology with anyone who asks. Always curious, he enjoys the training in the computer lab with our instructor who is totally blind himself as. Being on his own for the first time, Albert has learned how to keep organized from the certified nursing assistants. He enjoys the privacy of his apartment, communal meals and cooking activities, and the many outings near and far from Friedman Place. The social work team has provided Albert with career counseling, resume writing, and mock interviews. He has gained confidence by being on his own and wants to start working by volunteering and then finding a paying job.

A MESSAGE FROM OUR PRESIDENT

When I joined the board, Friedman Place was already strong, and as you will discover in this report it remains that way. Friedman Place's financials are sound, our team takes wonderful care of the residents and facilities, residents are engaged in the pursuit of independence, and our volunteers are devoted to their work with residents and staff. As President, I believe in staying out of the way of the good people hired to run the organization, especially when they are doing a great job! After earning 100% on the last three annual state reviews, the board felt it a good time to ask the administrative team if we could successfully do more for adults who are blind or visually impaired. As evidenced from our intake calls, there is an unmet need for case management services, especially for those who have recently lost their vision and are unaware of blindness resources or have few blind-skills. For the first time in our history we will offer, free of charge, access to the many services that have previously only benefited Friedman Place residents. There is a brief announcement on the back cover of this report about the new Navigator Program, and in the coming months we will share more. Thank you so much for caring about Friedman Place, taking time to read this report, and for being the type of stakeholders that have helped thousands of people who are blind or visually impaired over the years become stronger than they have been before!

In appreciation,

Mary Haley
Mary Haley
President



The latest of many happy couples that have met and married at Friedman Place. This pair took advantage of our lovely rooftop terrace to tie the knot. They now live independently in the community and had their first child, a girl, this past May.

FROM THE EXECUTIVE DIRECTOR

Friedman Place residents are an incredibly diverse and resilient group. Spanning in ages from 22 to over 90, each one has taken a unique path to get here, and each has stories of setback and challenge along with accomplishment and success. With an average of six chronic health conditions unrelated to their eyes, the people who call Friedman Place their home have worked hard to get here. Each resident paves their own proverbial path, making their life full and vibrant while engaging with our own and the greater Chicagoland community. Whether it is spending hours in our Therapeutic Weaving Program, performing music, taking classes, or attending events outside the building, everyone sets their own pace and decides what to do with themselves. In a world designed almost exclusively for people with sight, Friedman Place provides an opportunity and the support for our residents to achieve — and often surpass — their goals. Thank you so much for supporting them on their journey to success.

Sincerely,

Alexander Brown

Alexander Brown, PhD, MBA, LCSW
Executive Director

THEY ARRIVE WITH SPIRIT



Helena has had low vision since birth due to Fetal Alcohol Syndrome, which was worsened when she developed glaucoma. She was the only person with vision loss at her previous residence. They didn't have low vision care, nor the training she desired to live the self-determined lifestyle she knew herself capable. She was pleased to have access to an organ and piano here, and she has increased her repertoire of songs using each. This improvement is all the more impressive since Helena has dealt with an "almost crippling" dyslexia—a learning disorder characterized by far more than its effects on reading—her kind of dyslexia affects her sense of space and direction, and the position and movement of her body. Blind skills training afforded her safe and effective navigation of her environment, for example. She has said her most effective tool, though, has been learning how to weave in Friedman Place's weaving studio. The loom, like the piano, requires two hands to be properly used. This has not taught her what one commonly understands as left or right, but whether she is in "the right spot."



When Bridget was a young child learning to ride her bike she was struck by a car. The accident caused her motor control, vision, memory, and thinking to suffer. Before she moved to Friedman Place, she felt isolated and listless, often without the desire to leave her room, especially since she had nowhere to go. In an environment that encourages and promotes human connection, she has become more socially engaged with the community. When not chatting with friends in the common areas of Friedman Place, or working the loom in the weaving studio, you may see her out for a walk or a run on her own or with groups. She appreciates the safe and interesting neighborhood. She and her family recently and mistakenly walked and ran a 10K. They meant to sign up for their first 5K, but they didn't shrink away from the challenge of an extra three miles. Bridget benefits from technology training, career counseling, and activities that help her get up and get out into the world.



High Quality Services Improve Health and Independence

**2,500 HOURS
OF INDIVIDUAL CASE MANAGEMENT SERVICES
PROVIDED BY SOCIAL WORKERS**



**30,000 DAYS AND NIGHTS
OF AFFORDABLE HOUSING IN A
SUPPORTIVE SETTING**



**105,000 HOURS
OF CARING SERVICE
PROVIDED BY 70 EMPLOYEES**

WITH STRENGTH THEY ACHIEVE



Dani hit her head falling on black ice. The next morning she woke with a terrible headache and to a strange darkness. Dani's brain had hemorrhaged and rendered her blind. During her time in rehab, Dani learned that her insurance would run out before she had learned how to take care of herself. Thankfully, one of Dani's therapists passed Friedman Place on her way to work. She looked into the programs and services at Friedman Place with Dani. They were excited to learn that Dani was eligible. The Friedman Place nursing staff helped Dani manage her medications. She was referred to Friedman Place's nutritionist; together they designed a healthy eating plan utilizing the many food choices available on Friedman Place's regular and daily specials menus. Dani didn't have a recurring medical issue for over one year. She learned orientation and mobility skills from the nursing team and a certified vision rehabilitation therapist. The social work interns helped her apply for a guide dog and taught her how to navigate the city on public transportation, a prerequisite for the program. In under two years, Dani became confident and healthy enough to live on her own with her guide dog, Cassidy, by her side.



Olivia has been a resident for four years. She was born with an underdeveloped optic nerve that caused her low vision. She has always loved to write, and having an apartment all to herself — as do all Friedman Place residents — fuels her creativity. Recently, Olivia was thrilled to learn that the "Celebration of the Arts" exhibition at Friedman Place included audio descriptions. She was able to access audio descriptions easily by using her smartphone and by following the directions provided by the activities staff, who curated the entire show and enlisted the talents of professionals to write and record museum-quality descriptions. Olivia was proud to learn how many of her friends had participated, and she felt inspired by hearing their names announced before the description of their work. Since living at Friedman Place, she has expressed herself with music and, more recently, religion. October marked the first anniversary of her new faith. This is her third year working as a ComEd Energy Ambassador and she is a member of the singing group "African Star" with other residents, where she sings as the first soprano.



Stanley was born prematurely and lost his vision as a result of oxygen therapy. He has been a resident since 2007. Friedman Place encourages him to "get out into the world" and take advantage of all the global city of Chicago has to offer. Stanley admits this can be daunting to do alone. He understands why residents venture out in groups. But he values the independence to "go where I want, do what I want, meet new people. It can be scary: so what?" He appreciates that he has learned how to travel on walks with certified nursing assistants and volunteers. As a senior, Stanley was able to join the Friedman Place Senior Technology Group, which is underwritten in part by RRF Foundation for Aging. He has learned how to read his mail privately using a reader that interprets text as sound. He likes learning to do everyday things himself. When he first read his mail by himself, he cried, because he knew that he could have never have afforded the new technology himself, let alone the training to use it.



Senior residents are shown how to use a personal table top magnifier, which has many practical uses for people with low vision.



"African Star" Performs

STRENGTH IN NUMBERS

Statement of Financial Position

Fiscal Year 2019 Financial Report
Year Ended June 30, 2019

Assets		
Cash and Equivalents	\$	236,472
Cash held for Residents		21,225
Accounts Receivable		421,832
Prepaid Expenses/Other		2,693
Property and Equipment		4,746,782
Investments		423,268
Total Assets		5,852,272

Liabilities and Net Assets

Current Portion/Long-Term Debt		149,862
Long-Term Debt		1,925,000
Total Liabilities		2,074,862
Net Assets		3,777,410

Statement of Activities

Revenue

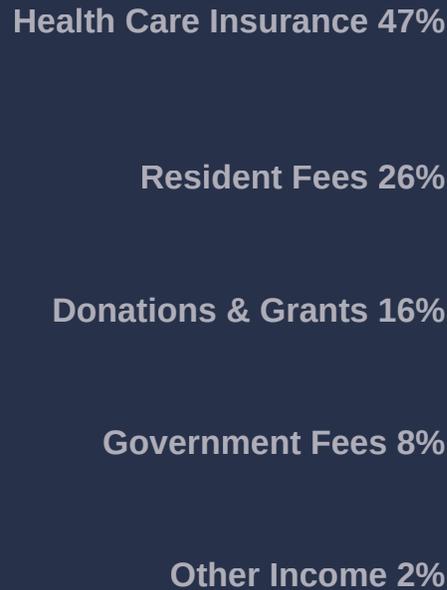
Government Fees	\$	302,967
Resident Fees		871,141
Managed Care Organizations		2,072,558
Donations and Grants		349,985
Other		64,577
Total		3,661,228

Expenses		2,985,482
Programs		503,922
General/Administrative		227,165
Development		3,716,569

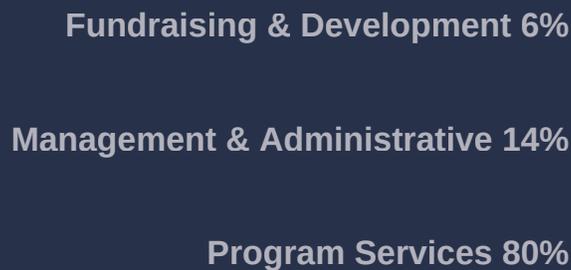
Net		(55,341)
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Where Our Funding Goes

REVENUE



EXPENSES



While Friedman Place experienced a small deficit this year, it is the first in five years and represents less than 1.5% of all expenses.

Why Support Friedman Place?

Board of Directors

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Barry Newman

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Jill Strong

Aaron Thompson

Friedman Place's strength comes from having a dedicated Board of Directors and a hardworking team who care for the residents' well-being 24 hours a day, dozens of volunteers who enrich the lives of residents each week, and generous individuals, respected philanthropic foundations and national corporations who entrust us with their financial gifts.

Friedman Place receives only 8% of funding from government sources which is much less than most nonprofits.

Nearly all of the agency's expenses go directly towards programs and services, which is much higher than the minimum recommended by the Better Business Bureau's Standard for Charitable Accountability and the American Institute for Philanthropy's recommended 60%.

There are only a handful of organizations nationally that have housing especially designed to meet the needs of blind or visually impaired adults.

Senior Staff

Alexander Brown,
MBA, PhD, LCSW

Executive Director

Beth Elman

Director of Activities
and Volunteers

Mary Graf, RN

Director of Nursing

Kathy Gregg

Chief Development
Officer

Susan Killelea, LCSW

Quality, Compliance, &
Training Manager

Rita Scaletta

Director of Finance and
Operations

Cheryl Zaleski

Director of Food
Services

Christian Zapata,
LCSW

Social Work Supervisor

* Members of the Board beginning in FY20



Welcome to our home! Pictured left is the main Friedman Place building. At right is our annex, with our Weaving Studio on the first floor and our Transitional Living Program on the second.



Residents' Survey Said

90% of residents would agree or strongly agree...



Their apartments are homelike or very homelike



Health services meet their needs.

**8,740 HOURS
OF NURSING CARE**



A visit from the Brookfield Zoo

Residents have the opportunity to give input into what type of activity or outing they would like available.

**4,200 HOURS
OF ACTIVITIES**



Exploring the 606 Trail

Our Donors Keep Us Going Strong



CORPORATE FRIENDS: ASTELLAS PHARMA

All corporations serve their shareholders, but few aim to serve their communities. Astellas practices a business philosophy that extends their responsibility beyond their products. Their annual #ChangingTomorrow Day is devoted to making a positive impact on local organizations like Friedman Place. We are grateful for the drugs Astellas has created to help mitigate some residents' illnesses, that Friedman Place was included in their International day of giving back, for the huge feast they brought for the residents' lunch, and how Astellas treated the residents like long lost friends. The dining room was filled with talk and laughter! The group discussed blindness with our professional staff and learned what blindness is like physically through a blindness experience exercise.



PAYING IT FORWARD: THE ZIEGLER FAMILY

The Zieglers have been loyal donors to Friedman Place since it was still known as "Kagan Home"! Mr. and Mrs. Paul Ziegler were residents at the Home, which opened in the 1950s. Two of their four children, David and Rose, told Friedman Place their parents "had a good, full life" at the Kagan Home; they "remember how wonderful the staff was and how friendly." The Zieglers are grateful for the peace of mind they had knowing their parents had so much to do when they lived at Kagan. Through their generous gifts, they help to ensure that Friedman Place remains available for other families' loved ones and continues to offer a wide array of supportive programs, services, and activities especially designed for adults who are blind or visually impaired.

Photo: Sarah and Paul Ziegler are seated in the first row, Paul is right of Sarah who holds her purse. Courtesy of Alexandra Ziegler



GRANTS IN ACTION: RRF FOUNDATION FOR AGING

Since 2006, RRF Foundation for Aging (RRF) mission "[...] to improve the quality of life for older people" has had a positive impact not only on the older residents living at Friedman Place, but on all Friedman Place residents. RRF has helped Friedman Place seniors gain access to technology which has improved their independence in ways they had not previously imagined, utilizing methods to minimize frustration and maximize learning. From talking watches, to voice activated microwaves, and machines that read mail aloud, Friedman Place seniors don't fall into the technology gap. Once they start learning, they keep it up! RRF has also helped the organization administratively by providing funding for program expansion and helping with executive searches. Through matching grants, they greatly amplify our donors' generosity.

Donors like Astellas, The Ziegler Family, RRF Foundation for Aging and those listed on the following pages help make Friedman Place a national model of safe and affordable housing for adults who are blind or visually impaired.

Donors

July 1, 2018 to June 30, 2019

GIFTS OF \$20,000 OR ABOVE

Association of the Jewish Blind
Sara Edelstein Charitable Trust

GIFTS OF \$10,000 TO \$19,999

Fred J. Brunner Foundation
Robert and Catherine Jacobs
Richard C Maslo Trust
National Endowment For The Arts
The Retirement Research Foundation
Lorraine Trachtenberg
In Memory of Morris Daniel Ziegler

GIFTS OF \$5,000 TO \$9,999

Commonwealth Edison Company
Sasha Gerritson
Nathan Rothschild
Lee and Donna Whitcomb

GIFTS OF \$2,500 TO \$4,999

Albany Bank and Trust Company
Astellas US LLC
George M. Eisenberg Foundation for
Charities
Marcel and Anne Frenkel
Evelyn Hoffmann
Illinois Arts Council
George Ruge
Lee and Al Skalecke

GIFTS OF \$1,000 TO \$2,499

Sarah and Wayne Allen
Elliot D. Baker Charitable Foundation
Naveen & Nitasha Bindra
Edward and Barbara Burnes
Phil Garoon and Family
Merrill & Bernette Hoyt
Illinois State Dental Society Foundation
Franklin and Deborah Leibow
Leon and Sharon Oberlander
Russell and Mary Polinski
Alan and Susan Ravitz
Dr. Stuart Sondheimer & Bonnie Lucas
Special People In Need

GIFTS OF \$500 TO \$999

Daniel and Arlene Bracken
Bruce and Myla Goldstick
Sylvia G. Gordon
Lot 14 Auctions, P.C.
Andrea LeBoy
Tom & Janet Leopold
Ethel Meyer
Scott Meyer
Paul Rink
Marilyn J. Rogoff
Bev and Myron Shapiro
Jack and Eva Steinberg Designated
Endowment Fund
Chicago Lighthouse for the Blind
Chicago Dental Society Foundation

Your gifts make us SMILE!

Thank you most kindly to all who made a contribution during this time period and heartfelt apologies for any errors or omissions.

GIFTS OF \$250 TO \$499

Ceil Abernathy & Maureen Belluomini
Labinot Avdiu
Marge Blair
Bryn Mawr Terrace Condo Association
Michelle Clyne and John Paprocki
Bob and Rose Colombik
Helen Donovan
Lorie and Robert Friedman
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North Suburban Synagogue Beth El
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Peter Grafner
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Sally and Michael Hoit
Fran Horvath
Judith Jakaitis
Jeffrey Kaiser
Harry Golden and Jane Kaplan
Carolyn Kaplan



Dani and Cassidy

A High Ten To All Donors & Volunteers



Gifts to \$249

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 Ian Kay
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 Fred Kogen M.D.
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 Joan Krengel
 Laura Lagorio
 Dorothy Larkin
 Renee Lebed
 Denis Girard and Florence Leduc
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 Tony and Carol Wolf
 Richard Zaber
 Paul Blum and Alison Zak
 Cheryl Zaleski
 Tony Zapata

In-kind Gifts

Includes Giving Tree & Wish List Donors

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 Antwanette Anderson
 David Armstrong
 Avi Bachner
 Flora Barnes
 Dan Barrett
 Skyler Bateast
 George and Catherine Bennett
 Atour Bethishou
 Latrena Brown
 Jeremy Cabrera
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 Awudu Yakubu
 Cheryl Zaleski

Volunteers FY 2019

Listed are weekly, monthly, and recurring volunteers. Not listed but highly valued are many student groups, corporate groups, and our Board.

Marc Bermann
 Katya Borgos-Rodrigues
 Michael Brady
 Jeanette Buerk
 Rachel Butler
 Tom Buzzanca
 Jean Calenoff
 Glenn Charlton
 Nicolas Costanza
 Maitraye Das
 Waltraut Dayal
 Stacy Ditka
 Elma Fejzic
 Sid Firstman
 Micah Fry
 Jackie Gangadeen
 Leonardo Garcia
 Rod Gardner
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 Anne Redlich
 Sophia Riedel
 Bob Rosen
 Charles Silverstein
 Alison Smith
 Sharyn Sobel
 David Stevens
 Robert Taylor
 Lorraine Trachtenberg
 Harry Zucker

Announcing The Navigator Program

CASE MANAGEMENT SERVICES:

Social Security Benefits
Pace Paratransit
Chicago Taxi Access Program (TAP)
State ID
Medicaid
Housing Applications
Education Applications
Healthcare Advocacy
Any Blindness Resource



The purpose of the Friedman Place Navigator Program is to provide a broad range of case management and social services to people who are blind so they may achieve the greatest level of self-determination, independence, and interaction within the community. Navigator staff inform, educate, support, and empower clients who are blind or visually impaired along with their families and friends in many areas. This includes (but is not limited to) obtaining and maintaining: Public programs; social, vocational, educational, and housing services, especially those geared for people who are blind through referral and linkage to local agencies and government departments; healthcare from local clinics and hospitals for services; and understanding how to advocate for legally-required accommodations. To be eligible, the individual must be 18 years or older, legally or totally blind, an Illinois resident, and living in the community (as opposed to a residential or similar program).

To apply, please visit our website: www.friedmanplace.org