State Housing Finance Agency
Low Income Housing Tax Credit
Data Transfer Standard

Data Dictionary

June 22, 2006

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1.   CHANGE RECORD

Each change to this document once it is initially approved will be recorded in this Change Control record. All changes made to this document will be reflected here.

Approval Date	Author	Version	Change Reference
	Tim Clark TCG Technologies	1.0	First draft of the XML Data Dictionary.

2. INTRODUCTION

The state housing finance agencies, property owners and managers, software providers, and related industry trade associations have developed an XML data transfer standard for compliance reporting for properties participating in the Low Income Housing Tax Credit program. The standard is comprised of three XSD files that with in conjunction with one another.

DefaultTypes.xsd

The file DefaultTypes.xsd now contains all of the data type definitions as well as the definitions for the enumerations. This file can be cloned to produce an agency specific version.

An agency could for example, decide to remove many of the coded elements that are not used in their area. Perhaps add codes for specific needs such as emergency relief.

DefaultEvents.xsd

The file DefaultEvents.xsd now contains the 8 different event structures that correspond to the 8 events (Move In, Move Out, Transfer In, Transfer Out, Recertification, Interim, Initial, Gross Rent). Each event is tailored so that only the data required for the event is included.

In addition to defining the event types, this file also defines the MemberType and AuxDataType. The MemberType is a node structure that defines all of the data pertaining to an individual in the household to include any income sources and assets. The AuxDataType is a flexible and dynamic place for non-compliance related data to be transmitted in the file without breaking the schema validation.

IndustryStandard.xsd

The IndustryStandard.xsd file is the base transmission file. There is a base node of the Project. The project node contains attributes which identify the vendor who created the submission file, the project ID, the creation date of the file as well as a date range of the events contained within the file. Also within the project is a collection of Buildings. Each Building contains a collection of Units. Each Unit contains a collection of Events. Each type of event and the data it contains is defined in the DefaultEvents.xsd.

As this standard used by a large number of organizations, it required some built in flexibility to allow for individual organizations to collect data unique to a situation or region. To allow for a level of customization by individual agencies, the primary constructs have been added to the separate sub files: DefaultTypes.xsd and DefaultEvents.xsd. If needed a separate version of the files can be maintained for each agency.

These are still part of the master specification and changes can still be tracked by the standards body. If it is decided that a particular request should not be included in the master specification a copy of the include files is made and modified to meet the particular need. This new draft will be reviewed, approved and published. Once published each agency has only to utilize the files that relate directly to their own custom, or default values.

3. DEFAULTTYPES.XSD

Type Name: ProjectID
Description: This field contains the ID of the project contained in the transmission file.
Data Type: String(50), min length 2

Type Name: VendorName
Description: This field contains the Name of the software vendor who created the transmission file.
Data Type: String(50), min length 1

Type Name: BIN
Description: This field contains the Building Identification Number as assigned by the state housing finance agency.
Data Type: String(20), min length 1

Type Name: UnitNumber
Description: This holds the unit number description for the unit. This is the friendly unit number that appears on the TIC. This should match the unit number that the State Housing Finance Agency has on file.
Data Type: String(20), min length 1

Type Name: EventType
Description: A list of the valid event types. This field is required for each event.
Data Type: Enumeration of String
  "MI" - Move In
  "MO" - Move Out
  "TI" - Transfer In
  "TO" - Transfer Out
  "R" - Recertification
  "IR" - Interim
  "IC" - Initial
  "GR" - Gross Rent

Type Name: Name
Description: Used to hold the FirstName or LastName of the a household member
Data Type: String(50), min length 1

Type Name: Initial
Description: Used to hold the middle initial of the a household member
Data Type: String(1), min length 0

Type Name: SSN
Description: Used to hold the social security number for a household member. Cannot be blank. If the SSN is unknown, send either 000000000 or 999999999. NOTE, no dashes are accepted, numbers only.
Data Type: String(9) of all decimals between 0 and 9

Type Name: Gender
Description: A list of the valid gender choices.
Data Type: Enumeration of String
  "M" - Male
  "F" - Female

Type Name: Ethnicity
Description: A list of the valid ethnicity choices.
Data Type: Enumeration of String
  "H" - Hispanic or Latino
  "N" - Not Hispanic or Latino
  "NA" - Not Applicable

Type Name: MaritalStatus
Description: A list of the valid marital status choices.
Data Type: Enumeration of String
  "M" - Married
  "S" - Single
  "D" - Divorced
  "SE" - Separated
  "UN" - Unmarried
  "UC" - Unmarried Couple
  "W" – Widowed

Type Name: UnitType
Description: A list of the valid unit type choices. This is identifying how the unit is being utilized in conjunction to the event that is being transmitted.
Data Type: Enumeration of String
  "LI" - Low Income
  "MKT" - Market Rate
  "EMP" - Employee Unit

Type Name: SubsidyType
Description: A list of the valid subsidy type choices. This is identifying what type of subsidy is being received by the household in this event. If no subsidy received, then use NA.
Data Type: Enumeration of String
  "NA" - Not applicable
  "S8V" - Section-8 voucher
  "S8P" - Section-8 project based
  "RHS" - Rural Housing Service
  "O"   - Other assistance

Type Name: StudentCode
Description: A list of the valid student code choices. When a household is comprised of all full-time students, one of these exception codes need be present in order for the household to qualify for the Tax Credit program.
Data Type: Enumeration of String
  "NA" - Not a household comprised entirely of full-time students or no qualifying exception present.

"TANF" - Student household receiving Temporary Assistance for Needy Families
"JTPA" - Student household enrolled in a Job Training Partnership Act program
"MFJT" - Student household in which the members are married and file a joint
     tax return
"SPWM" - Student household comprised of a single parent with minor children
     none of which are claimed on another persons tax return

Type Name: Relationship
Description: A list of the valid relationship choices.
Data Type: Enumeration of String
     "C" - Child/Stepchild
     "D" - Dependent
     "F" - Foster Child
     "GC" - Grandchild
     "GP" - Grandparent/Grandparent-In-Law
     "H" - Head of Household
     "K" - Co-Head
     "L" - Live-In
     "O" - Other
     "OF" - Other Family Related
     "P" - Parent/Parent-In-Law
     "R" - Roommate
     "S" - Spouse
     "SB" - Sibling/Sibling-In-Law
     "SO" - Significant Other
     "U" - Unborn Child

Type Name: AlienRegNbr
Description: Used to hold the alien registration number for a household member. Cannot be blank. If
     the alien registration number is unknown or unused, send either 000000000 or
     999999999. NOTE, no dashes are accepted, numbers only.
Data Type: String(9) of all decimals between 0 and 9

Type Name: SpecialStatus
Description: A list of the valid special status choices.
Data Type: Enumeration of String
     "AL" - Assisted Living
     "BI" - Brain Injury
     "BW" - Battered Women
     "D" - Disabled
     "DD" - Developmental Disabled
     "DI" - Displaced Individual(s)
     "DR" - Drug Dependency
     "DV" - Victims of Domestic Violence
     "E" - Elderly
     "E55" - Elderly 55 and Over
     "E62" - Elderly 62 and Over
     "EA" - Elderly Amenities
     "ES" - Elderly Set Aside

"F" - Family
"H" - Handicapped
"HIV" - Aids/HIV Related Illness
"HL" - Homeless
"HO" - Hollman
"J" - Joint Custody
"MI" - Mental Illness
"O" - Other
"S" - Fulltime Student
"SR" - Single Room Occupancy
"TP" - Teen Pregnancy/Parenting
"U" - Undesignated

Type Name: AssetType
Description: A list of the valid asset type choices. This identifies what is the type of the asset.
Data Type: Enumeration of String
  "CSH" - Cash/Demand Deposit Accounts
  "CD" - CDs/Time Deposits
  "MKT" - Marketable Securities
  "IRA" - IRA/Keogh Account
  "RET" - Retirement/Pension Fund
  "REL" - Real Estate, Equity
  "GEM" - Gems/Jewelry
  "COL" - Coins/Stamp Collections
  "ART" - Art/Antiques
  "ATO" - Automobiles - Antique
  "LMP" - Lump Sum Receipts (Not Income)
  "TRS" - Trust/Available Principal
  "OTH" - Other

Type Name: AssetStatus
Description: A list of the valid asset status choices. This identifies how the income of the asset was determined.
Data Type: Enumeration of String
  "C" - Current
  "I" - Imputed
  "A" – Average

Type Name: AssetVerificationSource
Description: A list of the valid verification source choices. This identifies how the value and income of the asset was determined.
Data Type: Enumeration of String
  "AA" - Accountant's Affidavit
  "BA" - Bank's Affidavit
  "ES" - Account/Earnings Statement
  "MS" - Published Market Standards
  "NV" - Not Verified
  "O" - Other
  "OA" - Owners Affidavit

"QA" - Qualified Appraisal
"TXA" - Bank/Tax Assessment

Type Name: IncomeType
Description: A list of the valid income type choices. This identifies what is the type of the income being reported.
Data Type: Enumeration of String
"A" - AFDC
"B" - Business (including distributed profits and net income from business)
"CS" - Child Support
"F" - Federal Wage
"G" - General Assistance
"I" - Indian Trust
"IDT" - Interest/Dividends/Trusts
"M" - Military Pay
"N" - Other Non Wage Source (including alimony, unemployment benefits)
"OT" - Overtime
"PE" - Pensions (including veterans pensions, military retirement, and income from all other pensions and annuities)
"SI" - Supplemental Security Income (both personnel benefit and state supplements administered by SSA) (SSI)
"SS" - Social Security (both personal and dual entitlements)
"SSA" - Student Subsistence Allowance
"T" - TANF (Temporary Assistance for Needy Families)
"U" - Unemployment
"W" - Non-Federal Wage (including salaries, tips commission bonuses, and other income from employment)

Type Name: IncomeVerificationSource
Description: A list of the valid income verification source choices. This identifies how the income projection was determined.
Data Type: Enumeration of String
"AS" - Attorney's Statement
"BC" - Copy of Benefits/Payment Check
"BV" - Bank/Trustee Verification
"CPA" - Accountant/CPA Statement
"CS" Check Stubs/Earning Statement
"EV" - Employer Verification
"NV" - Not Verified
"O" - Other
"PA" - Payer/Benefactor Affidavit
"PV" - Benefits Provider Verification
"SS" - Separation/Divorce Settlement
"TXB" - Tax Returns - Business
"TXI" - Tax Returns - Individuals

Type Name: HouseholdType
Description: A list of the valid household type choices. The household type identifies how the household should be categorized.

Data Type: Enumeration of String
> "EL" - Elderly
> "FA" - Family
> "HO" - Homeless
> "RC" - RCAC
> "DS" - Displaced
> "SN" - Special Needs

Type Name: EmploymentType
Description: A list of the valid employment type choices. For households which have employment income, this will identify the type of employment that is present.
Data Type: Enumeration of String
"A" - Agriculture
"B" - Business/Office
"FTS" - FT Student, No Special Conditions
"GS" - Government/Public Service
"HM" - Homemaker
"IM" - Industrial/Manufacturing
"NE" - Not Employed
"NS" - Not Skilled/Unskilled
"R" - Retired
"SE" - Self Employed
"SS" - Skilled/Specialized
"TP" - Technical/Professional

Type Name: OwnerDesignation
Description: This type is used for reporting the Income Set-Aside and Rental Set-Aside percentages.
Data Type: Decimal, 2 fractional digits, min value of 0.00, max value of 150.00

Type Name: RaceType
Description: A list of the valid race type choices.
Data Type: Enumeration of String
"A" - Asian
"AI" - American Indian/Alaskan Native
"B" - Black/African American
"NA" - Not Available
"NH" - Native Hawaiian/Other Pacific Islander
"O" - Other
"W" - White

Type Name: BinaryDigit
Description: This is used to create a Boolean type
Data Type: Integer, non-negative, max value of 1 inclusive
> 0 = False
> 1 = True

Type Name: STDDate
Description: Date field which is strongly typed to ensure only valid dates are submitted.
Data Type: String, containing only valid dates in the format MM/DD/YYYY.

Type Name: STDMoney
Description: A type for sending money as a decimal
Data Type: Decimal, no fractional digits, minimum value of 0 inclusive

4. DEFAULTEVENTS.XSD

The DefauleEvents.xsd file defines the each of the event types that are allowed to be transmitted via the standard. Many of the data elements for each of these events are defined in the DefaultTypes.xsd.

- Include DefaultTypes.xsd

Name: MoveIn
Description: This complex type is used to report all data associated with a MoveIn event.
Data Type: Complex Type

Name: MoveOut
Description: This complex type is used to report all data associated with a MoveOut event.
Data Type: Complex Type

Name: TransferOut
Description: This complex type is used to report all data associated with a TransferOut event. Unit transfers are comprised of two events a TransferOut from the old unit and a TransferIn for the new unit.
Data Type: Complex Type

Name: TransferIn
Description: This complex type is used to report all data associated with a TransferIn event. Unit transfers are comprised of two events a TransferOut from the old unit and a TransferIn for the new unit.
Data Type: Complex Type

Name: Recertification
Description: This complex type is used to report all data associated with an Annual Recertification event.
Data Type: Complex Type

Name: InterimCert
Description: This complex type is used to report all data associated with an InterimCert event. Although not required by 4350 for Tax Credit properties, under some circumstances they may be required by state agencies.
Data Type: Complex Type

Name: InitialCert
Description: This complex type is used to report all data associated with an InitialCert event. Use this event type for a household which currently resides on the property as a market rate household who is now becoming a tax credit household.
Data Type: Complex Type

Name: GrossRent
Description: This complex type is used to report all data associated with a GrossRent event.
Data Type: Complex Type

Name: IsCorrection
Category: MoveIn, MoveOut, TransferOut, TransferIn, Recertification, InterimCert, InitialCert,
                  GrossRent
Description: Use this flag to identify if this Move In event is a correction for a previously reported
                  MoveIn event
xml Type: element
Data Type: BinaryDigit
Required: yes

Name: MoveInDate
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: The date the household moved into the unit for this event.
xml Type: element
Data Type: STDDate
Required: yes

Name: UnitType
Category: MoveIn, MoveOut, TransferOut, TransferIn, Recertification, InterimCert, InitialCert
Description: Identifies how this unit is being utilized
xml Type: element
Data Type: UnitType
Required: yes

Name: NumOccupants
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: How many people are living in the unit – excludes foster and live in attendants
xml Type: element
Data Type: Positive Integer
Required: yes

Name: IncomeDesignation
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: Income Set-Aside percentage for the household. Use 0 for market rate household
xml Type: element
Data Type: OwnerDesignation
Required: yes

Name: AnnualIncome
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: The projected annual income for the household for the duration of the compliance period
                  including income from assets.
xml Type: element
Data Type: STDMoney
Required: yes

Name: MaxEligibleIncome

Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: LIHTC Maximum Income limit for the household size and IncomeDesignation
   percentage
xml Type: element
Data Type: STDMoney
Required: yes

Name: RentDesignation
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: Rental Set-Aside percentage for the household. Use 0 for market rate household
xml Type: element
Data Type: OwnerDesignation
Required: yes

Name: TenantRent
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert, GrossRent
Description: The portion of the rent paid by the tenant.
xml Type: element
Data Type: STDMoney
Required: yes

Name: UtilityAllowance
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert, GrossRent
Description: The amount of utilities, for a particular unit, set by a utility allowance schedule which is
   published either by HUD, Rural Development or the Public Housing Authority, or a letter
   from the utility company which states the rates
xml Type: element
Data Type: STDMoney
Required: yes

Name: SubsidyAmount
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert, GrossRent
Description: The portion of the rent paid by a third party such as a housing authority.
xml Type: element
Data Type: STDMoney
Required: yes

Name: SubsidyType
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert, GrossRent
Description: The program under which a subsidy portion of rent is being paid.
xml Type: element
Data Type: SubsidyType
Required: yes

Name: NonOptionalCharges
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert, GrossRent
Description: The amount of non-optional charges, such as mandatory garage rent, storage lockers,
   charges for services provided by the development, etc.
xml Type: element

Data Type: STDMoney
Required: yes

Name: MaxLIHTCRent
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert, GrossRent
Description: The LIHTC maximum allowable gross rent for the unit based on the number of bedrooms and IncomeDesignation percentage.
xml Type: element
Data Type: STDMoney
Required: yes

Name: HouseholdType
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: Household designation
xml Type: element
Data Type: HouseholdType
Required: yes

Name: AllStudentHousehold
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: If all household members are full-time students, set as True. If at least one household member is not a full time student, set as False.
xml Type: element
Data Type: BinaryDigit
Required: yes

Name: StudentUseCode
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: If all household members are full-time students, identify the qualifying exception. Enter NA for a household which is not comprised of all full-time students.
xml Type: element
Data Type: StudentCode
Required: yes

Name: EmploymentType
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: The type of employment worked by the household.
xml Type: element
Data Type: EmploymentType
Required: yes

Name: HeadOfHousehold
Category: MoveIn, MoveOut, TransferOut, TransferIn, Recertification, InterimCert, InitialCert, GrossRent
Description: The member node for the head of household
xml Type: element
Data Type: MemberType
Required: yes

Name: Members
Category: MoveIn, TransferIn, Recertification, InterimCert, InitialCert
Description: A collection of MemberTypes
xml Type: ComplexType
Required: yes

Name: Member
Category: MoveIn:Members, TransferIn:Members, Recertification:Members, InterimCert:Members, InitialCert:Members
Description: The member nodes for all household members except the head of household.
xml Type: MemberType
Required: no

Name: AuxiliaryData
Category: MoveIn, MoveOut, TransferOut, TransferIn, Recertification, InterimCert, InitialCert, GrossRent, MemberType
Description: A collection of AuxDataType
xml Type: ComplexType
Required: yes

Name: AuxilData
Category: MoveIn:AuxiliaryData, MoveOut:AuxiliaryData, TransferOut:AuxiliaryData, TransferIn:AuxiliaryData, Recertification:AuxiliaryData, InterimCert:AuxiliaryData, InitialCert:AuxiliaryData, GrossRent:AuxiliaryData, MemberType:AuxiliaryData
Description: Auxiliary data item nodes
xml Type: AuxDataType
Required: no

Name: TransferBIN
Category: TransferOut, TransferIn
Description: TransferOut: The BIN to which the household on this transfer-out event has transferred. TransferIn: The BIN from which the household on this transfer-in event has transferred.
xml Type: element
Data Type: BIN
Required: yes

Name: TransferUnit
Category: TransferOut, TransferIn
Description: TransferOut: The Unit to which the household on this transfer-out event has transferred. TransferIn: The Unit from which the household on this transfer-in event has transferred.
xml Type: element
Data Type: string
Required: yes

Name: OldMoveInDate
Category: TransferIn, Recertification, InterimCert, InitialCert
Description: The original move in date for the household for which this event is reporting.
xml Type: element
Data Type: STDate

Required: yes

MEMBER TYPE

Name: MemberType
Description: This complex type holds a member of the household, all income and asset information for this person.
xml Type: ComplexType

Name: FirstName
Category: MemberType
Description: The first name of the household member.
xml Type: attribute
Data Type: Name
Required: yes

Name: MiddleInitial
Category: MemberType
Description: The initial for the middle name of the household member.
xml Type: attribute
Data Type: Initial
Required: no

Name: LastName
Category: MemberType
Description: The last name of the household member.
xml Type: attribute
Data Type: Name
Required: yes

Name: SSN
Category: MemberType
Description: The social security number of the household member.
xml Type: attribute
Data Type: SSN
Required: no

Name: AlienRegNbr
Category: MemberType
Description: The alien registration number of the household member.
xml Type: attribute
Data Type: AlienRegNbr
Required: no

Name: Gender
Category: MemberType
Description: The gender of the household member.
xml Type: element
Data Type: Gender

Required: yes

Name: Ethnicity
Category: MemberType
Description: The ethnicity of the household member.
xml Type: element
Data Type: Ethnicity
Required: yes

Name: DateOfBirth
Category: MemberType
Description: The date of birth of the household member.
xml Type: element
Data Type: STDDate
Required: yes

Name: Age
Category: MemberType
Description: The age of the household member.
xml Type: element
Data Type: positive integer
Required: yes

Name: Relationship
Category: MemberType
Description: The relationship of the household member.
xml Type: element
Data Type: Relationship
Required: yes

Name: MaritalStatus
Category: MemberType
Description: The marital status of the household member.
xml Type: element
Data Type: MaritalStatus
Required: yes

Name: FullTimeStudent
Category: MemberType
Description: The full-time student status of the household member. 1 for full-time, 0 for other
xml Type: element
Data Type: BinaryDigit
Required: yes

Name: Incomes
Category: MemberType
Description: A collection of "Income" which holds a separate node for each income source for the household member. The collection is required. The collection may contain zero or more nodes.

xml Type: complex type
Required: yes

Name: Income
Category: MemberType:Incomes
Description: A node for each income source for the household member.
xml Type: complex type
Required: no

Name: IncomeType
Category: MemberType:Incomes
Description: An attribute which identifies the type of income of this node.
xml Type: attribute
Data Type: IncomeType
Required: yes

Name: IncomeVerificationSourse
Category: MemberType:Incomes
Description: The income verification source indicates how the income information was obtained.
xml Type: element
Data Type: IncomeVerificationSource
Required: yes

Name: Amount
Category: MemberType:Incomes
Description: The annual income amount for this income source.
xml Type: element
Data Type: STDMoney
Required: yes

Name: Assets
Category: MemberType
Description: A collection of "Asset" which holds a separate node for each asset for the household member. The collection is required. The collection may contain zero or more nodes.
xml Type: complex type
Required: yes

Name: Asset
Category: MemberType:Assets
Description: A node for each asset recorded on the TIC for the household member.
xml Type: complex type
Required: no

Name: IncomeType
Category: MemberType: Assets
Description: An attribute which identifies the type of asset of this node.
xml Type: attribute
Data Type: AssetType
Required: yes

Name: AssetStatus
Category: MemberType: Assets
Description: The element explains how the asset income value was determined: Current income, imputed calculation or average income calculation.
xml Type: element
Data Type: AssetStatus
Required: yes

Name: AssetVerificationSource
Category: MemberType: Assets
Description: The asset verification source indicates how the asset information was obtained.
xml Type: element
Data Type: AssetVerificationSource
Required: yes

Name: CashValue
Category: MemberType:Incomes
Description: The computed cash value of the asset.
xml Type: element
Data Type: STDMoney
Required: yes

Name: AnnualIncome
Category: MemberType:Incomes
Description: The computed annual income projection of the asset for the next year.
xml Type: element
Data Type: STDMoney
Required: yes

Name: SpecialStatuss
Category: MemberType
Description: A collection of "SpecialStatus" which holds a separate node for each SpecialStatus for the household member. SpecialStatus is an enumeration which holds descriptors (elderly, disabled, homeless, etc.) for the applicant. The collection is required, but can contain zero nodes if there are no SpecialStatus codes applied to the household member.
xml Type: complex type
Required: yes

Name: SpecialStatus
Category: MemberType: SpecialStatuss
Description: An individual SpecialStatus element in the collection that apply for the respective household member.
xml Type: element
Data Type: SpecialStatus
Required: no

Name: Races
Category: MemberType

Description: A collection of "Race" which holds a separate node for each Race that applies for the household member. The collection of Races is required and it must contain between one and 6 of "Race" nodes, inclusive.
xml Type: complex type
Required: yes

Name: Race
Category: MemberType: Races
Description: An individual Race element in the collection that apply for the household member.
xml Type: element
Data Type: RaceType
Required: yes

Name: AuxDataType
Description: The usage of AUX data allows the creator of the XML file to include additional data that is not part of the standard. Usage of the AUX data should NOT be used for compliance related data. If there is a deficiency in the XML standard, this should be brought to the attention of the standards committee for review. The AUX data is comprised of two elements – a choice of the type of data, and then a string to hold the name of the data being sent.
xml Type: choice: MoneyData, DataData, StringData, IntData

Name: MoneyData
Category: AuxDataType
Description: If the AuxDataType is a money or numeric value with two decimal places value, then use this element for the choice.
xml Type: element
Data Type: STDMoney
Required: no

Name: DateData
Category: AuxDataType
Description: If the AuxDataType is a date value, then use this element for the choice.
xml Type: element
Data Type: STDDate
Required: no

Name: StringData
Category: AuxDataType
Description: If the AuxDataType is a string or text value, then use this element for the choice.
xml Type: element
Data Type: string
Required: no

Name: IntData
Category: AuxDataType
Description: If the AuxDataType is an integer (numeric with no decimal places) value, then use this element for the choice.
xml Type: element

Data Type: integer
Required: no

Name: DataName
Category: AuxDataType
Description: When an AuxDataType node is added, the DataName field is required. This is a string value that holds the name of the data that is being sent.
xml Type: attribute
Data Type: string
Required: yes

5. INDUSTRYSTANDARD.XSD

The IndustryStandard.xsd is the document which defines the transmission file to hold all data. This file uses the events defined in the DefaultEvents.xsd and data elements defined in the DefaultTypes.XSD. The file will contain a series of events that took place over a date range.

- Include DefaultTypes.xsd
- Include DefaultEvents.xsd

This file contains a root node for the Project. A file can only contain one Project. The Project node contains the following attributes.

Name: VendorID
Category: Project
Description: This field contains the ID of the software vendor who created the XML submission file. It will be assigned to the vendors by the standards governing body.
xml Type: attribute
Data Type: integer

Name: ProjectID
Category: Project
Description: This field contains the ID of the project contained in the transmission file. This will be assigned to the management company by the respective State Housing Finance Agency.

xml Type: attribute
Data Type: ProjectID type. See *DefaultTypes.xsd*.

Name: VendorName
Category: Project
Description: This field contains the name of the software vendor who created the XML transmission file.
xml Type: attribute
Data Type: VendorName type. See *DefaultTypes.xsd*.

Name: ProjectID
Category: Project
Description: This field contains the ID of the project contained in the transmission file. This will be assigned to the management company by the respective State Housing Finance Agency.
xml Type: attribute
Data Type: ProjectID type. See *DefaultTypes.xsd*.

Name: CreateDate
Category: Project
Description: The date the transmission file was created
xml Type: attribute
Data Type: STDDate type. See *DefaultTypes.xsd*.

Name: ReportStartDate
Category: Project
Description: The beginning date of the date range for the transmission file.
xml Type: attribute
Data Type: STDDate type. See *DefaultTypes.xsd*.

Name: ReportEndDate
Category: Project
Description: The ending date of the date range for the transmission file.
Data Type: STDDate type. See *DefaultTypes.xsd*.

There is one data element for the Project node:

Name: Buildings
Category: Project
Description: This is a collection of Building types. There can only be one collection of buildings within the project.
xml Type: Complex Type
Data Type: collection

The Buildings has one element, a Building:

Name: Building
Category: Project:Buildings
Description: This is an individual Building within the Buildings collection. There can be multiple Building nodes within the Buildings collection.
Data Type: Complex Type

A Building has one attribute and one element:

Name: BIN
Category: Project:Buildings:Building
Description: This holds the Building Identification Number that is assigned to each building from the State Housing Finance Agency.
xml Type: attribute
Data Type: BIN

Name: Units
Category: Project:Buildings:Building
Description: This is a collection of Units. There can be only one Units collection within each Building. The collection of units will be the units, by building, that have any units to be reported over this report date range.
xml Type: Complex Type
Data Type: collection

Name: Unit
Category: Project:Buildings:Building:Units

Description: This is an individual Unit within the Units collection. There can be multiple Unit nodes within the Units collection.
Data Type: Complex Type

Name: UnitNumber
Category: Project:Buildings:Building:Units
Description: This holds the unit number description for the unit. This is the friendly unit number that appears on the TIC. This should match the unit number that the State Housing Finance Agency has on file.
xml Type: attribute
Data Type: UnitNumber

Name: Events
Category: Project:Buildings:Building:Units:Unit
Description: This is a collection of Events. There can be only one Events collection within each Building. The collection of events will be the events, by unit, by building, that have any units to be reported over this report date range.
xml Type: Complex Type
Data Type: collection

Name: Event
Category: Project:Buildings:Building:Units:Unit:Events
Description: This is an individual Event within the Events collection. There can be multiple Unit nodes within the Units collection.
Data Type: Complex Type

Name: Event choice
Category: Project:Buildings:Building:Units:Unit:Events:Event
Description: Each event must be one of the complextypes as defined in the DefaultEvents.xsd. Based upon which event type is being reported, the corresponding ComplexType is used. Each of these events can have different elements contained within them as appropriate.
xml Type: choice: MoveIn, MoveOut, TransferIn, TransferOut, Recertification, InitialCert, InterimCert or GrossRent. See DefaultEvents.xsd for the definition of these
Data Type: ComplexType

Name: EventDate
Category: Project:Buildings:Building:Units:Unit:Events:Event
Description: This is the actual date that this compliance event occurred.
xml Type: attribute
Data Type: STDType
Source: This is the actual date that this compliance event occurred.

Name: EventType
Category: Project:Buildings:Building:Units:Unit:Events:Event
Description: This explains the type of event being reported.
xml Type: attribute
Data Type: EventType