Dr. Tim Thomas, Ph.D.

University of California, Berkeley
Department of Sociology | 410 Social Science Building, Berkeley, CA 94720
timthomas@berkeley.edu

Employment

University of California, Berkeley
Founder & Executive Director	The Eviction Research Network	2019 – present
Assistant Professional Researcher	Department of Sociology	2022 – present
Research Director	Urban Displacement Project	2020 – 2025
NIH-CSSTP Training Lead	Berkeley Institute of Data Science	2021 – 2025
Instructor	Department of Statistics	Spring 2025
Instructor	Master of Computational Social Science	Spring 2025
Instructor	Department of Sociology	Summer 2025
Postdoctoral Fellow	Institute of Governmental Studies	2019 – 2022

Collective Impact Data & Research Lab (CIDR)
Founder & Executive Director	2025 – present

King County Regional Homelessness Authority
Chief Officer	Research & Data	2025

University of Washington
Moore-Sloan Postdoctoral Fellow	The eScience Institute	2017 – 2019
UW Homelessness Initiative Program Coordinator	Urban @UW	2016 – 2017

Education

University of Washington
Ph.D. Sociology & Certificate in Demography   2017
Dissertation: *Forced Out: Race, Market, & Neighborhood Dynamics of Evictions*
Committee: Kyle Crowder, Stewart Tolnay, Natalie Williams, Mark Ellis

M.A. Sociology   2013
Master 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
General Coursework   2007

Peer Reviewed Publications

Ren, Cheng, Timothy A. Thomas, Xin Chen, and Leyi Zhou. 2025. What Lies Behind the Answers: Applying Machine Learning to Understand Tenants' Reaction to Eviction. No. uscxh_v1. Center for Open Science.

Zapata, A., Wood, L. G., Galvin, A. M., Chan, W., Thomas, T. A., Tsai, J., Way, H, K., Mueller, E. J., & Hernandez, D. C. (2025). Domains of housing instability and intimate partner violence risk among U.S. tenants. International Journal of Environmental Research and Public Health, 22 (8), 1212. DOI: 10.3390/ijerph22081212

Xin Chen, Cheng Ren, & Timothy A. Thomas. 2025. "Evaluating Tenant-Landlord Tensions Using Generative AI on Online Tenant Forums." *Journal of Computational Social Science*, 8, 50. https://doi.org/10.1007/s42001-025-00378-8

Tim Thomas, Alex Ramiller, Cheng Ren, & Ott Toomet. 2024. Toward a National Eviction Data Collection Strategy Using Natural Language Processing. *Cityscape*, 26(1), 241-260.

Tamara S. Wilson, Paul C. Selmants, Ryan M. Boynton, James H. Thorne, Nathan D. Van Schmidt, & Timothy A. Thomas. 2024. Will there be water? Climate change, housing needs, and future water demand in California. *Journal of Environmental Management* 369: 122256.

Xing Gao, Timothy A. Thomas, Rachel Morello-Frosch, Amani M. Allen, Jonathan M. Snowden, Suzan L. Carmichael, and Mahasin S. Mujahid. 2023. Neighborhood Gentrification, Displacement, and Severe Maternal Morbidity in California. *Social Science & Medicine*, 334, 116196.

Peter Hepburn, Renee Louis, Joe Fish, Emily Lemmerman, Anne Kat Alexander, Timothy A. Thomas, Robert Koehler, Emily Benfer, & Matthew Desmond. 2021. US eviction filing patterns in 2020. *Socius* 7: 23780231211009983.

Charles C. Lanfear, Lindsey R. Beach, & Timothy A. Thomas. 2018. Formal social control in changing neighborhoods: racial implications of neighborhood context on reactive policing. *City & Community.* 17:4. https://doi.org/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* 10, no. 7: e0133630.

Manuscripts in Progress

Timothy A. Thomas. "The Housing Precarity Risk Model: Predicting National Renter Displacement and Eviction Risk."

Timothy A. Thomas, Ángel Ross, Kasey Zapatka, & HC Moore. "Modern Racial Legacies: Origins, Destinations, and the Reproduction of Segregation through Eviction."

Timothy A. Thomas, Kasey Zapatka, HC Moore, Pia Deshpande, Chi-Hyun Kim, Katherine Nelson, & Rebecca Yae. "Where'd the Money Go? Neighborhood Evaluation of How Emergency Rental Assistance Affected Evictions During the Pandemic."

Kasey Zapatka, Timothy A. Thomas, HC Moore, Pia Deshpande, Chi-Hyun Kim, Katherine Nelson, & Rebecca Yae. "Preventing Eviction: State and Federal Interventions during the Pandemic."

Ihsan Kahveci, Timothy A. Thomas, Nathalie Williams, Paul Hebert, Amy Hagopian, & Zack Almquist. "The Relationship Between Eviction, Substance Use, and Health Among People Experiencing Homelessness in King County, WA."

Hernandez, D. C., Zapata, A., Vikas, R., Galvin, A., Chan, W., Thomas, T., Tsai, J., Way, H.K., & Mueller, E. J. "Bridging housing and health: How past and current housing instability influence anxiety and depression."

Vikas, R., Zapata, A., Galvin, A., Chan, W., Thomas, T., Tsai, J., Way, H.K., Mueller, E. J., & Hernandez, D. C. "The association between housing instability, soft vs. potential displacement, and poor living conditions."

Zapata, A., Vikas, R., Galvin, A., Chan, W., Thomas, T., Tsai, J., Way, H.K., Mueller, E. J., & Hernandez, D. C. "The association between reasons for feel pressured to move and soft/potential displacement among Black and Hispanic female tenants."

Hernandez, D. C., Wood, L., Vikas, R., Zapata, A., Galvin, A., Chan, W., Thomas, T., Tsai, J., Way, H.K., & Mueller, E. J. "Bridging housing and intimate partner violence (IPV): Housing instability, housing related problems, and housing assistance as predictors of IPV."

Timothy A. Thomas & Amit Cohen. "Eviction and Children During the Covid-19 Pandemic."

Reports

Timothy A. Thomas & Aaron Culich. 2025. Bay Area Housing Precarity Model. Berkeley, CA.

Amy Kate Bailey & Timothy A. Thomas. 2025. Atlantic County Report on Housing Conditions and ACHA Draft Annual and 5-Year Plans for Stanley Holmes Village. Atlantic City, NJ.

Community Planning Collaborative & Tim Thomas. 2025. "Rooted in Marin Strategies for Anti-Displacement." Marin County, CA.

Timothy A. Thomas and Mia Schwinghammer. 2024. "Washington State Eviction Filings." University of California, Berkeley, CA: The Eviction Research Network.

Thomas, Tim and Hannah Moore. 2024. "Oregon Eviction Filings." University of California, Berkeley, CA: The Eviction Research Network.

Timothy A. Thomas, Amit Cohen, & Julia Greenberg. 2023. "Eviction for Children During the Pandemic." Commissioned report for: National Academies of Sciences, Engineering, and Medicine. "Addressing the Long-Term Effects of the COVID-19 Pandemic on Children and Families." Washington, DC: The National Academies Press.

Julia Greenberg, Tim Thomas, Paul La Farga, & Farzad Mashhood. 2023. "San Diego Anti-Displacement Study Existing Conditions Report." University of California, Berkeley, CA: Urban Displacement Project.

Timothy A. Thomas & Julia Greenberg. 2022. "Urban Displacement Project's Salt Lake City Displacement Data Analysis." University of California, Berkeley, CA: Urban Displacement Project.

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)

Julia Greenberg, Ashley Santos, Hannah Moore, Amit Cohen, & Tim Thomas. 2022. "Minnesota Eviction Filings." University of California, Berkeley, CA: The Eviction Research Network.

Ian Castro, Julia Greenberg, Hannah Moore, Amit Cohen, & Tim Thomas. 2022. " Indiana Eviction Filings." University of California, Berkeley, CA: The Eviction Research Network.

Tim Thomas, Hannah Moore, Amit Cohen, & Julia Greenberg. 2022. "Dayton Ohio Eviction Filings." University of California, Berkeley, CA: The Eviction Research Network.

Xin Chen, Julia Greenberg, Hannah Moore, Amit Cohen, & Tim Thomas. 2022. "Delaware Eviction Filings." University of California, Berkeley, CA: The Eviction Research Network.

Timothy A. Thomas, Alex Ramiller, Daniel Campbell, Brooks Jessup, Sophie Phillips, & Karen Chapple. 2021. "The Housing Precarity Risk Model: Forecasting Eviction Risk Post-Pandemic." University of California, Berkeley, CA: Urban Displacement Project.

Tim Thomas, Carson Hartmann, Anna Driscoll, Karen Chapple, Anna Cash, Renee Roy Elias, & Miriam Zuk. 2020. "The Urban Displacement Replication Project." University of California, Berkeley, CA: Urban Displacement Project.

Anna Cash, 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." University of California, Berkeley, CA: Urban Displacement Project.

Tim Thomas, Ian Kennedy, Alex Ramiller, Ott Toomet, & Jose Hernandez. 2020. "Baltimore Eviction Map." University of Washington, Seattle, WA: The Eviction Research Network.

Timothy A. Thomas, Ott Toomet, Ian Kennedy, & Alex Ramiller. 2019. "The State of Evictions: Results from the University of Washington Evictions Project." University of Washington, Seattle, WA: The Eviction Research Network.

Timothy A. Thomas. 2019. "Neighborhood Demographics, Zoning, & Hate Crime Report." City of Seattle, WA.

Presentations

Invited (Selected)

Washington State Eviction Trends: What We're Seeing After the Pandemic & What to Expect | WA State Senate Housing Committee | Olympia, WA (virtual) | 2025

Revealing Racial Disparities in Eviction Data: Using academic experts & data for disparate impact cases | Housing Justice Network Annual Conference | Minneapolis, MN | 2024

A National Strategy for Collecting Eviction Data | University of Toronto | Toronto, CA | 2024

The Three-Legged Stool of Progressive Policy: Building an evidence-based coalition for Right to Counsel | Results for America | National Online Conference | 2024

Toward a National Eviction Data Collection Strategy Using Natural Language Processing | U.S. Department of Housing & 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 & Housing Justice Through Collaborative Research & Public Engagement | Housing Justice Symposium | Dayton, OH | 2023

NASEM Report on Rental Eviction & 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 & Eviction Policies & 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, & 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

Conferences

"Where'd the Money Go?" Evaluation of ERA Distribution & Neighborhood level Eviction Prevention Rates During the Pandemic | Washington D.C. | 2025

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 & Contracts

2025 Eviction Data Evaluation | Legal Aid Marin | Marin County, CA	$150,000
2025-2026 Eviction Prediction Modeling | Eviction Defense Collaborative | SF, CA	$100,000
2024-2027 Reducing Veteran Evictions, Homelessness, and Improving Health (Co-PI) | VA	$354,544
2024-2027 Health Outcomes Post-Eviction Moratoria (HOPE-M) (Co-PI) | NIH	$2,360,082
2023-2025 Evaluation of Emergency Rental Assistance & Eviction (Co-PI) | HUD	$671,356
2021-2024 National Housing Precarity, Eviction, & Displacement (PI) | PolicyLink	$400,000
2020 Housing Precarity Risk Model for COVID-19 | C3.AI (Lead)	$375,000
2020 Eviction Causes, Outcomes, & Racial Disparities Using NLP (PI) | McGovern Foundation	$75,000
2019 Youth & Young Adult Eviction & Homelessness (PI) | Raikes Foundation	$5,000
2018 Washington State Evictions Research (PI) | Enterprise Community Partners	$4,000
2015 Mobility & Demographics within Subsidized Housing Tenants (Lead) | WCPC	$10,000

Consultation & Other Research

Researcher | Eviction Prediction | San Francisco, CA | 2025 – 2026

Expert Researcher | Housing and Displacement Trends | Atlantic City, NJ | 2025

Co-Lead Researcher | Eviction Data Evaluation | Legal Aid Marin | Marin County, CA | 2025

Researcher | Anti-Displacement Strategies | Marin County, CA | 2024

Academic Expert | Eviction Trends | White House, HUD, & Treasury | Washington D.C. | 2021 – 2024

Expert Researcher | Marin County Anti-Displacement Initiative | Marin County, CA | 2024

Committee Member & Co-Author | National Academy of Sciences' COVID-19 & Evictions Strategy Group | Washington D.C. | 2020 – 2021

Research Advisory Committee Member | California's Roadmap Home 2030 | Sacramento, CA | 2020

Consultant | The Creative Economy & Artist Displacement in the Puget Sound | City of Seattle Arts & Culture Office | 2018 – 2019

Principal Researcher | Hate Crimes & Micro-Segregation | City of Seattle Auditor's Office | Seattle, WA | 2017 – 2018

Researcher | Housing Insecurity Longitudinal Database | eScience Institute | University of Washington | Seattle, WA | 2017 – 2019

Expert Witness | Racial & Gender Disparities in Evictions | ACLU & The NW Justice Project | Seattle, WA | 2016 – 2017

Consultant | Spatial Patterns of Homeless Encampments | City of Seattle Mayor's Office | Seattle, WA | 2016 – 2017

Teaching

Housing Precarity and Displacement: Racial and Gender Inequality in Gentrification and Eviction | Graduate & Undergraduate | Department of Sociology | University of California, Berkeley | Berkeley, CA | 2025

Stat 20 | Undergraduate | Department of Statistics | University of California, Berkeley | Berkeley, CA | 2025

Measuring Displacement | Graduate | Masters in Computational Social Science (MaCSS) | University of California, Berkeley | Berkeley, CA | 2025

Data for Housing | Professional | Urban Displacement Project | University of California, Berkeley | Berkeley, CA | 2020

Mapping Mobility Patterns of Seattle & King County Public Housing Residents 2004 – 2016 | Undergraduate | University of Washington | Seattle, WA | 2016

Spatial Epidemiology | Professional | University of Washington, Center for Studies in Demography & Ecology | University of Nairobi, Kenya | 2015

Introduction to GIS for Health Researchers (online course) | Professional | University of Washington, Center for Studies in Demography & Ecology | University of Washington | 2015

Urban Sociology | Undergraduate | Department of Sociology | University of Washington | 2014

Professional Organization Memberships

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