

AHIP Public Overview, Replication Framework and Miami-Dade Case Study

A concise national housing decision-support framework with a local operational proof of concept

Version 1.0 | July 2026 | Project Owner: Ms. Arshalouys Awediss

Purpose of this release

This concise public-benefit package explains what AHIP offers, how selected methods can be adapted nationally, and how the work can be shared responsibly. It does not claim government adoption, endorsement, partnership, or national deployment.

1. What AHIP Is

The Affordable Housing Intelligence Platform (AHIP) is an AI-enabled business intelligence and decision-support initiative developed by Ms. Arshalouys Awediss. It is designed to help U.S. housing stakeholders understand affordability, housing need, housing supply, development activity, operational bottlenecks, and future housing needs using reliable data and governed analytical methods.

AHIP combines public housing and demographic data, business analysis, dashboards, forecasting, data-quality controls, and plain-English executive communication. The completed minimum viable product includes national and state analysis and a Miami-Dade County permitting pilot that demonstrates how selected methods can be applied to local operations.

2. Business Problem and National Relevance

Question	AHIP response
Business problem	Housing information is often spread across agencies, formats, time periods, and geographic levels. Decision-makers may lack a consistent way to connect affordability, supply, population growth, permitting, and operational performance.
National relevance	Housing affordability and supply challenges affect communities across the United States. Agencies, developers, lenders, nonprofits, researchers, and policymakers need clearer evidence for planning, prioritization, resource allocation, and operational review.
Who benefits	Public agencies, housing finance organizations, affordable housing developers, engineering firms, nonprofits, lenders, PropTech and title companies, real estate attorneys, researchers, and policymakers.
Decision improvement	AHIP converts fragmented information into governed indicators, geographic comparisons, forecasts, scenarios, data-quality alerts, process measures, and executive summaries that support professional review.

3. Completed AHIP Capabilities

- Housing affordability and housing-need analysis.
- Housing supply and residential development trend analysis.
- Priority-area identification for further review.
- National and state housing-permit forecasts with documented uncertainty.
- Population and housing-stock scenario analysis.
- Data-quality anomaly detection and review controls.
- Governed executive summaries with evidence traceability and human review.
- Power BI dashboards designed for executives and nontechnical users.
- A Miami-Dade County permitting pilot using 2025 housing-use permit indicators.

Important interpretation control

AHIP is a decision-support tool. It does not make legal, policy, engineering, underwriting, appraisal, funding, or permitting decisions, and it does not replace professional judgment or community engagement.

4. National Replication Framework

Replication means using a consistent analytical framework while validating local data, definitions, workflows, policies, and stakeholder needs. It does not mean copying Miami-Dade results or ranking jurisdictions without context.

Step	Action	Minimum control
1	Define the decision	Confirm the business problem, intended users, decisions supported, and what is out of scope.
2	Validate sources	Record the source owner, period, geography, refresh frequency, access method, limitations, and permitted use.
3	Map local data	Standardize field names, permit types, statuses, milestone dates, geography codes, and missing-value rules.
4	Test quality	Check completeness, validity, consistency, uniqueness, timeliness, unusual values, and join integrity.
5	Define KPIs	Approve formulas, units, denominators, periods, geography, and interpretation limits before publishing.
6	Build and review	Develop dashboards or reports, reconcile totals, test filters, and obtain local subject-matter review.
7	Publish and improve	Assign ownership, version releases, document changes, collect feedback, and refresh responsibly.

5. Miami-Dade Permitting Pilot

The Miami-Dade residential permitting pilot is the first local operational proof of concept within AHIP. It shows how public permit records can be organized into measures that help users understand permit volume, elapsed application-to-issuance time, the distribution of cases by age, and records that may require deeper review.

Miami-Dade Residential Permitting Process Improvement

2025 housing-use permit activity and processing-time indicators

Housing-Use Category

All

54,485

Permits Issued

6

Median Days to Issuance

83

P90 Days to Issuance

5,013

Permits Over 90 Days

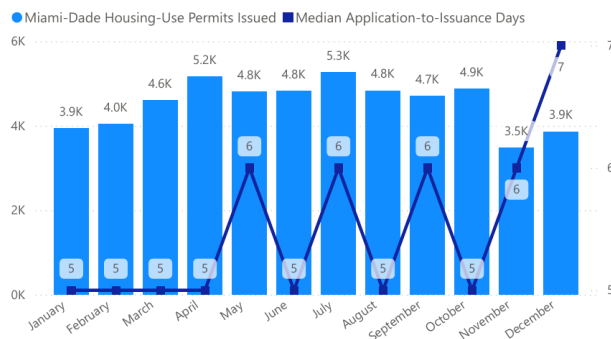
9.2%

Share Over 90 Days

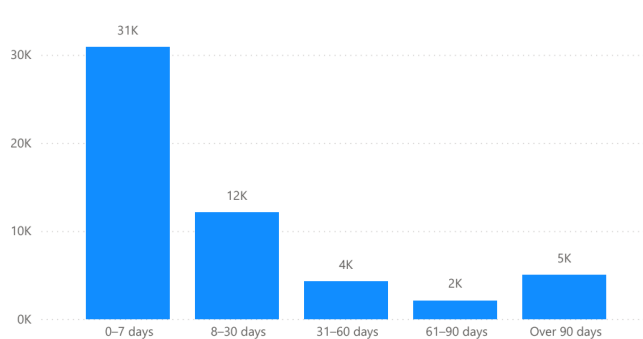
11,856

Commercial-Classified

Monthly Permit Volume and Median Issuance Time



Permits by Application-to-Issuance Time



Notes: Results cover Miami-Dade housing-use permits issued in 2025. Processing time represents total calendar days from application to issuance and should not be interpreted as county review time alone. Permits exceeding 90 days identify records for further operational review, not confirmed bottlenecks. Permit issuance does not indicate construction starts, completions, affordability status, or a causal effect on housing costs.

Figure 1. Miami-Dade Residential Permitting Process Improvement dashboard, AHIP Phase 07 v1.1.

Indicator	Result	Business interpretation
Housing-use permits issued	54,485	Scale of the 2025 issued-permit population included in the pilot.
Median days to issuance	6 days	Half of included permits had an application-to-issuance duration of six calendar days or less.
90th-percentile duration	83 days	Ninety percent were issued within 83 calendar days; the remaining tail took longer.
Permits over 90 days	5,013	Records selected for deeper review, not automatically classified as failures.
Share over 90 days	9.2%	A meaningful minority that can be segmented by category, timing, or other available fields.

How the pilot should be interpreted

Application-to-issuance time is total elapsed calendar time. It may include applicant response time, document corrections, external dependencies, pauses, or other events. It must not be described as county review time unless the data separately supports that conclusion.

6. What the Pilot Can Support

- Prioritize permit groups or records for further operational review.
- Identify questions for process-mapping interviews with permitting staff and external stakeholders.
- Design transparent KPIs and thresholds that are documented rather than assumed.
- Support workload, staffing, service-level, and process-improvement discussions with evidence.
- Provide a repeatable method that another jurisdiction can adapt after local validation.

7. Limitations and Current Status

- The pilot covers housing-use permits issued in 2025 and does not represent every submitted, withdrawn, denied, cancelled, or open application unless included in the source population.
- Permit issuance does not mean construction started or was completed, and it does not establish affordability status.
- Long elapsed times do not by themselves prove a government bottleneck or identify the responsible party.
- The analysis does not establish that permitting changes will reduce housing prices or increase housing supply.
- Cross-jurisdiction comparison requires documented alignment of workflow, definitions, staffing, policy, and data quality.
- No government adoption, partnership, endorsement, or national deployment is claimed. Public availability, release dates, and persistent identifiers should be verified through the official public repository and archive record.

8. Public-Benefit Use

The AHIP public-benefit toolkit is designed so that housing professionals, municipal teams, researchers, nonprofits, and other stakeholders can review and adapt selected methods without purchasing customized services. The public package emphasizes reusable definitions, checklists, templates, examples, and limitations rather than claiming universal conclusions from one county.

Source basis and project evidence: AHIP Project Charter; AHIP Phase 07 Dashboard v1.1 Final; AHIP Phase 08 completion evidence; approved internal QA artifacts; and the [U.S. Census Bureau Building Permits Survey](#).

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