

# Tim Thomas, Ph.D.

ASSISTANT PROFESSIONAL RESEARCHER

Institute of Governmental Studies · Urban Displacement Project · Eviction Research Network  
109 Philosophy Hall, University of California at Berkeley, Berkeley CA 94720-2370

✉ timthomas@berkeley.edu | 🏠 timthomas.github.io | 📧 timathomas | 🐦 @timthomas

## Academic Positions

### University of California, Berkeley

ASSISTANT PROFESSIONAL RESEARCHER

Institute of Governmental Studies

Berkeley, CA

2022 - present

RESEARCH DIRECTOR

Urban Displacement Project

2020 - present

FOUNDER & DIRECTOR

The Eviction Research Network

2019 - present

COMPUTATIONAL SOCIAL SCIENCE TRAINING PROGRAM RESEARCH TRAINING LEAD

Berkeley Institute for Data Science

2021 - present

POST DOCTORAL SCHOLAR

Institute of Governmental Studies

2019 - 2022

### University of Washington

POST DOCTORAL SCHOLAR

The eScience Institute

Seattle, WA

2017 - 2019

## Education

### University of Washington

PH.D., SOCIOLOGY

Certificate in Demography

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

Committee: Kyle Crowder, Stewart Tolnay, Natalie Williams, Mark Ellis

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

## Research & Teaching Interests

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

## Peer Reviewed Publications

Thomas, Timothy A., Alex Ramiller, Cheng Ren, & Ott Toomet. 2024. "Toward a National Eviction Data Collection Strategy Using Natural Language Processing" Cityscape, *In press*.

Gao, Xing, Timothy A. Thomas, Rachel Morello-Frosch, Amani M. Allen, Jonathan M. Snowden, Suzan L. Carmichael, Mahasin S. Mujahid. 2023. "Neighborhood gentrification, displacement, and severe maternal morbidity in California" Social Science and Medicine, 334.

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, 7.

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.

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.

## Reports

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Thomas, Tim and Hannah Moore. 2024. "Oregon Eviction Filings." <https://evictionresearch.net/oregon/>

Thomas, Timothy A., Amit Cohen, & Julia Greenberg. 2023. "Eviction for Children During the Pandemic." Commissioned report for: National Academies of Sciences, Engineering, and Medicine. 2023. "Addressing the Long-Term Effects of the COVID-19 Pandemic on Children and Families." Washington, DC: The National Academies Press.

Greenberg, Julia, Tim Thomas, Paul La Farga, & Farzad Mashhood. 2023. "San Diego Anti-Displacement Study Existing Conditions Report." Urban Displacement Project. <https://urban-displacement.github.io/edr-sandag/index.html>.

Thomas, Timothy A. and Julia Greenberg. 2022. "Urban Displacement Project's Salt Lake City Displacement Data Analysis." Urban Displacement Project. [https://urban-displacement.github.io/edr-ut/slc\\_edr\\_report/](https://urban-displacement.github.io/edr-ut/slc_edr_report/).

National Academies of Sciences, Engineering, and Medicine. 2022. "Rental Eviction and the COVID-19 Pandemic: Averting a Looming Crisis." Washington, DC: The National Academies Press. (Contributing Author)

Greenberg, Julia, Ashley Santos, Hannah Moore, Amit Cohen, and Tim Thomas. 2022. "Minnesota Eviction Filings." <https://evictionresearch.net/minnesota/>.

Castro, Ian, Julia Greenberg, Hannah Moore, Amit Cohen, and Tim Thomas. 2022. "Indiana Eviction Filings." <https://evictionresearch.net/indiana/>.

Thomas, Tim, Hannah Moore, Amit Cohen, and Julia Greenberg. 2022. "Dayton Ohio Eviction Filings." <https://evictionresearch.net/ohio/dayton.html>.

Chen, Xin, Julia Greenberg, Hannah Moore, Amit Cohen, and Tim Thomas. 2022. "Delaware Eviction Filings." <https://evictionresearch.net/delaware/>.

Thomas, Timothy A., Alex Ramiller, Daniel Campbell, Brooks Jessup, Sophie Phillips, and Karen Chapple. 2021. "The Housing Precarity Risk Model: Forecasting Eviction Risk Post-Pandemic." Urban Displacement Project. <https://www.urbandisplacement.org/maps/housing-precarity-risk-model/>.

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](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 Eviction Research Network. <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 Eviction Research Network. <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](http://www.seattle.gov/Documents/Departments/CityAuditor/auditreports/2017-09%20Hate%20Crimes%20Ph2_Final.pdf)

## Manuscripts in Progress

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Ren, Cheng, Timothy A. Thomas, Xin Chen, & Leyi Zhou. "What Lies Behind the Answers: Applying Machine Learning to Understand Tenants' Reaction to Eviction."

Thomas, Timothy A., Kasey Zapatka, Hannah Moore, Katherine Nelson, Chi-Hyun Kim, & Rebecca Yae. "County Eviction Rates & Emergency Rental Assistance During the Pandemic."

Thomas, Timothy A. & Alex Ramiller. "Eviction, Displacement, & Gentrification: Evictions Within the Processes of Neighborhood Change."

Thomas, Timothy A. & Alex Ramiller. "The Housing Precarity Risk Model."

## Conference Presentations & Invited Lectures

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### INVITED PRESENTATIONS

## Toward a National Eviction Data Collection Strategy Using Natural Language Processing

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Washington, D.C.

2024

## What is Gentrification & When Does Displacement Happen?

UNIVERSITY OF SAN FRANCISCO LAW REVIEW SYMPOSIUM

San Francisco, CA

2024

## Eviction Trends in the United States

UTAH HOUSING MATTERS CONFERENCE

Salt Lake City, UT

2023

## Eviction Reform and Housing Justice Through Collaborative Research & Public Engagement

HOUSING JUSTICE SYMPOSIUM

Dayton, OH

2023

## 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

## Racial Discrimination and Eviction Policies and Enforcement in New York

EXPERT TESTIMONY FOR THE NEW YORK ADVISORY COMMITTEE TO THE U.S. COMMISSION ON CIVIL RIGHTS

New York, NY

2021

## 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

<b>Racial &amp; Gender Estimations of Unlawful Detainers</b>	<i>Portland, OR</i>
NORTHWEST CIVIL RIGHTS LEGAL CONFERENCE	2016
<b>Are Diverse Neighborhoods Truly Integrated? Micro-segregation in Seattle</b>	<i>Seattle, WA</i>
OPEN SEATTLE: TECHNOLOGY FOR CIVIC ENGAGEMENT, SOCRATA	2016
<b>Segregation within Integration: Exploring Micro-level Segregation in Seattle's Integrated Tracts</b>	<i>Seattle, WA</i>
UNIVERSITY OF WASHINGTON, CENTER FOR STUDIES IN DEMOGRAPHY & ECOLOGY SEMINAR	2015
<b>Mapping Inequality</b>	<i>Seattle, WA</i>
THE URBAN POVERTY FORUM TOWN HALL MEETING	2010
CONFERENCE PRESENTATIONS	
<b>Pandemic Eviction Trends in the United States</b>	<i>Nashville, TN</i>
URBAN AFFAIRS ASSOCIATION ANNUAL MEETING	2023
<b>How Markets and Race Drove Evictions During the Pandemic</b>	<i>New Orleans, LA</i>
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING	2023
<b>The State of Evictions During the Affordability Crisis: Measuring Prevalence &amp; Disparate Impact through Machine Learning on Court Records</b>	<i>New York, NY</i>
AMERICAN SOCIOLOGICAL ASSOCIATION COMMUNITY URBAN SOCIOLOGY SECTION PRE-CONFERENCE, NEW YORK UNIVERSITY WAGNER SCHOOL OF PUBLIC SERVICE	2019
<b>Eviction Ecology: Local &amp; Extra-local Neighborhood Effects</b>	<i>Philadelphia, PA</i>
AMERICAN SOCIOLOGICAL ASSOCIATION ANNUAL MEETING	2018
<b>Neighborhood &amp; Demographic Disparities in Evictions: Using Spatial Analysis &amp; Bayes Estimation to Define a Previously Unknown Population in King County, WA</b>	<i>Denver, CO</i>
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING	2018
<b>Health &amp; Racial Neighborhood Segregation: A Multi-City Comparison</b>	<i>Denver, CO</i>
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER PRESENTATION WITH MICHAEL ESPOSITO)	2018
<b>Forced Out: Race, Market, &amp; Neighborhood Dynamics in Evictions</b>	<i>Montreal, QC</i>
AMERICAN SOCIOLOGICAL ASSOCIATION ANNUAL MEETING	2017
<b>Neighborhood Change and Racial Dynamics of Complainants, Suspects, &amp; Arrestees</b>	<i>Seattle, WA</i>
AMERICAN SOCIOLOGICAL ASSOCIATION ANNUAL MEETING (PRESENTATION WITH LINDSEY R. BEACH AND CHARLES LANFEAR)	2016
<b>Neighborhood Change and Racial Dynamics of Complainants, Suspects, &amp; Arrestees</b>	<i>Washington D.C.</i>
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER WITH LINDSEY R. BEACH AND CHARLES LANFEAR)	2016
<b>Segregation within Integration: Exploring Micro-level Segregation in Seattle's Integrated Tracts</b>	<i>San Diego, CA</i>
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (PRESENTATION WITH RYAN GABRIEL)	2015
<b>Measuring Mobility Using Cell Phone Call Data Records: Developing Big Data for Demographic Science</b>	<i>Boston, MA</i>
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (PRESENTATION WITH NATHALIE WILLIAMS, MATT DUNBAR, NATHAN EAGLE, & ADRIAN DOBRA)	2014
<b>Spatial Methods for Quantifying Crime Displacement: Measuring Crime Movement After a Hot-Spot Policing Intervention</b>	<i>Boston, MA</i>
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER)	2014

## Grants

2024-2027	<b>Reducing Veteran Evictions, Homelessness, &amp; Health (co-PI)</b> , VA	<i>\$354,544</i>
2024-2027	<b>Heath Outcomes Post-Eviction Moratoria (HOPE-M) (co-PI)</b> , NIH	<i>\$2,360,082</i>
2022-2024	<b>Evaluation of Emergency Rental Assistance &amp; Eviction (co-PI)</b> , HUD	<i>\$671,356</i>
2021-2023	<b>National Housing Precarity, Eviction, &amp; Displacement (PI)</b> , PolicyLink & Gates Foundation	<i>\$400,000</i>
2020	<b>Housing Precarity Risk Model for COVID-19</b> , C3.AI Digital Transformations Institute	<i>\$375,000</i>
2020	<b>Eviction Causes, Outcomes, &amp; Racial Disparities Using NLP (PI)</b> , The McGovern Foundation	<i>\$75,000</i>
2019	<b>Youth and Young Adult Eviction and Homelessness (PI)</b> , Raikes Foundation Grant for Research	<i>\$5,000</i>
2018	<b>Washington State Evictions Research (PI)</b> , Enterprise Community Partners	<i>\$4,000</i>
2015	<b>Mobility &amp; Demographics within Subsidized Housing Tenants</b> , West Coast Poverty Center	<i>\$10,000</i>

## Research & Consultation

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### RESEARCH

2021	<b>Principal Investigator</b> , Eviction Demographic Estimations & Causes Using NLP	<i>U.C. Berkeley</i>
2020-now	<b>Principal Researcher</b> , The Housing Precarity Risk Model	<i>U.C. Berkeley</i>
2018-now	<b>Principal Investigator</b> , The Eviction Research Network	<i>U.C. Berkeley &amp; UW</i>
2017-2019	<b>Researcher</b> , Housing Insecurity Longitudinal Database, eScience Institute	<i>U. Wash</i>
2017-2018	<b>Principal Researcher</b> , Displacement & Neighborhood Change in PNW, CUAC	<i>U. Wash</i>
2017-2018	<b>Principal Researcher</b> , Hate Crimes & Micro-Segregation, City of Seattle	<i>U. Wash</i>
2016-2017	<b>Program Coordinator</b> , UW Homelessness Initiative, Urban@UW	<i>U. Wash</i>
2015-2016	<b>Research Assistant</b> , KC Subsidized Housing Recipients Migration Patterns, K. Crowder, UW Soc. Dept.	<i>U. Wash</i>

### CONSULTATION

2021-now	<b>Academic Advisor</b> , White House, HUD, & Treasury Eviction Data & Research	<i>Washington, D.C.</i>
2020-2021	<b>Committee Member</b> , National Academy of Sciences' COVID-19 & Evictions Strategy Group	<i>Washington, D.C.</i>
2020	<b>Research Advisory Committee</b> , California's Roadmap Home 2030	<i>Sacramento, CA</i>
2019	<b>Consultant</b> , Youth and Young Adult Homelessness and Evictions, Raikes Foundation, Legal Council for Youth and Children, and the Housing Justice Project	<i>Seattle, WA</i>
2018-2019	<b>Consultant</b> , The Creative Economy & Artist Displacement in the Puget Sound, City of Seattle Arts & Culture Office	<i>Seattle, WA</i>
2016-2017	<b>Expert Witness</b> , Racial and Gender Disparities in Evictions, ACLU & The NW Justice Project	<i>Seattle, WA</i>
2016-2017	<b>Consultant</b> , Spatial Patterns of Homeless Encampments, The City of Seattle Mayor's Office	<i>Seattle, WA</i>

## Teaching

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

## Professional Activities, Membership, & Service

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2010-now	<b>Research Affiliate</b> , Center for Studies in Demography & Ecology
2012-2015	<b>Research Liaison &amp; Organizer</b> , City of Seattle & The University of Washington
2013-2015	<b>Graduate Student Administration Representative</b> , The University of Washington Department of Sociology
2012-2013	<b>Coordinator</b> , University of Washington and the City of Seattle Research Colloquium at City Hall, Seattle, WA
2012-2013	<b>Graduate Student Representative</b> , Student Technology Fund Committee, University of Washington, Seattle, WA
2012-2013	<b>Reviewer</b> , American Sociological Review, Social Forces, Demography, City & Community

## Professional Organizations

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