

**Open Arms Outreach, Inc.  
Kairos Caribe Projects:**



**Project Narrative of  
Open Arms Children's Home  
in Pantoja, Santo Domingo,  
Dominican Republic**

Open Arms Children's Home  
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## **Background:**

Pantoja is a municipality of approximately 58,000 people located on the western edge of Santo Domingo. American missionaries from churches in NH, USA began working in this vicinity in the year 2000 with Pastor Victor Lora of the AG church and we helped financially to get Dr. Francisco Torres Lebron started on his founding Ebenezer Clinic which has expanded over these last seven years. Since April of 2000 this clinic serves Pantoja and the surrounding regions with high quality medical care twenty four hour a day, seven day a week. In addition we brought medicines valued in the hundreds of thousands of USD donated freely in major and minor clinic outreaches. These medicines were carried by short term missionaries on trips to Pantoja. Hearing of this through Dr. Francisco, the municipality's governing head (the equivalent of our City Manager) Mario Gonzales, offered Open Arms land to build an orphanage in the residential development named Don Miguel on La Isabela St. in Pantoja. A signed agreement was witnessed and the event portrayed on the government website: [www.juntapantoja.gov.do](http://www.juntapantoja.gov.do)

This parcel is 1710 square meters and is situated in institution space within the development on high ground with a stunning view of the Cordilleras Mountains. Within this development, land is for sale at \$3,000 pesos per square meter, bringing the value of this donated land to \$155,000 USD. The property has frontage on three roads under construction with all utilities brought to each property lot. Most of the land in this development has been sold, but only a few construction sites can be seen as yet. The landscape is wound with roads on a hilly pastoral setting. The building site is situated about .3 miles from the main boulevard and away from the noise of traffic. The limitations of electrical power require back-up for both water and electricity. At this writing we are awaiting a "resolution" from Mr. Gonzales' superiors to form an international agreement for the use of this land, ratifying it as a gift to Open Arms Outreach, Inc. We are also beginning to process paperwork to establish OAO as a charitable institution in the DR. As such we benefit from funding sources that are not yet available to us, and maintain a legal presence within the country to assure the longevity and sustainability of the project. This written project will become filed

with the office of the municipality to clarify our intentions and demonstrate our willingness to bring this project to fruition in a timely manner. The project detail is flexible due to the nature of the partnership with the municipality, the local churches, Open Arms staff and volunteers along with missionaries from the USA.

**Project Location:**

Carretera La Isabela, Residencias Don Miguel, Pantoja, Santo Domingo

**Project Mission: (Isaiah 58:6-14)**

To build a children's home to accommodate initially up to 64 children who will reside there full time, with ongoing staff and volunteer support to achieve health and wellness developmentally, socially and spiritually throughout their minority. We will provide a day program for single mothers who live in life threatening poverty including food, hygiene, medical care, education-spiritual and practical, clothing and other holistic help. Another feature will be the placement of orphans with intact families via adoption or foster care as the occasion arises to ensure we always act with the best interest of the child and the community and for the improvement of families as the bedrock of the nation.

**Construction:**

On a parcel that measures 30+ meters of frontage by 50+ meters deep we will construct a "U" shaped building with a large courtyard. At the rear of the property will be playgrounds and garden space for food and aesthetics. The building will initially be mostly one-story with the provision to expand to a second floor. Architectural drawings will be certified by an engineer to meet all safety requirements. The project budget will be **-\$250,000 USD** in this first phase to begin operations. A building project manager (Master Builder) and a project fundraiser will be appointed and work closely with OAO throughout the process. Architectural

drawings will be reviewed by OAO and submitted to the government for approval prior to groundbreaking.

### **Operation:**

All ***Kairos Caribe*** projects are to further community development using a holistic approach that treats the biblical Great Commission and the Great Commandments with equal importance. This approach requires the consensus and partnership of multi-lateral stakeholders working in harmony with transparency of goals and efficiency in day to day operation.

As the DR headquarters for the offices of OAO, the OACH will be fronted by offices and meeting rooms for administrative purposes. All administrative costs will be kept at a minimum to maximize essential services to the children. An adjunct Board of Directors will be established who will report to the OAO Board in the US. This board will make all the necessary decisions for the project, establish hiring procedures, raise funds and oversee financial records. This board will oversee spiritual development , respect and maintain all laws and protocols established by the Dominican government, set policies and ensure the safety rules particular to the Children's Home required by law. The demographics of this board will be representative of the stakeholders:

- Government representative(s)
- Dr. Francisco of Ebenezer Clinic
- Pastor Victor Lora of AG Church
- Ken Peters- Project Director
- 1 Church representative from Partnering Churches
- 1 Community representatives (similar to those we serve)
- 3 US Church representatives

This board will be responsible to oversee the operation of the home and advise further projects as the needs present themselves. As the building project is completed we will begin a community survey, screening and application process. A ratio of adults to children will be established. Live in "parents" will fit the ratio and will be hired through the established process. Selections of

employees will be made by the most excellent endorsements available. A volunteer coordinator will oversee volunteers for recruitment and quality of care. Suitable staff and volunteers will be on-hand 24 hours a day. Children will never be left unsupervised.

Arenas of supervision: (not in priority order)

- Building and Ground maintenance
- Health Care and Hygiene
- Transportation
- Gardening
- Livestock
- Education
- Discipleship/ Spiritual Growth
- Food Prep and Cooking
- Administration/ Office management
- Technology
- Fundraising
- Clothing/furnishings
- Church liaison/ Volunteer Coordinator
- Publications
- Speakers Bureau
- Seminars/ Training
- Parental Guidance/ Mentoring
- Micro- business Coordinator
- Shipping/ Receiving
- Bi-lingual Communications

Staff shall make quarterly reports to the board of directors and the OACH Board will make semi-annual reports to the OAO board in the USA. Ken Peters will be an ex-officio member of each board and will be on staff as a General Overseer of the operation. Michele Peters will be the “Grandmother” coordinating with the women and children various activities of helps and hospitality. We are endeavoring in this way to promote a family atmosphere rather than an organizational model that is business oriented. Relational warmth and friendliness will promote a wholesome, nurturing environment for our children. There will be frequent meetings of

adult staff and volunteers to promote relational and spiritual harmony and efficient management practices. We will maintain an open door policy to all stakeholders, staff, volunteers, and community members as well as our children to gather valuable feedback and learn from each other.

Boys and girls quarters will be clean, orderly and separated. A night watchman will be provided by the municipality as well as a secretary/ receptionist. A large courtyard will be a gathering point in good weather. Chores will be assigned according to age appropriate standards and children will not be required to do more labor than is reasonable. The amount of work will be supervised carefully by multiple adult staff and volunteers. Child employment will be in accordance with Dominican law and limited to assure educational priorities are being met.

#### **Staff/volunteers:**

All staff will be hired after standards and application processes are approved by the Board of Directors. In keeping with our stated mission of ministry all staff and volunteers must sign an agreement to abide by our Statement of Faith and Philosophy of Care. A manual of instruction and protocols will be written. On-going training and supervision will be required to provide consistent and excellent quality of care. The servant-leader model will be utilized as best practice to maximize Christ-centered and Christ honoring relationships. There will be trial periods of volunteer time required before any staff are hired as a probationary step, and volunteer training/apprenticing of 200 hours. References are a must and will be checked thoroughly. Wages will be consistent with Dominican rates of hire, all applicable laws applying.

#### **Partnership/ Funding Sources:**

Open Arms Outreach (International) will assume the primary role and responsibility to coordinate funding for this project and any

future Kairos Caribe projects. Consistent with our philosophy of community development we will identify the stakeholders who must contribute their share to this enterprise. The board will set budgets with pie graph percentages to indicate stakeholder shares as deemed appropriate. The multi-lateral funders will include but not be restricted to:

- Dominican Government
- Churches (Partnerships)
- US Aid, UN help (Food, HIV-Aids)
- Foundation Grants
- US Donations
- Dominican Donations/ Grants
- International Grants other than US

An operations budget will be set for the first year as the first item of business of the newly appointed Board of Directors. These funds will be garnered by stakeholders as the building project takes place. A task force selected by the board will initiate the application process for the children. Community surveys and public notice will take place before the children are interviewed and their histories ascertained. Upon completion, after all local codes are met and the Building Project manager is satisfied, the children will move in.

For this endeavor we commit all praise and honor to Jesus Christ to the glory of the Father!

Submitted by:

\_\_\_\_\_  
Kenneth Peters, Executive Director OAO

Date \_\_\_\_\_

\_\_\_\_\_  
Witness

Date \_\_\_\_\_