

Tim Thomas, Ph.D.

University of California, Berkeley
Institute of Governmental Studies | 109 Philosophy Hall, Berkeley, CA 94720
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Academic Positions

University of California, Berkeley

Founder & Director The Eviction Research Network	2019 – present
Research Director Urban Displacement Project	2020 – present
NIH-CSSTP Training Lead Berkeley Institute of Data Science	2021 – present
Assistant Professional Researcher Institute of Governmental Studies	2022 – present
Postdoctoral Fellow Institute of Governmental Studies	2019 – 2022

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: <i>Forced Out: Race, Market, & Neighborhood Dynamics of Evictions</i>	
Committee: Kyle Crowder, Stewart Tolnay, Natalie Williams, Mark Ellis	

M.A. Sociology	2013
Masters Thesis: <i>Revisiting Crime Hot-Spot Interventions: Displacement, Longevity, and Neighborhood Impacts</i>	

B.A. Sociology	2009
Honors Thesis: <i>Seattle's Martin Luther King, Jr. Way: A 40 Year Reflection on a Dream</i>	

Seattle Central Community College

General Coursework	2007
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Peer Reviewed Publications

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 Under Review

Xin Chen, Cheng Ren, & Timothy A. Thomas. 2024. "Evaluating Tenant-Landlord Tensions Using Generative AI on Online Tenant Forums."

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."

Cheng Ren, Timothy A. Thomas, Xin Chen, & Leyi Zhou. "What Lies Behind the Answers: Applying Machine Learning to Understand Tenants' Reaction to Eviction."

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 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)

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

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

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

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

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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

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

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

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

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

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

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

Professional Organization Memberships

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