

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

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

What is Gentrification & When Does Displacement Happen? UNIVERSITY OF SAN FRANCISCO LAW REVIEW SYMPOSIUM	<i>San Francisco, CA</i> 2024
Eviction Trends in the United States UTAH HOUSING MATTERS CONFERENCE	<i>Salt Lake City, UT</i> 2023
Eviction Reform and Housing Justice Through Collaborative Research & Public Engagement HOUSING JUSTICE SYMPOSIUM	<i>Dayton, OH</i> 2023
NASEM Report on Rental Eviction and the COVID-19 Pandemic UNITED STATES WHITE HOUSE	<i>Washington D.C.</i> 2021
Listening Session on Evictions: Racial Disparities UNITED STATES WHITE HOUSE	<i>Washington D.C.</i> 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	<i>New York, NY</i> 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)	<i>Berkeley, CA</i> 2020
Estimating Racial Disparities in Eviction UNIVERSITY OF CALIFORNIA, BERKELEY NEIGHBORHOOD CHANGE CONFERENCE	<i>Berkeley, CA</i> 2020
Baltimore's Eviction Crisis BALTIMORE CITY COUNCIL	<i>Baltimore, MD</i> 2020
Gentrification & Evictions ASSOCIATION FOR PUBLIC POLICY ANALYSIS & MANAGEMENT ANNUAL MEETING SUPER SESSION PLENARY: THE CAUSES & CONSEQUENCES OF EVICTION	<i>Denver, CO</i> 2019
The State of Evictions During the Affordability Crisis HOUSING WASHINGTON ANNUAL CONFERENCE	<i>Spokane, WA</i> 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	<i>Olympia, WA</i> 2019
Contemporary Consequences of Redlining & Residential Segregation KING COUNTY COUNCIL	<i>Seattle, WA</i> 2019
Neighborhood Demographics, Zoning, & Hate Crime Report SEATTLE CITY COUNCIL	<i>Seattle, WA</i> 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	<i>Oxford, UK</i> 2019
The State of Evictions in Washington SEATTLE CITY COUNCIL	<i>Seattle, WA</i> 2019
Housing, Segregation & Mobility in Washington State: The Impact of Policies, Economics, & Evictions EXPERT TESTIMONY FOR THE WASHINGTON STATE SENATE HOUSING STABILITY & AFFORDABILITY COMMITTEE	<i>Olympia, WA</i> 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	<i>Olympia, WA</i> 2018
Forced Evictions, Neighborhood Change, & Race: From Jim Crow to Gentrification THE CITY OF SEATTLE'S OFFICE OF ARTS & CULTURE	<i>Seattle, WA</i> 2018
Eviction Ecology UNIVERSITY OF TEXAS, AUSTIN, DEPARTMENT OF SOCIOLOGY	<i>Austin, TX</i> 2018
Race, Place, & Evictions ARIZONA STATE UNIVERSITY, SCHOOL OF SOCIAL TRANSFORMATIONS	<i>Tempe, AZ</i> 2017
Racial & Gender Estimations of Unlawful Detainers NORTHWEST CIVIL RIGHTS LEGAL CONFERENCE	<i>Portland, OR</i> 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 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 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 Demographic Science	Boston, MA
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (PRESENTATION WITH NATHALIE WILLIAMS, MATT DUNBAR, NATHAN EAGLE, & ADRIAN DOBRA)	2014
Spatial Methods for Quantifying Crime Displacement: Measuring Crime Movement After a Hot-Spot Policing Intervention	Boston, MA
POPULATION ASSOCIATION OF AMERICA ANNUAL MEETING (POSTER)	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	<i>U.C. Berkeley</i>
2020-now	Principal Researcher , The Housing Precarity Risk Model	<i>U.C. Berkeley</i>
2018-now	Principal Investigator , The Eviction Research Network	<i>U.C. Berkeley & UW</i>
2017-2019	Researcher , Housing Insecurity Longitudinal Database, eScience Institute	<i>U. Wash</i>
2017-2018	Principal Researcher , Displacement & Neighborhood Change in PNW, CUAC	<i>U. Wash</i>
2017-2018	Principal Researcher , Hate Crimes & Micro-Segregation, City of Seattle	<i>U. Wash</i>
2016-2017	Program Coordinator , UW Homelessness Initiative, Urban@UW	<i>U. Wash</i>
2015-2016	Research Assistant , KC Subsidized Housing Recipients Migration Patterns, K. Crowder, UW Soc. Dept.	<i>U. Wash</i>

CONSULTATION

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

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>

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.