

# TIM THOMAS, PH.D.

RESEARCHER • EXECUTIVE

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## PROFESSIONAL PROFILE

Nationally recognized housing justice expert with proven executive leadership, research innovation, and policy impact. Deep expertise in eviction prevention—the exact focus of EDC's mission. Ready to transition from policy advisory role to full-time nonprofit executive leadership. Brings to EDC:

- Subject Matter Authority: Leading U.S. expert on eviction prevention research; advisor to White House, HUD, Treasury
- Research Credibility: Influence over federal/state tenant protection policy and citywide Right to Counsel programs
- Executive Leadership: 6+ years founding and scaling research network; managing \$4.6M+ grant budgets; leading teams across institutions
- Grant Success: \$4.6M+ in competitive research funding demonstrates ability to secure resources in constrained environment
- Coalition Building: Multi-year experience engaging elected officials, policymakers, nonprofit partners, and community organizations
- Authentic Mission Alignment: Housing justice research is career-long passion; EDC represents culmination of my life's work

## EXPERIENCE

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### FOUNDER & EXECUTIVE DIRECTOR

*The Eviction Research Network, U.C. Berkeley / 2019 - Present*

- Founded and scaled academic and nonprofit research network across the U.S.
- Managed team members and \$4.6M+ in grant budgets over 6 years.
- Advised White House, HUD, and Treasury on eviction trends and policy.
- Shaped tenant protection laws & influenced CDC eviction moratorium.
- Built partnerships with legal, advocacy, and government organizations.
- Published 30+ research reports at city, state, and federal levels.
- Documented racial and gender disparities in eviction enforcement.

### CHIEF RESEARCH & DATA OFFICER

*King County Regional Homelessness Authority, Seattle, WA / 2025*

- Led research strategy & data governance for the region
- Evaluated homelessness interventions & improvements
- Identified research priorities & managed community partnerships.
- Note: Role ended due to budget shortfall, not performance-related.

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## SKILLS

- Executive Leadership
- Fundraising
- Resource Development
- Policy & Advocacy
- Community Engagement
- Strategy & Innovation
- Research & Data
- Communication & Collaboration

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## EDUCATION

### Ph.D. / Sociology

*University of Washington*

Seattle, WA

2010 - 2017

### Bachelors / Sociology

*University of Washington*

Seattle, WA

2007 - 2009

### Associates / General Studies

*Seattle Central Community*

*College*

Seattle, WA

2005 - 2007

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## CERTIFICATION

### Demography

*University of Washington*

Seattle, WA

## EXPERIENCE CONTINUED

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### RESEARCH DIRECTOR

*The Urban Displacement Project, U.C. Berkeley / 2019 - 2025*

- Led research strategy on anti-gentrification and displacement across the U.S.
- Managed \$500K+ annual research budget
- Oversaw research timelines and publication strategy for multi-year projects
- Built and managed state, city, county, and policy partnerships
- Advised city councils, planning commissions, and community organizations
- Developed anti-displacement policies in partnership with governments
- Engaged community members as research participants and advisors
- Mentored and supervised graduate & undergraduate research assistants

### ASSISTANT PROFESSIONAL RESEARCHER & INSTRUCTOR

*Institute of Governmental Studies, Sociology, & Statistics Dept., U.C. Berkeley / 2022 - Present*

- Conducted research on housing precarity, eviction, and homelessness.
- Developed curriculum integrating policy/data science with social justice.

### NIH-CSSTP TRAINING LEAD

*Berkeley Institute for Data Science, UC Berkeley / 2021 - 2025*

- Organized NIH-funded Computational Social Science Training Program
- Mentored 25+ graduate student fellows in research methods
- Prepared students for careers in research, policy, and nonprofit leadership

### POSTDOCTORAL FELLOW

*University of Washington & University of California, Berkeley / 2017 - 2022*

- Researched and published on housing precarity, eviction, and homelessness
- Developed anti-displacement & gentrification models
- Advised local, state, and federal policymakers on housing precarity & policy

### PROGRAM COORDINATOR

*Urban @UW, University of Washington / 2016 - 2019*

- Coordinated interdisciplinary research initiative
- Connected academic researchers with community partners on homelessness and housing issues

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### LAND SURVEYOR

*Various Companies, GA, OH, & WA / 1997 - 2004*

## SKILLS

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- Executive Leadership
- Fundraising
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## PROFESSIONAL AFFILIATIONS

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

- Crew chief for land surveying and mapping projects
- Managed crew of 2-4 surveyors
- Collected and processed survey data

## FEDERAL & POLICY ADVISORY ROLES

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### **ACADEMIC EXPERT, EVICTION POLICY**

*White House, HUD, Treasury / 2021-2024*

- Advised federal agencies on national eviction trends and rental assistance strategies
- Participated in policy briefings and listening sessions
- Informed federal rental assistance distribution and eviction prevention initiatives

### **COMMITTEE MEMBER & CO-AUTHOR**

*National Academies of Sciences COVID-19 & Evictions Report / 2020-2021*

- Co-authored report: 'Rental Eviction and the COVID-19 Pandemic: Averting a Looming Crisis'
- Advised on evidence-based eviction prevention strategies

### **EXPERT TESTIMONY & LEGISLATIVE CONSULTATION**

*Various Committees & Legislatures / 2016-2024*

- Testified before WA State House/Senate and NY Advisory Committee to U.S. Civil Rights Commission
- Consulted with state legislatures on tenant protection and eviction prevention policy
- Presented racial disparities data informing policy decisions

### **CITY & COUNTY POLICY ADVISOR**

*Various Cities & Counties / 2017-2024*

- Briefed Seattle City Council, Baltimore City Council, and multiple city planning departments on eviction trends and policy
- Consulted with Marin County on anti-displacement strategies
- Advised policy makers on evidence-based housing solutions
- Presented racial disparities data informing policy decisions

## FUNDRAISING & FISCAL STEWARDSHIP

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Total Research Funding Secured: **\$4.6M** (2015-2027)

Evidence of ability to secure resources in constrained nonprofit environment:

- **\$2,360,082** | Health Outcomes Post-Moratoria (Co-PI, NIH) | 2024-2027
- **\$354,544** | Veteran Evictions & Homelessness (Co-PI, VA) | 2025-2027
- **\$671,356** | Emergency Rental Assistance Evaluation (Co-PI, HUD) | 2023-2025
- **\$400,000** | Housing Precarity & Displacement (PI, PolicyLink) | 2021-2024
- **\$375,000** | Housing Precarity Risk Model COVID-19 (Lead, C3.AI) | 2020

- Additional grants from McGovern Foundation, Raikes Foundation, Enterprise Community Partners, and others

#### Grant Management Competencies:

- Federal grant application and compliance (NIH, HUD, VA)
- Foundation grant writing and reporting
- Multi-year budget management and allocations
- Fiscal compliance and audit preparation
- Resource allocation during budget constraints
- Cost-effective program delivery

## RESEARCH IMPACT & CREDIBILITY

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#### Peer-Reviewed Publications (9)

- Ren, C., Thomas, T. A., et al. (2025). 'What Lies Behind the Answers: Applying Machine Learning to Understand Tenants' Reaction to Eviction.' No. uscxh\_v1. Center for Open Science.
- Zapata, A. et al. (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.
- Thomas, T. A., et al. (2024). "Toward a National Eviction Data Collection Strategy." Cityscape, 26(1).
- Gao, X., Thomas, T. A., et al. (2023). "Neighborhood Gentrification and Severe Maternal Morbidity." Social Science & Medicine, 334.
- Hepburn, P., et al. (2021). 'US Eviction Filing Patterns in 2020.' Socius, 7(1), 1-18.

#### Reports & Policy Briefs (30+)

- Authored or co-authored major reports on eviction trends, racial disparities, housing precarity, and displacement strategies used by cities, states, and federal agencies.

#### Academic Recognition

- 143+ citations in peer-reviewed literature
- Featured speaker at national conferences: American Sociological Association, Population Association of America, Urban Affairs Association, APPAM
- Invited presentations at universities across the globe (UT Austin, Arizona State, UPenn, Oxford)

## DEMONSTRATED ALIGNMENT WITH EDC MISSION

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#### Eviction Prevention Expertise

- Deep, nationally-recognized expertise in eviction prevention and Right to Counsel models
- Intimate knowledge of San Francisco's eviction landscape and citywide TRC program
- Research directly informs tenant protection strategies EDC advances

#### Tenant Rights Advocacy

- Career-long commitment to housing justice and tenant protection

- Research documents racial and gender disparities in evictions—core to EDC’s racial justice mission
- Authentic advocacy for low-income tenants and communities of color

#### Understanding of Legal Services & Prevention

- Partnered with legal aid organizations, tenant advocates, and homeless service providers throughout career
- Research on Right to Counsel demonstrates understanding of legal defense + financial assistance model
- Co-authored National Academies of Sciences report on eviction prevention strategies during crisis

#### Ability to Build Coalitions & Engage Stakeholders

- Built multi-institutional research network
- Engaged city councils, mayors, and government agencies across country
- Cultivated relationships with federal agencies (White House, HUD, Treasury)
- Testified before advisory committees and state legislatures

#### Track Record of Securing Resources

- Raised \$4.6M in competitive funding for nonprofit research organization
- Demonstrated fiscal stewardship and cost-effective operations
- Experience managing grants across multiple funders with complex requirements

## REFERENCE & ADDITIONAL INFORMATION

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Available upon request. Willing to discuss specific experience in nonprofit governance, fundraising strategy, coalition building, and mission-driven leadership.