

Tim Thomas, Ph.D.

ASSISTANT PROFESSIONAL RESEARCHER

Institute of Governmental Studies · Urban Displacement Project · Eviction Research Network
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Academic Positions

University of California, Berkeley	Berkeley, CA
ASSISTANT PROFESSIONAL RESEARCHER Institute of Governmental Studies	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	Seattle, WA
POST DOCTORAL SCHOLAR The eScience Institute	2017 - 2019

Education

University of Washington	Seattle, WA
PH.D., SOCIOLOGY Certificate in Demography Dissertation: Forced Out: Race, Market, & Neighborhood Dynamics of Evictions Committee: Kyle Crowder, Stewart Tolnay, Natalie Williams, Mark Ellis	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	Seattle, WA
GENERAL COURSEWORK	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 26 (1). <https://www.huduser.gov/portal/periodicals/cityscape/vol26num1/ch12.pdf>

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

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/.

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

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

Manuscripts in Progress

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

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

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

Mapping Inequality

THE URBAN POVERTY FORUM TOWN HALL MEETING

Seattle, WA

2010

CONFERENCE PRESENTATIONS

Pandemic Eviction Trends in the United States

URBAN AFFAIRS ASSOCIATION ANNUAL MEETING

Nashville, TN

2023

How Markets and Race Drove Evictions During the Pandemic

POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING

New Orleans, LA

2023

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

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

Grants

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

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 Eviction Research Network	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, UW Soc. Dept.	U. Wash

CONSULTATION

2021-now	Academic Advisor , White House, HUD, & Treasury Eviction Data & Research	Washington, D.C.
2020-2021	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	U.C. Berkeley
2016	Instructor , Mapping mobility patterns of Seattle & King County Public Housing Residents 2004-2016	U. Wash
2015	Instructor , Spatial Epidemiology	U. of Nairobi, Kenya
2015	Instructor , Introduction to GIS for Health Researchers Online Course	U. Wash
2014	Co-Instructor , Urban Sociology	U. Wash

Professional Activities, Membership, & Service

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, Urban Affairs Association, & The Association of Public Policy Analysis & Management.