

Tim Thomas, Ph.D.

ACADEMIC RESEARCHER

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

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Employment

University of California, Berkeley

RESEARCH DIRECTOR

Institute of Governmental Studies' Urban Displacement Project

Berkeley, CA

2019 - present

DIRECTOR

The Evictions Study

2019 - present

COMPUTATIONAL SOCIAL SCIENCE TRAINING PROGRAM 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

GRANTS

2021-2023	Housing Precarity, Eviction, & Displacement (PI) , PolicyLink & Gates Foundation, U.C. Berkeley	\$400,000
2020	Housing Precarity Risk Model for COVID-19 , C3.AI Digital Transformations Institute, U.C. Berkeley	\$375,000
2020	Eviction Causes, Outcomes, & Racial Disparities Using NLP (PI) , The McGovern Foundation, U.C. Berkeley	\$75,000
2019	Youth and Young Adult Eviction and Homelessness (PI) , Raikes Foundation Grant for Research, U. Wash	\$5,000
2018	Washington State Evictions Research (PI) , 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

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

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*, 7, 23780231211009983.

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 in Progress

Thomas, Timothy A. and Alex Ramiller. "Eviction, Displacement, & Gentrification: Locating Evictions in Processes of Neighborhood Change."

Thomas, Timothy A. Ott Toomet, Alex Ramiller, Cheng Ren, & Jose Hernandez. "Natural Language Processing for Eviction Court Records and Bayesian Demographic Estimation."

Thomas, Timothy A., Alex Ramiller, Daniel Campbell, Brooks Jessup, Sophie Phillips, and Karen Chapple. "The Housing Precarity Risk Model: Estimating Displacement and Eviction Risk After the COVID-19 Pandemic."

Thomas, Timothy A. "Eviction and Racial Segregation."

Reports

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/.

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/>.

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

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

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, DEPARTMENT OF SOCIOLOGY

Seattle, WA

2012

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

ESCIENCE 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

2021-2022	Committee Member , White House Eviction Prevention Task Force	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	<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, Urban Affairs Association, & The Association of Public Policy Analysis & Management.