

XML Documentation for WBARS 3.0 Table 1 Import

HUD-style XML documentation approach

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Introduction

XML Schema is used to describe and validate the structure and values of XML data. This document describes the WBARS 3.0 Table 1 XML import tags, data types, required and conditional-required rules, valid values, and reusable schema types. The WBARS 3.0 XSD is the source of truth for tag names, XML structure, data types, constraints, and coded values. Conditional business requirements are retained only where the prior WBARS XML documentation has an equivalent 3.0 field, and the rule remains applicable to that 3.0 field.

General Note - Required and Nillable Elements: The "Required?" column identifies whether an element is required based on the XSD occurrence rules and applicable WBARS business validations. Where an element is defined as nillable="true" in the WBARS 3.0 XSD, the XML may technically permit the element to be present with xsi:nil="true". This does not override applicable WBARS business validations; where a valid value is required by WBARS, the element must contain a valid value even if the XSD permits nil.

Glossary

Term	Meaning
NHTF	National Housing Trust Fund
PSH	Permanent Supportive Housing
LIH	Low Income Housing
SSN	Social Security Number
WSHFC	Washington State Housing Finance Commission

XML Element Documentation

Grouping tags are shown as bold rows. Their datatype is intentionally left blank because users do not enter a direct value for those tags; the child tags beneath them contain the actual values. Child tags are indented to show the XML hierarchy.

Document Root / Header

Element Name	Element Type (format)	Required?	Values / Restriction
WBARSImport		Yes	Root element; contains Header and one or more Table1Household records.
Header		Yes	Occurs exactly once; contains ReportYear.
ReportYear	Integer (ReportingYear)	Yes	Integer range: 1900 to 2100 Business validation: Given year must match the project current report year.

Table 1 Household Record

Element Name	Element Type (format)	Required?	Values / Restriction
Table1Household		Yes	One or more Table1Household elements are required; maxOccurs is unbounded.

Project

Element Name	Element Type (format)	Required?	Values / Restriction
Project		Yes	Occurs exactly once within each Table1Household; contains ProjectName.
ProjectName	String (NameType)	Yes	Maximum length: 1000 characters Business validation: Given name must match the project name in WBARS.

Site

Element Name	Element Type (format)	Required?	Values / Restriction
Site		Yes	Occurs exactly once within each Table1Household; contains SiteName.
SiteName	String (NameType)	Yes	Maximum length: 1000 characters Business validation: Given name must match the site name in WBARS.

Unit

Element Name	Element Type (format)	Required?	Values / Restriction
Unit		Yes	Occurs exactly once within each Table1Household; contains BuildingName, UnitName, and UnitDesignation.
BuildingName	String (NameType)	Yes	Maximum length: 1000 characters Business validation: Given name must match the building name in WBARS.
UnitName	String (NameType)	Yes	Maximum length: 1000 characters Business validation: Given name must match the unit name in WBARS.
UnitDesignation	Positive Integer (UnitDesignationType)	Yes	Restricted = 1 CAU-Manager = 2 CAU-Maintenance = 3 CAU-Security = 4 Market Rate = 5

Household / Head of Household

Element Name	Element Type (format)	Required?	Values / Restriction
Household		No	Optional container within Table1Household.
HeadOfHousehold		No	Optional container within Household.
FirstName	String (NameType)	If ReportYear >= 2023	Maximum length: 1000 characters
MiddleInitial	String (InitialType)	No	Maximum length: 50 characters

Element Name	Element Type (format)	Required?	Values / Restriction
LastName	String (NameType)	If ReportYear >= 2023	Maximum length: 1000 characters

Household Members

Element Name	Element Type (format)	Required?	Values / Restriction
Members		No	Optional container within Household.
Member		If Members is provided	One or more Member elements may be supplied; maxOccurs is unbounded.
FirstName	String (NameType)	No	Maximum length: 1000 characters
MiddleInitial	String (InitialType)	No	Maximum length: 50 characters
LastName	String (NameType)	No	Maximum length: 1000 characters
RelationshipToHead	Positive Integer (RelationShipToHeadOfHouseholdType)	No	Head of Household = 1 Spouse = 2 Adult Co-Resident = 3 Child = 4 Foster Child(ren)/Adult = 5 Live-in Caretaker = 6 Other = 7
DateOfBirth	Date (DateType)	No	Format: YYYY-MM-DD Valid range: 1900-01-01 to 2100-12-31
SSNLast4	String (SSNType)	No	Exactly 4 numeric digits; pattern [0-9]{4}
FullTimeStudent	Positive Integer (YesNoDidNotDiscloseType)	No	Yes = 1 No = 2 Did Not Disclose = 3 Business applicability: To be answered only for projects with WSHFC Tax Credits.
Ethnicity	Positive Integer (EthnicityType)	No	Hispanic or Latino = 1 Not Hispanic or Latino = 2 Did Not Disclose = 3 Missing/Not Collected = 9
Disabled	Positive Integer (YesNoDidNotDiscloseType)	No	Yes = 1 No = 2 Did Not Disclose = 3
RaceSelections	Positive Integer (HHMRaceType)	No	White = 1 Black/African American = 2 American Indian/Alaska Native = 3 Asian = 4 Native Hawaiian/Other Pacific Islander = 5 Other = 6 Multi- Racial = 7 Did Not Disclose = 8 Missing/Not Collected = 9

Household Member Income

Element Name	Element Type (format)	Required?	Values / Restriction
Income		No	Optional container within Member.
EmploymentOrWages	Non-negative Integer (IncomeAmountType)	No	Whole dollar amount, range 0 to 500,000
SocSecPensions	Non-negative Integer (IncomeAmountType)	No	Whole dollar amount, range 0 to 500,000

Element Name	Element Type (format)	Required?	Values / Restriction
PublicAssistance	Non-negative Integer (IncomeAmountType)	No	Whole dollar amount, range 0 to 500,000
OtherIncome	Non-negative Integer (IncomeAmountType)	No	Whole dollar amount, range 0 to 500,000
TotalIncomefromAssets	Non-negative Integer (IncomeAmountType)	No	Whole dollar amount, range 0 to 500,000

Student Status

Element Name	Element Type (format)	Required?	Values / Restriction
StudentStatus		No	Optional container within Table1Household.
HouseholdStudentExceptionType	Positive Integer (HouseholdStudentExceptionType)	If all household members' FullTimeStudent = 1 (Yes)	TANF Assistance = 1 Job Training Program = 2 Single parent/dependent child = 3 Married/joint return = 4 Previous Foster Care assistance = 5

Events / Move-In

Element Name	Element Type (format)	Required?	Values / Restriction
Events		Yes	Occurs exactly once within each Table1Household.
MoveIn		Yes	Occurs exactly once within Events.
MoveInDate	Date (DateType)	Yes	Format: YYYY-MM-DD Valid range: 1900-01-01 to 2100-12-31
HouseholdSizeAtMoveIn	Positive Integer (HouseholdSizeType)	If UnitDesignation = 1 (Restricted)	Household size (number of members), allowed values: 1 to 15
MoveInLIHPercentageSetAsideType	Positive Integer (ProgramPercentType)	If UnitDesignation = 1 (Restricted)	20% = 1 30% = 2 35% = 3 40% = 4 45% = 5 50% = 6 55% = 7 60% = 8 65% = 9 70% = 10 80% = 11

Events / Recertification

Element Name	Element Type (format)	Required?	Values / Restriction
Recertification		No	Optional container within Events.
MostRecentRecertificationDate	Date (DateType)	If UnitDesignation = 1 (Restricted)	Format: YYYY-MM-DD Valid range: 1900-01-01 to 2100-12-31
PreviousRecertificationDate	Date (DateType)	No	Format: YYYY-MM-DD Valid range: 1900-01-01 to 2100-12-31
CurrentHouseholdSize	Positive Integer (HouseholdSizeType)	If UnitDesignation = 1 (Restricted)	Household size (number of members), allowed values: 1 to 15
CurrentLIHPercentageSetAsideType	Positive Integer (ProgramPercentType)	If UnitDesignation = 1 (Restricted)	20% = 1 30% = 2 35% = 3 40% = 4 45% = 5 50% = 6 55% = 7 60% = 8 65% = 9 70% = 10 80% = 11

Events / Move-Out

Element Name	Element Type (format)	Required?	Values / Restriction
MoveOut		No	Optional container within Events.
MoveOutDate	Date (DateType)	No	Format: YYYY-MM-DD Valid range: 1900-01-01 to 2100-12-31
MoveOutReason	Positive Integer (MoveOutReasonType)	If MoveOutDate is provided and ReportYear >= 2024	Abandoned unit = 1 Being evicted = 2 Buying a home = 3 Can't afford rent = 4 Did not want to recertify = 5 Found a more desirable unit = 6 Moving for job/family/school = 7 Mutual termination = 8 Not collected = 9 Passed away = 10 Resident didn't provide reason = 11
EvictionReason	Positive Integer (EvictionReasonType)	If MoveOutReason = 2 (Being evicted)	Criminal Activity = 1 Lease Violation (Due to untreated mental illness) = 2 Nonpayment of rent = 3 Violation of the lease (Other than rent) = 4 Violation of the tax credit program rules = 5
NewHousingSituation	Positive Integer (NewHousingType)	If MoveOutReason = 1, 3, 4, 5, 6, 7, 8, 9, 10, or 11	Abandoned unit = 1 Another rental unit = 2 Buying a home = 3 Going to a shelter = 4 Going to residence with higher level of care/services = 5 Moving in with family/friends = 6 Passed away = 7 Resident didn't provide = 8

Events / Unit Transfer

Element Name	Element Type (format)	Required?	Values / Restriction
UnitTransferredTo		No	Optional container within Events. Tag spelling retained exactly as defined in the 3.0 XSD.
ProjectName	String (NameType)	No	Maximum length: 1000 characters
SiteName	String (NameType)	No	Maximum length: 1000 characters
BuildingName	String (NameType)	No	Maximum length: 1000 characters
UnitName	String (NameType)	No	Maximum length: 1000 characters
MoveInDate	Date (DateType)	No	Format: YYYY-MM-DD Valid range: 1900-01-01 to 2100-12-31
TransferComment	String (CommentType)	No	Free text; maximum length: 8000 characters

Program Information

Element Name	Element Type (format)	Required?	Values / Restriction
Programs		No	Optional container within Table1Household.
ProgramType	Positive Integer (UnitProgramType)	No	HOME = 1 NHTF = 2 PSH = 3 HOME and PSH = 4 NHTF and PSH = 5

Element Name	Element Type (format)	Required?	Values / Restriction
WasHouseholdLivingInUnitBefore	Positive Integer (YesNoType)	If ProgramType = 1, 2, 4, or 5 (HOME and/or NHTF)	Yes = 1 No = 2
HOMEUnitOccupied	Positive Integer (HOMEUnitOccupancyType)	If ProgramType = 1 or 4 (HOME)	Renter = 1 Owner = 2 Vacant = 9
NHTFUnitOccupied	Positive Integer (NHTFUnitOccupancyType)	If ProgramType = 2 or 5 (NHTF)	Renter = 1 Owner = 2 Vacant = 9
HeadofHouseholdRace	Positive Integer (HeadofHouseholdRaceType)	If ProgramType = 1, 2, 4, or 5 (HOME and/or NHTF)	White = 1 Black or African American (AA) = 2 Asian = 3 American Indian or Alaska Native = 4 Native Hawaiian or Other Pacific Islander = 5 American Indian or Alaska Native, and White = 6 Black or African American (AA), and White = 7 American Indian or Alaska Native, and Black (AA) = 8 Other Multi-Racial = 10 Not Disclosed = 11
HeadofHouseholdEthnicity	Positive Integer (YesNoType)	If ProgramType = 1, 2, 4, or 5 (HOME and/or NHTF)	Yes = 1 No = 2
HOMECategory	Positive Integer (HOMECategoryType)	If ProgramType = 1 or 4 (HOME)	HOME Program - State = 1 HOME Program - County = 2 HOME Program - City = 3
HouseholdType	Positive Integer (HOMEHouseholdType)	If ProgramType = 1, 2, 4, or 5 (HOME and/or NHTF)	Single - Non Elderly = 1 Elderly = 2 Related Single Parent = 3 Related Parent = 4 Other = 5 Vacant Unit = 9

Rent Information

Element Name	Element Type (format)	Required?	Values / Restriction
Rent		No	Optional container within Table1Household.
WSHFCSpecialNeedCommitment	Positive Integer (SpecialNeedType)	No	Disabled = 1 Large Household = 2 Farmworker = 3 Farmworker-Large Household = 4 Farmworker-Disabled = 5 Farmworker-Homeless = 6 Transitional = 7 Transitional-Disabled = 8 Transitional-Large Household = 9 Homeless = 10 Homeless-Disabled = 11 Homeless-Large Household = 12
ResidentPaymentAmount	Non-negative Integer (IncomeAmountType)	If UnitDesignation = 1 (Restricted)	Whole dollar amount, range 0 to 500,000

Element Name	Element Type (format)	Required?	Values / Restriction
UtilityAllowanceSource	Positive Integer (UtilitySourceType)	If UnitDesignation = 1 (Restricted)	Energy Consumption Model = 1 Energy Consumption Model (2) = 2 Energy Consumption Model (3) = 3 HUD Regulated Properties = 4 HUD Utility Schedule Model = 5 Local Utility Company Estimate = 6 Local Utility Company Estimate (2) = 7 Local Utility Company Estimate (3) = 8 Owner Estimate, Actual Usage (2) = 9 Owner Estimate, Actual Usage (3) = 10 Owner Estimate, Actual Usage Data = 11 Owner Estimate, Similar Buildings = 12 Owner Estimate, Similar Buildings (2) = 13 Owner Estimate, Similar Buildings (3) = 14 Owner Pays all Utilities = 15 Public Housing Authority (S8) (2) = 16 Public Housing Authority (S8) (3) = 17 Public Housing Authority (Section 8) = 18 Rural Housing Service (RD) = 19 WSHFC Bond Only = 20
RentalAssistanceSource	Positive Integer (SubsidyType)	No	VA-Per Diem - Veterans Administration-Per Diem = 1 VA-VASH - Veterans Administration VA-VASH = 2 USDA-RRA - USDA Rural Rental Assistance = 3 THOR - Transitional Housing Operating Rental Assistance = 4 SPC - Shelter Plus Care = 5 SCEHP - SCEHP-Snohomish County Ending Homelessness Prgm = 6 Other - Other = 7 MSPC - McKinney-Shelter Plus Care = 8 Sec 8-Voucher - HUD Section 8 - Tenant Based = 9 PBRA - HUD Section 8 - Project Based = 10 ModRhb - HUD Section 8 - Mod Rehab = 11 Sec 8 - HUD Section 8 - Agency Based = 12 HOME-TBRA - HOME-TBRA = 13 KCHHSF - King County Homeless Housing Services Fund = 14 PRAC - Project Rental Assistance Contract = 15
SubsidyAmount	Non-negative Integer (IncomeAmountType)	If RentalAssistanceSource is provided	Whole dollar amount. Minimum value = 0; maximum value = 500,000.

Comment

Element Name	Element Type (format)	Required?	Values / Restriction
Comment	String (CommentType)	No	Free text; maximum length: 8000 characters

WBARSImport Attribute

Element Name	Element Type (format)	Required?	Values / Restriction
@SchemaVersion	String (SchemaVersionType)	No	Format: MM-DD-YY (e.g., 11-03-23)

Description of Element Type (Format)

The following reusable types are defined in the WBARS 3.0 XSD. These definitions control the format, range, pattern, or coded values accepted by the associated XML tags.

Format Type (Name)	Base Type	Character Restriction / Valid Values
ReportingYear	integer	Minimum: 1900; Maximum: 2100
NameType	string	Maximum length: 1000
DateType	date	Format: YYYY-MM-DD; Valid range: 1900-01-01 to 2100-12-31; Minimum: 1900-01-01; Maximum: 2100-12-31
UnitDesignationType	positiveInteger	Restricted = 1; CAU-Manager = 2; CAU-Maintenance = 3; CAU-Security = 4; Market Rate = 5
InitialType	string	Maximum length: 50
RelationShipToHeadOfHouseholdType	positiveInteger	Head of Household = 1; Spouse = 2; Adult Co-Resident = 3; Child = 4; Foster Child(ren)/Adult = 5; Live-in Caretaker = 6; Other = 7
SSNType	string	Minimum length: 4; Maximum length: 4; Pattern: [0-9]{4}
YesNoDidNotDiscloseType	positiveInteger	Yes = 1; No = 2; Did Not Disclose = 3
EthnicityType	positiveInteger	Hispanic or Latino = 1; Not Hispanic or Latino = 2; Did Not Disclose = 3; Missing/Not Collected = 9
HHMRaceType	positiveInteger	White = 1; Black/African American = 2; American Indian/Alaska Native = 3; Asian = 4; Native Hawaiian/Other Pacific Islander = 5; Other = 6; Multi-Racial = 7; Did Not Disclose = 8; Missing/Not Collected = 9
IncomeAmountType	nonNegativeInteger	Whole dollar amount, range 0 to 500,000; Maximum: 500000
HouseholdSizeType	positiveInteger	Household size (number of members), allowed values: 1 to 15; Minimum: 1; Maximum: 15
ProgramPercentType	positiveInteger	20% = 1; 30% = 2; 35% = 3; 40% = 4; 45% = 5; 50% = 6; 55% = 7; 60% = 8; 65% = 9; 70% = 10; 80% = 11
MoveOutReasonType	positiveInteger	Abandoned unit = 1; Being evicted = 2; Buying a home = 3; Can't afford rent = 4; Did not want to recertify = 5; Found a more desirable unit = 6; Moving for job/family/school = 7; Mutual termination = 8; Not collected = 9; Passed away = 10; Resident didn't provide reason = 11
EvictionReasonType	positiveInteger	Criminal Activity = 1; Lease Violation (Due to untreated mental illness) = 2; Nonpayment of rent = 3; Violation of the lease (Other than rent) = 4; Violation of the tax credit program rules = 5
NewHousingType	positiveInteger	Abandoned unit = 1; Another rental unit = 2; Buying a home = 3; Going to a shelter = 4; Going to residence with higher level of care/services = 5; Moving in with family/friends = 6; Passed away = 7; Resident didn't provide = 8
UnitProgramType	positiveInteger	HOME = 1; NHTF = 2; PSH = 3; HOME and PSH = 4; NHTF and PSH = 5
YesNoType	positiveInteger	Yes = 1; No = 2

Format Type (Name)	Base Type	Character Restriction / Valid Values
HOMEUnitOccupancyType	positiveInteger	Renter = 1; Owner = 2; Vacant = 9
NHTFUnitOccupancyType	positiveInteger	Renter = 1; Owner = 2; Vacant = 9
HeadofHouseholdRaceType	positiveInteger	White = 1; Black or African American (AA) = 2; Asian = 3; American Indian or Alaska Native = 4; Native Hawaiian or Other Pacific Islander = 5; American Indian or Alaska Native, and White = 6; Black or African American (AA), and White = 7; American Indian or Alaska Native, and Black (AA) = 8; Other Multi-Racial = 10; Not Disclosed = 11
HOMECategoryType	positiveInteger	HOME Program - State = 1; HOME Program - County = 2; HOME Program - City = 3
HOMEHouseholdType	positiveInteger	Single - Non Elderly = 1; Elderly = 2; Related Single Parent = 3; Related Parent = 4; Other = 5; Vacant Unit = 9
SpecialNeedType	positiveInteger	Disabled = 1; Large Household = 2; Farmworker = 3; Farmworker-Large Household = 4; Farmworker-Disabled = 5; Farmworker-Homeless = 6; Transitional = 7; Transitional-Disabled = 8; Transitional-Large Household = 9; Homeless = 10; Homeless-Disabled = 11; Homeless-Large Household = 12
UtilitySourceType	positiveInteger	Energy Consumption Model = 1; Energy Consumption Model (2) = 2; Energy Consumption Model (3) = 3; HUD Regulated Properties = 4; HUD Utility Schedule Model = 5; Local Utility Company Estimate = 6; Local Utility Company Estimate (2) = 7; Local Utility Company Estimate (3) = 8; Owner Estimate, Actual Usage (2) = 9; Owner Estimate, Actual Usage (3) = 10; Owner Estimate, Actual Usage Data = 11; Owner Estimate, Similar Buildings = 12; Owner Estimate, Similar Buildings (2) = 13; Owner Estimate, Similar Buildings (3) = 14; Owner Pays all Utilities = 15; Public Housing Authority (S8) (2) = 16; Public Housing Authority (S8) (3) = 17; Public Housing Authority (Section 8) = 18; Rural Housing Service (RD) = 19; WSHFC Bond Only = 20
SubsidyType	positiveInteger	VA-Per Diem - Veterans Administration-Per Diem = 1; VA-VASH - Veterans Administration VA-VASH = 2; USDA-RRA - USDA Rural Rental Assistance = 3; THOR - Transitional Housing Operating Rental Assistance = 4; SPC - Shelter Plus Care = 5; SCEHP - SCEHP-Snohomish County Ending Homelessness Prgm = 6; Other - Other = 7; MSPC - McKinney-Shelter Plus Care = 8; Sec 8-Voucher - HUD Section 8 - Tenant Based = 9; PBRA - HUD Section 8 - Project Based = 10; ModRhB - HUD Section 8 - Mod Rehab = 11; Sec 8 - HUD Section 8 - Agency Based = 12; HOME-TBRA - HOME-TBRA = 13; KCHHSF - King County Homeless Housing Services Fund = 14; PRAC - Project Rental Assistance Contract = 15
HouseholdStudentExceptionType	positiveInteger	TANF Assistance = 1; Job Training Program = 2; Single parent/dependent child = 3; Married/joint return = 4; Previous Foster Care assistance = 5
CommentType	string	Free text field, maximum length: 8000 characters; Maximum length: 8000
SchemaVersionType	string	Format: MM-DD-YY (e.g., 11-03-23); Pattern: (0[1-9] 1[0-2])-(0[1-9] 1[12])[0-9] 3[01]-[0-9]{2}

XML Structure Notes

- WBARSImport is the root element.
- Header occurs exactly once and contains ReportYear.
- Table1Household is required and may repeat without a fixed maximum.
- Members may contain one or more Member elements when the Members grouping tag is supplied.
- SchemaVersion is an optional attribute of WBARSImport.