

tim thomas, Ph.D.

RESEARCH DIRECTOR · POSTDOCTORAL SCHOLAR

University of California, Berkeley · Institute of Governmental Studies · The Urban Displacement Project

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Employment

University of California, Berkeley

RESEARCH DIRECTOR · POSTDOCTORAL SCHOLAR

Institute of Governmental Studies' Urban Displacement Project

Berkeley, CA

2019 - present

RESEARCH TRAINING LEAD

Berkeley Institute for Data Science

2021 - present

University of Washington

POST DOCTORAL SCHOLAR

The eScience Institute

Seattle, WA

2017 - 2019

Education

University of Washington

PH.D., SOCIOLOGY & DEMOGRAPHY

Dissertation: Forced Out: Race, Market, & Neighborhood Dynamics of Evictions

Seattle, WA

2017

M.A., SOCIOLOGY

Masters Thesis: Revisiting Crime Hot-Spot Interventions: Displacement, Longevity, and Neighborhood Impacts

2013

B.A., SOCIOLOGY

Honors Thesis: Seattle's Martin Luther King, Jr. Way: A 40 Year Reflection on a Dream

2009

Seattle Central Community College

GENERAL COURSEWORK

Seattle, WA

2007

Grants, Fellowships, & Awards

GRANTS

| | | |
|-----------|---|-----------|
| 2020 | Housing Precarity Risk Model for COVID-19 , C3.AI Digital Transformations Institute, U.C. Berkeley | \$375,000 |
| 2020 | Eviction Causes , The Cloudera Foundation, U.C. Berkeley | \$75,000 |
| 2019 | Youth and Young Adult Eviction and Homelessness , Raikes Foundation Grant for Research, U. Wash | \$5,000 |
| 2018 | Washington State Evictions Research , Enterprise Community Partners, U. Wash | \$4,000 |
| 2015 | Mobility & Demographics within Subsidized Housing Tenants , West Coast Poverty Center, U. Wash | \$10,000 |
| 2015-2019 | Presentation Travel Grants , Center for Studies in Demography and Ecology, U. of Washington | \$3,000 |

FELLOWSHIPS

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|-----------|---|-----------|
| 2017 | Postdoctoral Fellowship , Moore/Sloan and WA Research Foundation Innovation in Data Science, U. Wash | \$155,000 |
| 2012-2015 | Graduate Research Fellowship , National Science Foundation, U. Wash | \$105,000 |
| 2009 | Undergraduate Research Scholarship , The Mary Gates Foundation, U. Wash | \$3,000 |

AWARDS

- 2016 **Best Poster**, Center for Studies in Demography and Ecology (with L. R. Beach and C. Lanfear) U. Wash
- 2009 **Graduated with Honors**, Department of Sociology, U. Wash

Research & Teaching Interests

Urban Sociology, Race & Ethnicity, Neighborhood Change, Evictions, Residential Segregation, Housing & Poverty, Residential Mobility, Social Organization, Criminology, Data Science, Statistics, & Spatial Demography

Peer Reviewed Publications

Hepburn, Peter, Renee Louis, Joe Fish, Emily Lemmerman, Anne Kat Alexander, **Timothy A. Thomas**, Robert Koehler, Emily Benfer, & Matthew Desmond. 2021. "U.S. Eviction Filing Patterns in 2020." *Socius: Sociological Research for a Dynamic World*, Forthcoming.

Lanfear, Charles C., Lindsey R. Beach, and **Timothy A. Thomas**. 2018. "Formal Social Control in Changing Neighborhoods: Racial Implications of Neighborhood Context on Reactive Policing." *City & Community*, 17:4. doi: 10.1111/cico.12346.

Williams, Nathalie E., **Timothy A. Thomas**, Matthew Dunbar, Nathan Eagle, and Adrian Dobra. 2015. "Measures of Human Mobility Using Mobile Phone Records Enhanced with GIS Data." *PLoS ONE*, 33. doi:10.1371/journal.pone.0133630

Manuscripts Under Review

Manuscripts in Progress

Thomas, Timothy A. "Eviction Ecology: Neighborhood Dynamics and Extra-Local Effects."

Thomas, Timothy A., Ott Toomet, and Alex Ramiller. "Evictions and Gentrification."

Toomet, Ott, Jose Hernandez, and **Timothy A. Thomas**. "Natural Language Processing for Eviction Court Records and Bayesian Demographic Estimation."

Thomas, Timothy A. and Ryan Gabriel. "Segregation within Integration: Measuring Micro- Level Segregation in Seattle's Integrated Tracts Using Spatial & Qualitative Analysis."

Thomas, Timothy A. and Michael Esposito. "Health & Racial Neighborhood Segregation: A Multi-City Comparison."

Thomas, Timothy A. "Revisiting Crime Hot-Spot Interventions: Displacement, Longevity, & Neighborhood Impacts."

Reports

Stephanie Aaronson, Lisa K. Bates, Gloria Bruce, Anita Chandra, Amy Crews Cutts, Annie Donovan, Michael Fratantoni, Wayne Giles, William Goedel, Rachel Garshick Kleit, Ancel Meyers, Mahasin Mujahid, Kelly Patterson, Vincent J. Reina, Marybeth Shinn, **Timothy A. Thomas**, Rachel L. J. Thornton, Till Marco Von Wachter, Stephanie Williams, Douglas E. Wood, Ahu Yildirmaz. 2021. "*Rental Eviction and the COVID-19 Pandemic: Averting a Looming Crisis*." National Academy of Sciences, Engineering, & Medicine. <https://www.nationalacademies.org/our-work/response-and-resilient-recovery-strategic-science-initiative-strategy-group-on-covid-and-rental-evictions>

Thomas, Tim, Carson Hartmann, Anna Driscoll, Karen Chapple, Anna Cash, Renee Roy Elias, & Miriam Zuk. 2020. "*The Urban Displacement Replication Project*." Urban Displacement Project. https://www.urbandisplacement.org/sites/default/files/images/udp_replication_project_methodology_10.16.2020-converted.pdf

Thomas, Tim, Ian Kennedy, Alex Ramiller, Ott Toomet, & Jose Hernandez. 2020. "*Baltimore Eviction Map*." The Evictions Study. <https://evictions.study/maryland/report/baltimore.html>

Cash, Anna, **Timothy A. Thomas**, Carson Hartman, and Karen Chapple. 2020. "*Sensitive Communities Typology Map for SB 50: Analysis of communities sensitive to gentrification in light of California's upzoning proposal*." Urban Displacement Project. <https://sensitivecommunities.org>

Thomas, Timothy A., Ott Toomet, Ian Kennedy, and Alex Ramiller. 2019. "*The State of Evictions: Results from the University of Washington Evictions Project*." The Evictions Study. <https://evictions.study>

Thomas, Timothy A.. 2019. "*Neighborhood Demographics, Zoning, Hate Crime Report*." City of Seattle. http://www.seattle.gov/Documents/Departments/CityAuditor/auditreports/2017-09%20Hate%20Crimes%20Ph2_Final.pdf

Presentations

INVITED PRESENTATIONS

NASEM Report on Rental Eviction and the COVID-19 Pandemic

UNITED STATES WHITE HOUSE

Washington D.C.

2021

Listening Session on Evictions: Racial Disparities

UNITED STATES WHITE HOUSE

Washington D.C.

2021

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|---|-----------------------|
| Eviction, Displacement, Unemployment, and COVID-19 Infection Risk: Measuring Neighborhood Level Housing Precarity During the Pandemic UNIVERSITY OF CALIFORNIA, BERKELEY COMPUTATIONAL SOCIAL SCIENCE SEMINAR (PRESENTED WITH CORNELIA ILIN, ALEX RAMILLER, DANIEL CAMPBELL, SHAYAN GHOSH, JOSH BLUMENSTOCK, & KAREN CHAPPLE) | Berkeley, CA 2020 |
| Estimating Racial Disparities in Eviction UNIVERSITY OF CALIFORNIA, BERKELEY NEIGHBORHOOD CHANGE CONFERENCE | Berkeley, CA 2020 |
| Baltimore's Eviction Crisis BALTIMORE CITY COUNCIL | Baltimore, MD 2020 |
| Gentrification & Evictions ASSOCIATION FOR PUBLIC POLICY ANALYSIS & MANAGEMENT ANNUAL MEETING SUPER SESSION PLENARY: THE CAUSES & CONSEQUENCES OF EVICTION | Denver, CO 2019 |
| The State of Evictions During the Affordability Crisis HOUSING WASHINGTON ANNUAL CONFERENCE | Spokane, WA 2019 |
| Residential Tenancies: The Legacy of Redlining, Contemporary Effects, Recent Law Changes, & Recommendations. EXPERT TESTIMONY FOR THE WASHINGTON STATE HOUSE OF REPRESENTATIVES CIVIL RIGHTS & JUDICIARY COMMITTEE | Olympia, WA 2019 |
| Contemporary Consequences of Redlining & Residential Segregation KING COUNTY COUNCIL | Seattle, WA 2019 |
| Neighborhood Demographics, Zoning, & Hate Crime Report SEATTLE CITY COUNCIL | Seattle, WA 2019 |
| The State of Evictions During the Affordability Crisis: Measuring Prevalence & Disparate Impact through Machine Learning on Court Records UNIVERSITY OF PENNSYLVANIA & UNIVERSITY OF OXFORD SYMPOSIUM ON AFFORDABLE HOUSING IN THE ADVANCED ECONOMIES | Oxford, UK 2019 |
| The State of Evictions in Washington SEATTLE CITY COUNCIL | Seattle, WA 2019 |
| Housing, Segregation & Mobility in Washington State: The Impact of Policies, Economics, & Evictions EXPERT TESTIMONY FOR THE WASHINGTON STATE SENATE HOUSING STABILITY & AFFORDABILITY COMMITTEE | Olympia, WA 2019 |
| Segregation & Mobility in Washington State: The Impact of Policies, Economics, & Evictions EXPERT TESTIMONY FOR THE WASHINGTON STATE HOUSE OF REPRESENTATIVES COMMUNITY DEVELOPMENT, HOUSING, & TRIBAL AFFAIRS COMMITTEE | Olympia, WA 2018 |
| Forced Evictions, Neighborhood Change, & Race: From Jim Crow to Gentrification THE CITY OF SEATTLE'S OFFICE OF ARTS & CULTURE | Seattle, WA 2018 |
| Eviction Ecology UNIVERSITY OF TEXAS, AUSTIN, DEPARTMENT OF SOCIOLOGY | Austin, TX 2018 |
| Race, Place, & Evictions ARIZONA STATE UNIVERSITY, SCHOOL OF SOCIAL TRANSFORMATIONS | Tempe, AZ 2017 |

Racial & Gender Estimations of Unlawful Detainers

NORTHWEST CIVIL RIGHTS LEGAL CONFERENCE

Portland, OR

2016

Are Diverse Neighborhoods Truly Integrated? Micro-segregation in Seattle

OPEN SEATTLE: TECHNOLOGY FOR CIVIC ENGAGEMENT, SOCRATA

Seattle, WA

2016

Segregation within Integration: Exploring Micro-level Segregation in Seattle's Integrated Tracts

UNIVERSITY OF WASHINGTON, CENTER FOR STUDIES IN DEMOGRAPHY & ECOLOGY SEMINAR

Seattle, WA

2015

Hidden Segregation: Dis-Aggregating Tract-level Stratification Using Spatial & Qualitative Methods

UNIVERSITY OF WASHINGTON, DEPARTMENT OF SOCIOLOGY

Seattle, WA

2014

Measuring Mobility Using Cell Phone Call Data Records: Developing Big Data for Demographic Science

UNIVERSITY OF WASHINGTON, CENTER FOR STUDIES IN DEMOGRAPHY & ECOLOGY

Seattle, WA

2014

Does Crime Move? Quantifying Crime Displacement After a Hot-Spot Intervention

UNIVERSITY OF WASHINGTON, CENTER FOR STUDIES IN DEMOGRAPHY & ECOLOGY

Seattle, WA

2013

Does Crime Move? Quantifying Crime Displacement After a Hot-Spot Intervention

UNIVERSITY OF WASHINGTON, DEPARTMENT OF SOCIOLOGY

Seattle, WA

2012

Mapping Inequality

THE URBAN POVERTY FORUM TOWN HALL MEETING

Seattle, WA

2010

CONFERENCE PRESENTATIONS

The State of Evictions During the Affordability Crisis: Measuring Prevalence & Disparate Impact through Machine Learning on Court Records

AMERICAN SOCIOLOGICAL ASSOCIATION COMMUNITY URBAN SOCIOLOGY SECTION PRE-CONFERENCE, NEW YORK UNIVERSITY
WAGNER SCHOOL OF PUBLIC SERVICE

New York, NY

2019

Eviction Ecology: Local & Extra-local Neighborhood Effects

AMERICAN SOCIOLOGICAL ASSOCIATION ANNUAL MEETING

Philadelphia, PA

2018

Neighborhood & Demographic Disparities in Evictions: Using Spatial Analysis & Bayes Estimation to Define a Previously Unknown Population in King County, WA

POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING

Denver, CO

2018

Health & Racial Neighborhood Segregation: A Multi-City Comparison

POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER PRESENTATION WITH MICHAEL ESPOSITO)

Denver, CO

2018

Forced Out: Race, Market, & Neighborhood Dynamics in Evictions

AMERICAN SOCIOLOGICAL ASSOCIATION ANNUAL MEETING

Montreal, QC

2017

Neighborhood Change and Racial Dynamics of Complainants, Suspects, & Arrestees

AMERICAN SOCIOLOGICAL ASSOCIATION ANNUAL MEETING (PRESENTATION WITH LINDSEY R. BEACH AND CHARLES LANFEAR)

Seattle, WA

2016

Segregation in Place: Aging, Age-Dependent Mobility, & Long-Term Racial Succession

POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (PRESENTED BY MICHAEL BADER)

Washington D.C.

2016

Neighborhood Change and Racial Dynamics of Complainants, Suspects, & Arrestees

POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER WITH LINDSEY R. BEACH AND CHARLES LANFEAR)

Washington D.C.

2016

Segregation within Integration: Exploring Micro-level Segregation in Seattle's Integrated Tracts

POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (PRESENTATION WITH RYAN GABRIEL)

San Diego, CA

2015

Measuring Mobility Using Cell Phone Call Data Records: Developing Big Data for Demographic Science

POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (PRESENTATION WITH NATHALIE WILLIAMS, MATT DUNBAR, NATHAN EAGLE, & ADRIAN DOBRA)

Boston, MA

2014

Spatial Methods for Quantifying Crime Displacement: Measuring Crime Movement After a Hot-Spot Policing Intervention

POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER)

Boston, MA

2014

Spatially Defined Measures of Mobility

E-SCIENCE BIG DATA COLLOQUIUM (PRESENTED BY NATHALIE WILLIAMS WITH MATT DUNBAR, NATHAN EAGLE, & ADRIAN DOBRA)

Seattle, WA

2013

Seattle's MLK Way: A Spatial Comparison of MLK Residents from 1980 to 2000

PACIFIC SOCIOLOGICAL ASSOCIATION

Seattle, WA

2011

Seattle's MLK Way: A Spatial Comparison of MLK Residents from 1980 to 2000

PACIFIC SOCIOLOGICAL ASSOCIATION

Seattle, WA

2011

Research & Consultation

RESEARCH

| | | |
|-----------|--|--------------------|
| 2021 | Principal Investigator , Eviction Demographic Estimations & Causes Using NLP | U.C. Berkeley |
| 2020-now | Principal Researcher , The Housing Precarity Risk Model | U.C. Berkeley |
| 2018-now | Principal Investigator , The Evictions Study, https://evictions.study | U.C. Berkeley & UW |
| 2017-2019 | Researcher , Housing Insecurity Longitudinal Database, eScience Institute | U. Wash |
| 2017-2018 | Principal Researcher , Displacement & Neighborhood Change in PNW, CUAC | U. Wash |
| 2017-2018 | Principal Researcher , Hate Crimes & Micro-Segregation, City of Seattle | U. Wash |
| 2016-2017 | Program Coordinator , UW Homelessness Initiative, Urban@UW | U. Wash |
| 2015-2016 | Research Assistant , KC Subsidized Housing Recipients Migration Patterns, K. Crowder, Soc. Dept. | U. Wash |
| 2015 | Research Assistant & Consultant , Center for Studies in Demography & Ecology, M. Dunbar | U. Wash |
| 2015 | Research Assistant , Spatial Analysis of Seattle Marijuana & Alcohol Citations, K. Beckett, Soc. Dept. | U. Wash |
| 2015 | Research Assistant , Mapping Legal Financial Obligations & Stratification, A. Harris, Soc. Dept. | U. Wash |
| 2012 | Researcher , Koreans and Korean Americans in the PNW Project, KAHS & Wing Luke Museum | U. Wash |
| 2008-2011 | Research Assistant , The Lynching Database, S. Tolnay, Soc. Dept. | U. Wash |
| 2011 | Research Assistant , Spatial Crime Data Collection, M. Dunbar, CSDE | U. Wash |
| 2011 | Research Assistant , Southern Migration Linkage Project, S. Tolnay, Soc. Dept. | U. Wash |
| 2010 | Research Assistant , Royal Navy Mutiny Research, S. Pfaff, Soc. Dept. | U. Wash |
| 2010 | Research Assistant , Spatial Demographic Data Collection for Seattle, M. Dunbar, CSDE | U. Wash |

CONSULTATION

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|-----------|--|------------------|
| 2020 | Committee Member , National Academy of Sciences' COVID-19 & Evictions Strategy Group | Washington, D.C. |
| 2020 | Research Advisory Committee , California's Roadmap Home 2030 | Sacramento, CA |
| 2019 | Consultant , Youth and Young Adult Homelessness and Evictions, Raikes Foundation, Legal Council for Youth and Children, and the Housing Justice Project | Seattle, WA |
| 2018-2019 | Consultant , The Creative Economy & Artist Displacement in the Puget Sound, City of Seattle Arts & Culture Office | Seattle, WA |
| 2016-2017 | Expert Witness , Racial and Gender Disparities in Evictions, ACLU & The NW Justice Project | Seattle, WA |
| 2016-2017 | Consultant , Spatial Patterns of Homeless Encampments, The City of Seattle Mayor's Office | Seattle, WA |

Teaching

| | | |
|------|---|-----------------------------|
| 2020 | Instructor , Data for Housing | <i>U.C. Berkeley</i> |
| 2016 | Instructor , Mapping mobility patterns of Seattle & King County Public Housing Residents 2004-2016 | <i>U. Wash</i> |
| 2015 | Instructor , Spatial Epidemiology | <i>U. of Nairobi, Kenya</i> |
| 2015 | Instructor , Introduction to GIS for Health Researchers Online Course | <i>U. Wash</i> |
| 2014 | Co-Instructor , Urban Sociology | <i>U. Wash</i> |
| 2012 | Teaching Assistant , Criminology | <i>U. Wash</i> |
| 2012 | Teaching Assistant , Sociological Methods | <i>U. Wash</i> |
| 2011 | Teaching Assistant , Sociological Methods | <i>U. Wash</i> |
| 2011 | Co-Instructor , Visual Sociology | <i>U. Wash</i> |
| 2010 | Co-Instructor , Visual Sociology | <i>U. Wash</i> |

Professional Activities, Membership, & Service

2016-now **Public Scholar**, The Evictions Lab
2010-now **Research Affiliate**, Center for Studies in Demography & Ecology
2012-2015 **Research Liaison & Organizer**, City of Seattle & The University of Washington
2013-2015 **Graduate Student Administration Representative**, The University of Washington Department of Sociology
2012-2013 **Coordinator**, University of Washington and the City of Seattle Research Colloquium at City Hall, Seattle, WA
2012-2013 **Graduate Student Representative**, Student Technology Fund Committee, University of Washington, Seattle, WA
2012-2013 **Reviewer**, American Sociological Review, Social Forces, Demography, City & Community

Professional Organizations

Population Association of America, American Sociological Association, & The Association of Public Policy Analysis & Management.