TIM THOMAS, PH.D.

RESEARCHER • EXECUTIVE

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PROFESSIONAL PROFILE

Nationally recognized housing justice expert with proven executive leadership, research innovation, & 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 & citywide Right to Counsel programs
- Emergency Rental Assistance Expertise: Completed comprehensive HUD report on ERA during the pandemic; deep research knowledge of rental assistance program effectiveness across the country
- Executive Leadership: 6+ years founding & 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, & community organizations
- Authentic Mission Alignment: Housing justice research is career-long passion; EDC represents culmination of my life's work

EXPERIENCE

FOUNDER & EXECUTIVE DIRECTOR
The Eviction Research Network, U.C. Berkeley / 2019 - Present

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

SKILLS

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

EDUCATION

Ph.D. / Sociology
University of Washington
Seattle, WA
2010 - 2017

Bachelors / Sociology
University of Washington
Seattle, WA
2007 - 2009

Assocates / General Studies
Seattle Central Community College
Seattle, WA
2005 - 2007

CERTIFICATION

Demography
University of Washington
Seattle, WA

• Identified research priorities & managed community partnerships.
• Note: Role ended due to budget shortfall, not performance-related.

EXPERIENCE CONTINUED

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

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

POSTDOCTORAL FELLOW
University of Washington & University of California, Berkeley / 2017 - 2022

• Researched & published on housing precarity, eviction, & homelessness
• Developed anti-displacement & gentrification models
• Advised local, state, & 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 & housing issues

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PROFESSIONAL AFFILIATIONS

• California Research Bureau

• Population Association of America

• American Sociological Association

• Urban Affairs Association

• Association of Public Policy Analysis & Management

LAND SURVEYOR

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

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

FEDERAL & POLICY ADVISORY ROLES

ACADEMIC EXPERT, EVICTION POLICY & EMERGENCY RENTAL ASSISTANCE

White House, HUD, Treasury / 2021-2025

• Advised federal agencies on national eviction trends & rental assistance strategies
• Led comprehensive evaluation of Emergency Rental Assistance (ERA) programs (HUD, 2023-2025)
• Completed major HUD report analyzing ERA program effectiveness, implementation, & outcomes
• Participated in policy briefings & listening sessions
• Researched rental assistance distribution patterns & impact on eviction prevention
• Informed federal rental assistance distribution & eviction prevention initiatives

COMMITTEE MEMBER & CO-AUTHOR

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

• Co-authored report: 'Rental Eviction & 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 & NY Advisory Committee to U.S. Civil Rights Commission
• Consulted with state legislatures on tenant protection & 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, & multiple city planning departments on eviction trends & 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

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, & others

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

RESEARCH IMPACT & CREDIBILITY

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 & intimate partner violence risk among U.S. tenants.' International Journal of Environmental Research & 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 & 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, & displacement strategies used by cities, states, & 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

Eviction Prevention Expertise

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

Tenant Rights Advocacy
- Career-long commitment to housing justice & tenant protection
- Research documents racial & gender disparities in evictions—core to EDC's racial justice mission
- Authentic advocacy for low-income tenants & communities of color

Understanding of Legal Services & Prevention
- Partnered with legal aid organizations, tenant advocates, & 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, & government agencies across country
- Cultivated relationships with federal agencies (White House, HUD, Treasury)
- Testified before advisory committees & state legislatures

Track Record of Securing Resources
- Raised $4.6M in competitive funding for nonprofit research organization
- Demonstrated fiscal stewardship & cost-effective operations
- Experience managing grants across multiple funders with complex requirements

REFERENCE & ADDITIONAL INFORMATION

List of references available upon request. Detailed CV available at https://timathomas.github.io/thomas_cv/thomas_cv.pdf. Willing to discuss specific experience in nonprofit governance, fundraising strategy, coalition building, & mission-driven leadership.