

# 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

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

## 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

<b>Are Diverse Neighborhoods Truly Integrated? Micro-segregation in Seattle</b>	Seattle, WA
OPEN SEATTLE: TECHNOLOGY FOR CIVIC ENGAGEMENT, SOCRATA	2016
<b>Segregation within Integration: Exploring Micro-level Segregation in Seattle's Integrated Tracts</b>	Seattle, WA
UNIVERSITY OF WASHINGTON, CENTER FOR STUDIES IN DEMOGRAPHY & ECOLOGY SEMINAR	2015
<b>Mapping Inequality</b>	Seattle, WA
THE URBAN POVERTY FORUM TOWN HALL MEETING	2010
CONFERENCE PRESENTATIONS	
<b>Pandemic Eviction Trends in the United States</b>	Nashville, TN
URBAN AFFAIRS ASSOCIATION ANNUAL MEETING	2023
<b>How Markets and Race Drove Evictions During the Pandemic</b>	New Orleans, LA
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>	New York, NY
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>	Philadelphia, PA
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>	Denver, CO
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING	2018
<b>Health &amp; Racial Neighborhood Segregation: A Multi-City Comparison</b>	Denver, CO
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER PRESENTATION WITH MICHAEL ESPOSITO)	2018
<b>Forced Out: Race, Market, &amp; Neighborhood Dynamics in Evictions</b>	Montreal, QC
AMERICAN SOCIOLOGICAL ASSOCIATION ANNUAL MEETING	2017
<b>Neighborhood Change and Racial Dynamics of Complainants, Suspects, &amp; Arrestees</b>	Seattle, WA
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>	Washington D.C.
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>	San Diego, CA
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>	Boston, MA
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>	Boston, MA
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER)	2014

## Grants

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

## Research & Consultation

## 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

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

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

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