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	Seattle, WA 2017 - 2019

The eScience Institute	
Education	
University of Washington	Seattle, WA
Ph.D., Sociology	2017
Certificate in Demography Dissertation: Forced Out: Race, Market, & Neighborhood Dynamics of Evictions *Committee: Kyle Crowder, Stewart Tolnay, Natalie Williams, Mark Ellis	
M.A., Sociology	2013
Masters Thesis: Revisiting Crime Hot-Spot Interventions: Displacement, Longevity, and Neighborhood Impacts	
B.A., Sociology	2009
Honors Thesis: Seattle's Martin Luther King, Jr. Way: A 40 Year Reflection on a Dream	
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

Machis Gentrification & When Does Displacement Happen? Soe Affordace, CA	Toward a National Eviction Data Collection Strategy Using Natural Language Processing	Washington, D.C.
Eviction Trends in the United States Eviction Reform and Housing Justice Through Collaborative Research & Public Engagement Housing Justice Through Collaborative Research & Public Engagement Housing Justice Shrivosium ASSEM Report on Rental Eviction and the COVID-19 Pandemic Warnington, O.C. Listening Session on Evictions: Racial Disparities Warnington, O.C. United Shares Winter House Laver Shares Winter Caules House Laver Shares Winter Ho	U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	2024
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Expert Testimony for the Washington State Senate Housing Stability & Affordability Committee 2019 Segregation & Mobility in Washington State: The Impact of Policies, Economics, & Olympia, WA Evictions Expert Testimony for the Washington State House of Representatives Community Development, Housing, & 2018 Tribal Affairs Committee Forced Evictions, Neighborhood Change, & Race: From Jim Crow to Gentrification Seattle, WA THE CITY OF SEATTLE'S OFFICE OF ARTS & CUlture 2018 Eviction Ecology		Olympia, WA
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Expert Testimony for the Washington State House of Representatives Community Development, Housing, & Tribal Affairs Committee Forced Evictions, Neighborhood Change, & Race: From Jim Crow to Gentrification The City of Seattle's Office of Arts & Culture Eviction Ecology Olympia, WA 2018 Austin, TX		2013
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TRIBAL AFFAIRS COMMITTEE Forced Evictions, Neighborhood Change, & Race: From Jim Crow to Gentrification THE CITY OF SEATTLE'S OFFICE OF ARTS & CULTURE Eviction Ecology Austin, TX	Expert Testimony for the Washington State House of Representatives Community Development, Housing, &	2018
THE CITY OF SEATTLE'S OFFICE OF ARTS & CULTURE 2018 Eviction Ecology Austin, TX		2010
Eviction Ecology Austin, TX		Seattle, WA
		2018
University of Texas, Austin, Department of Sociology 2018		
	University of Texas, Austin, Department of Sociology	2018

Race, Place, & Evictions	Tempe, AZ
ARIZONA STATE UNIVERSITY, SCHOOL OF SOCIAL TRANSFORMATIONS	2017
Racial & Gender Estimations of Unlawful Detainers	Portland, OR
Northwest Civil Rights Legal Conference	2016
Are Diverse Neighborhoods Truly Integrated? Micro-segregation in Seattle	Seattle, WA
Open Seattle: Technology for Civic Engagement, Socrata	2016
Segregation within Integration: Exploring Micro-level Segregation in Seattle's Integrated Tracts	Seattle, WA
University of Washington, Center for Studies in Demography & Ecology Seminar	2015
Mapping Inequality	Seattle, WA
THE URBAN POVERTY FORUM TOWN HALL MEETING	2010
Conference Presentations	
Pandemic Eviction Trends in the United States	Nashville, TN
Urban Affairs Association Annual Meeting	2023
How Markets and Race Drove Evictions During the Pandemic	New Orleans, LA
Population Association of America Annual Meeting	2023
The State of Evictions During the Affordability Crisis: Measuring Prevalence & Disparate	
Impact through Machine Learning on Court Records	New York, NY
American Sociological Association Community Urban Sociology Section Pre-Conference, New York University	2010
Wagner School of Public Service	2019
Eviction Ecology: Local & Extra-local Neighborhood Effects	Philadelphia, PA
AMERICAN SOCIOLOGICAL ASSOCIATION ANNUAL MEETING	2018
Neighborhood & Demographic Disparities in Evictions: Using Spatial Analysis & Bayes	Danyar CO
Estimation to Define a Previously Unknown Population in King County, WA	Denver, CO
Population Association of America Annual Meeting	2018
Health & Racial Neighborhood Segregation: A Multi-City Comparison	Denver, CO
Population Association of America Annual Meeting (poster presentation with Michael Esposito)	2018
Forced Out: Race, Market, & Neighborhood Dynamics in Evictions	Montreal, QC
American Sociological Association Annual Meeting	2017
Neighborhood Change and Racial Dynamics of Complainants, Suspects, & Arrestees	Seattle, WA
American Sociological Association Annual Meeting (presentation with Lindsey R. Beach and Charles Lanfear)	2016
Neighborhood Change and Racial Dynamics of Complainants, Suspects, & Arrestees	Washington D.C.
Population Association of America Annual Meeting (poster with Lindsey R. Beach and Charles Lanfear)	2016
Segregation within Integration: Exploring Micro-level Segregation in Seattle's Integrated Tracts	San Diego, CA
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (PRESENTATION WITH RYAN GABRIEL)	2015
Measuring Mobility Using Cell Phone Call Data Records: Developing Big Data for	5 / 144
Demographic Science	Boston, MA
Population Association of America Annual Meeting (presentation with Nathalie Williams, Matt Dunbar, Nathan	2014
Eagle, & Adrian Dobra)	2014
Spatial Methods for Quantifying Crime Displacement: Measuring Crime Movement After	Boston, MA
a Hot-Spot Policing Intervention	503ton, M/1
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER)	2014

Grants_____

2024-2027 Reducing Veteran Evictions, Ho	melessness, & Health (co-PI), VA	\$354,544
2024-2027 Heath Outcomes Post-Eviction I	Moratoria (HOPE-M) (co-PI), NIH	\$2,360,082
2022-2024 Evaluation of Emergency Renta	l Assistance & Eviction (co-PI), HUD	\$671,356
2021-2023 National Housing Precarity, Evi	ction, & Displacement (PI), PolicyLink & Gates Foundation	\$400,000
2020 Housing Precarity Risk Model for	or COVID-19, C3.AI Digital Transformations Institute	\$375,000
2020 Eviction Causes, Outcomes, & R	acial 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 Res	earch (PI), Enterprise Community Partners	\$4,000
2015 Mobility & Demographics within	n 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	Seattle, WA
	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	Seattle, WA
2018-2019	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 Seattle, WA **Graduate Student Representative**, Student Technology Fund Committee, University of Washington,

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.