

XML Documentation for WBARS 3.0 Table 1 Import

WBARS 3.0 schema-dictionary

Last Revision Date: 09-14-2026

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 Schema

This version retains the familiar WBARS schema-dictionary layout. Grouping tags are included so the document covers the complete 3.0 XML structure; for those rows the Element Type is left blank and the Values column explains the grouping purpose.

Element Name	Element Type (format)	Required?	Values
Document Root / Header	Document Root / Header	Document Root / Header	Document Root / Header
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.

Element Name	Element Type (format)	Required?	Values
Table 1 Household Record	Table 1 Household Record	Table 1 Household Record	Table 1 Household Record
Table1Household		Yes	One or more Table1Household elements are required; maxOccurs is unbounded.
Project	Project	Project	Project
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	Site	Site	Site
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	Unit	Unit	Unit
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	Household / Head of Household	Household / Head of Household	Household / Head of Household
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
LastName	String (NameType)	If ReportYear >= 2023	Maximum length: 1000 characters
Household Members	Household Members	Household Members	Household Members
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

Element Name	Element Type (format)	Required?	Values
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	Household Member Income	Household Member Income	Household Member Income
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
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	Student Status	Student Status	Student Status
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	Events / Move-In	Events / Move-In	Events / Move-In
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

Element Name	Element Type (format)	Required?	Values
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	Events / Recertification	Events / Recertification	Events / Recertification
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	Events / Move-Out	Events / Move-Out	Events / Move-Out
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	Events / Unit Transfer	Events / Unit Transfer	Events / Unit Transfer
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

Element Name	Element Type (format)	Required?	Values
Program Information	Program Information	Program Information	Program Information
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
WasHouseholdLivingInUnit Before	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	Rent Information	Rent Information	Rent Information
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
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

Element Name	Element Type (format)	Required?	Values
			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	Comment	Comment	Comment
Comment	String (CommentType)	No	Free text; maximum length: 8000 characters
WBARSImport Attribute	WBARSImport Attribute	WBARSImport Attribute	WBARSImport Attribute
@SchemaVersion	String (SchemaVersionType)	No	Format: MM-DD-YY (e.g., 11-03-23)