

# 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 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

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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

## **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

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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	U.C. Berkeley
2020-now	<b>Principal Researcher</b> , The Housing Precarity Risk Model	U.C. Berkeley
2018-now	<b>Principal Investigator</b> , The Eviction Research Network	U.C. Berkeley & UW
2017-2019	<b>Researcher</b> , Housing Insecurity Longitudinal Database, eScience Institute	U. Wash
2017-2018	<b>Principal Researcher</b> , Displacement & Neighborhood Change in PNW, CUAC	U. Wash
2017-2018	<b>Principal Researcher</b> , Hate Crimes & Micro-Segregation, City of Seattle	U. Wash
2016-2017	<b>Program Coordinator</b> , UW Homelessness Initiative, Urban@UW	U. Wash
2015-2016	<b>Research Assistant</b> , KC Subsidized Housing Recipients Migration Patterns, K. Crowder, UW Soc. Dept.	U. Wash

### CONSULTATION

2021-now	<b>Academic Advisor</b> , White House, HUD, & Treasury Eviction Data & Research	Washington, D.C.
2020-2021	<b>Committee Member</b> , National Academy of Sciences' COVID-19 & Evictions Strategy Group	Washington, D.C.
2020	<b>Research Advisory Committee</b> , California's Roadmap Home 2030	Sacramento, CA
2019	<b>Consultant</b> , Youth and Young Adult Homelessness and Evictions, Raikes Foundation, Legal Council for Youth and Children, and the Housing Justice Project	Seattle, WA
2018-2019	<b>Consultant</b> , The Creative Economy & Artist Displacement in the Puget Sound, City of Seattle Arts & Culture Office	Seattle, WA
2016-2017	<b>Expert Witness</b> , Racial and Gender Disparities in Evictions, ACLU & The NW Justice Project	Seattle, WA
2016-2017	<b>Consultant</b> , Spatial Patterns of Homeless Encampments, The City of Seattle Mayor's Office	Seattle, WA

## Teaching

2020	<b>Instructor</b> , Data for Housing	U.C. Berkeley
2016	<b>Instructor</b> , Mapping mobility patterns of Seattle & King County Public Housing Residents 2004-2016	U. Wash
2015	<b>Instructor</b> , Spatial Epidemiology	U. of Nairobi, Kenya
2015	<b>Instructor</b> , Introduction to GIS for Health Researchers Online Course	U. Wash
2014	<b>Co-Instructor</b> , Urban Sociology	U. Wash

## 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.