

Northern Ontario Home Builders' Association

MEMBERSHIP GUIDE 2026



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About NOHBA

The Northern Ontario Home Builders' Association (NOHBA) has been advocating for the residential construction industry across Northern Ontario since 1959. Originally established as the Sudbury and District Home Builders' Association (SDHBA), our association rebranded to NOHBA to reflect the expanding scope of our membership and the breadth of our regional advocacy work.

We serve as the unified voice for **land developers, home builders, professional renovators, suppliers, trades/construction services**, and industry professionals like **landscaping, technology, security, utilities, finance & legal services**, and **more!** We're the voice of a region, from North Bay to Kenora. Our efforts are dedicated to promoting housing affordability, professional standards, adequate housing supply, and the long-term economic vitality of communities across the North.

The residential construction sector is a key economic driver in Northern Ontario. Home builders, renovators, and their supply chain partners support local employment, contribute to municipal tax bases, and reinvest in the communities they serve. NOHBA is at the heart of that activity, providing leadership, advocacy, education, and connection across the region.

Mission

To advance a thriving, professional, and innovative residential construction industry across Northern Ontario by supporting our members, advocating for housing affordability, and strengthening communities through collaboration, education, and leadership.

Vision

A Northern Ontario where every community has access to quality housing, where industry professionals are empowered to succeed, and where NOHBA is the recognized regional leader and unified voice for home building, renovation, and development.



We Represent

The Region of Northern Ontario

NOHBA represents member companies across Northern Ontario. A NOHBA membership applies to your company as a whole and includes automatic membership with the Ontario Home Builders' Association (OHBA) and the Canadian Home Builders' Association (CHBA), giving your business representation at the local, provincial, and national levels.

Our geographic footprint spans the full breadth of Northern Ontario, from North Bay in the south to Kenora in the west, with active regional presence in six communities across the North:

- Greater Sudbury
- North Bay
- Thunder Bay
- Timmins
- Sault Ste. Marie
- Kenora

Our communities are expanding, the demand for housing is increasing, and the building sector plays a central role in driving this transformation. NOHBA is at the heart of that growth, connecting members to the resources, relationships, and advocacy they need to succeed.

Our Team



Morgan Rouleau

CHIEF EXECUTIVE OFFICER

Morgan leads the overall operations of NOHBA and serves as the primary link between the Board of Directors and day-to-day activities. Morgan represents NOHBA at the local, provincial, and national levels, working closely with OHBA, CHBA, municipal governments, and partner organizations across Northern Ontario.

ceo@nohba.ca | 705-207-1459



Vacancy

POLICY, COMMUNICATIONS AND EVENTS INTERN

The Policy & Communications Intern will support NOHBA's membership growth, event delivery, and regional outreach across Northern Ontario, including connecting construction opportunities with qualified members, supporting major events and contributing to the organization's economic development activities.

events@nohba.ca | 705-662-1185



Brandon Mcgragh

MEMBER RELATIONS COORDINATOR

Brandon leads NOHBA's membership outreach, working to grow the association's member base across Northern Ontario. Brandon supports member communications, helps connect prospective members with the value of NOHBA membership, and assists with marketing and community engagement initiatives.

coms@nohba.ca | 705-918-0055

Board of Directors

NOHBA is governed by a volunteer Board of Directors representing builders, renovators, suppliers, and service providers from across Northern Ontario. The Board provides strategic oversight, advocacy direction, and governance leadership for the association.



Anthony Farrugia

CHAIR



Derek Cashmore

PAST CHAIR



Mike Lapointe

1ST VICE CHAIR



Taylor Conaty

TREASURER



Wendy Wafer

SERVICE DIRECTOR



Shelby Chartier

RENOVATOR DIRECTOR

OPEN POSITIONS

Secretary

Supplier Director

New Builder Director

North Bay Director

Sudbury Director

Sault Ste. Marie Director

Timmins Director

Thunder Bay Director

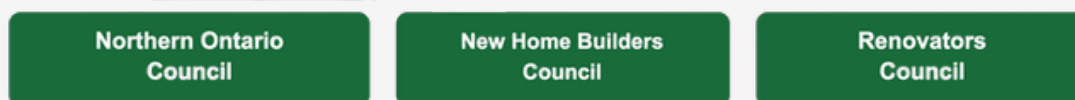
Kenora Director

Councils & Committees

NOHBA's member engagement is organized through three **Councils**, four **Committees**, and six **Municipal Committees**. Each plays a distinct role in keeping the association connected to its members, its communities, and the issues that matter most to the residential construction industry across Northern Ontario.

- **Councils** are sector-based groups that bring together member representatives to share expertise, surface industry priorities, and inform NOHBA's advocacy work at the regional level.

COUNCILS



- **Committees** are operational working groups made up of member volunteers who support the day-to-day programs and initiatives of the association. From planning events and growing membership to developing marketing ideas and supporting governance, committees are where members get hands-on with the work of building NOHBA.

COMMITTEES



- **Municipal Committees** operate under the Northern Ontario Council and serve as NOHBA's local presence in six of our communities. Each municipal committee monitors what is happening on the ground in their city, aids in connecting with local government and industry, identifies issues affecting builders and renovators in the area, and helps organize local events and outreach. Municipal committees are how NOHBA stays genuinely rooted in Northern Ontario rather than operating from a single desk.

MUNICIPAL COMMITTEES

under the Northern Ontario Council



Get involved- info@nohba.ca

Councils

NORTHERN ONTARIO COUNCIL

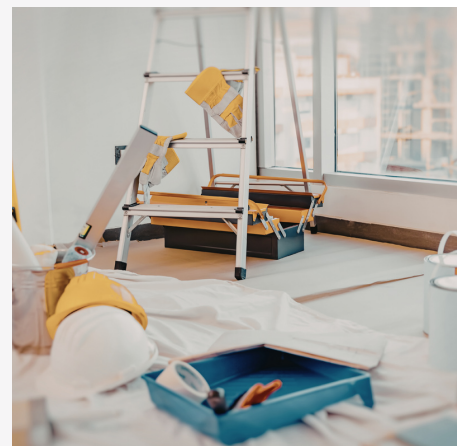
The Northern Ontario Council brings together representatives from each of NOHBA's six communities to provide a region-wide perspective on industry conditions, local priorities, and emerging issues across the North. The Council coordinates with its six Municipal Committees and serves as the primary link between local concerns and NOHBA's broader advocacy and governance work.

NEW HOME BUILDERS COUNCIL

The New Home Builders Council supports and represents members engaged in new residential construction across Northern Ontario. The Council provides a forum for builders to share knowledge, flag regulatory and market challenges, and inform NOHBA's positions on issues affecting the new home building sector.

RENOVATORS COUNCIL

The Renovators Council supports professional renovators and subcontractors by providing a dedicated forum to discuss the challenges and opportunities unique to the renovation sector. The Council also supports NOHBA's RenoMark program and helps elevate professional standards across the industry.



Committees

MUNICIPAL COMMITTEES

Each of NOHBA's six Municipal Committees serves as the local arm of the association in its community. Municipal committee members monitor local government activity, connect with CBOs and planning departments, surface issues affecting builders and renovators in their area, and help organize local events and industry outreach. Municipal committees meet regularly and report through the Northern Ontario Council.

Greater Sudbury • North Bay • Thunder Bay • Timmins • Sault Ste. Marie • Kenora

ECONOMIC DEVELOPMENT

Monitors housing market trends and economic conditions affecting the residential construction industry across Northern Ontario. Identifies funding opportunities, tracks programs and incentives relevant to members, and brings forward ideas that support member business development and the long-term economic health of the region.

TECHNICAL & REGULATORY

Monitors building codes, construction standards, and regulatory changes at the municipal, provincial, and federal levels. Works to identify regulatory issues, legislative and technical development affecting members and supports NOHBA in developing informed responses to policy changes impacting the industry.

EVENTS & FUNDRAISING

Plans and delivers NOHBA's signature events including the Golf Tournament, Industry Mixer, and Northern Ontario Housing Summit. Develops fundraising initiatives and community outreach programs, and supports the association in building its profile and relationships across Northern Ontario through meaningful member-facing activities.

MEMBER AND MARKETING

Supports the growth and retention of NOHBA's membership by developing recruitment strategies, member benefit ideas, and marketing initiatives. Helps shape how NOHBA communicates its value to current and prospective members, and brings forward ideas to strengthen the association's brand and visibility across the region.

Government Relations

HIGHLIGHTS:

2026

- **HST Removed on New Homes**
 - The Ontario and federal governments removed the HST on all new homes under \$1 million and reduced it on homes under \$1.85 million across the province. One of the most significant affordability measures for new home buyers in a generation. Following the announcement, both governments worked to publish the regulations needed to administer the rebate, confirming how builders can assign it directly to purchasers to lower the effective purchase price and reduce transaction risk. Since the announcement, more than 5,000 new home sales in Ontario proceeded that may not have otherwise happened, representing more than one third of all new home sales in Ontario in 2025.
- **Development Charges Reduced by Up to 50%**
 - Premier Ford and Prime Minister Carney announced an \$8.8 billion, 10-year Canada-Ontario partnership to reduce development charges across the province by up to 50% for a minimum of three years. Development charges have risen more than 700% over the past 25 years and have reached unsustainable levels in many communities, adding tens of thousands of dollars to the cost of a new home. The Ontario-Canada Development Charges Reduction Program opened for municipal applications in June 2026, with preliminary analysis suggesting permanent rate reductions of 20 to 25% in many areas once municipalities update their DC background studies as required.
- **Bill 98: Streamlined Approvals and Less Red Tape**
 - Ontario introduced Bill 98, the Building Homes and Improving Transportation Infrastructure Act, targeting systemic barriers across the planning and approvals process that have slowed housing delivery for years. Key measures include long-awaited parkland dedication reforms first introduced in 2022, limits on municipalities imposing development standards beyond health and safety requirements, a comprehensive expert review of the Ontario Building Code to reduce complexity and duplication, new frameworks for communal water and wastewater systems in rural and hard-to-service areas, and development charge exemptions for non-profit retirement homes.

Government Relations

HIGHLIGHTS:

2026

- **Federal Spring Economic Update: Building Code Reform and Construction Financing**
 - The federal Spring Economic Update committed to building code reform to reduce regulatory burden, improve affordability, and support factory-built housing, including strengthening the analysis of proposed code changes to better assess their cumulative impact on housing costs – a long-standing CHBA priority. The Update also announced new construction financing opportunities through amended mortgage insurance rules to support missing middle housing including triplexes, fourplexes and multi-unit properties up to eight units, and signalled the government is exploring ways to modernize mortgage products and ease the stress test to improve access to homeownership for well-qualified buyers.



Government Relations



NOHBA CEO Morgan Rouleau and Board Chair Anthony Farrugia have been active participants in advancing these provincial and national advocacy priorities on behalf of Northern Ontario's residential construction industry. Morgan and Anthony have worked to ensure that the unique challenges facing builders and renovators in Northern Ontario, including the structural exclusion of most Northern municipalities from development charge programs, remain on the radar of provincial and national decision makers. As NOHBA continues to grow its regional presence and advocacy capacity, Morgan and Anthony remain committed to translating national and provincial wins into meaningful outcomes for members across the North, while pursuing Northern-specific solutions where broader programs fall short.

Sponsorship & Partnership

NOHBA hosts a growing calendar of events throughout the year, offering members and industry partners meaningful opportunities to increase their visibility across the association and the residential construction industry in Northern Ontario. Individual event sponsorships are available a la carte, providing targeted brand exposure at specific events. For partners looking for sustained year-round recognition, our Corporate Sponsorship program offers a comprehensive package that includes digital marketing, newsletter features, event recognition, and social media exposure across all of NOHBA's platforms.



Member Advantage Program

NOHBA builds on the OHBA and CHBA Advantage Programs to offer members access to exclusive discounts and savings available only to NOHBA members. Through our growing Membership Advantage Program, members can access preferred pricing and deals from national and local partners, helping your company save money on everyday business expenses. NOHBA is actively expanding its local partner network to bring even more value to members across Northern Ontario.



Training Ontario



TD Insurance



PENINSULA



Better Box



PHILIPS



Ontario Home Builders' Association



About OHBA

OHBA was founded in 1962 and, for over six decades, has been a force in the residential construction industry. With 28 local chapters across the province, we support over 4,000 members with both local and provincial level issues - empowering them to build more homes and supporting the growth of the industry. We operate on a three-tier system with national, provincial, and local chapters. Through our member-led councils, we advocate for a variety of matters across the residential construction industry:

- Land Development - Proactive government advocacy and strategic guidance on land development, housing, and land use regulations.
- Regulatory Affairs - Focused on home regulation advocacy with Home Construction Regulatory Authority (HCRA) and Tarion.
- Technical - Expertise in the Ontario and National building code development and implementation, and engagement on policy matters impacting technology adoption and energy transition.
- Renovators - A forum for renovators to develop standards, advocacy strategy, and growth plans for the renovation market.

Canadian Home Builders' Association



About CHBA

Building brand recognition and advancing the industry's needs with government, CHBA is active with politicians, government officials, national media, national and international organizations.

Representing member interests through:

- Federal Pre-Budget Consultations, leading to significant policy and program wins
- Regular engagement with key Federal departments/agencies: Finance, CMHC, Natural Resources Canada, HRSDC & more
- Regular input into government consultations
- Membership on Codes & Standards bodies
- Regular appearances at House of Commons and Senate Committees
- Annual CHBA Days on the Hill, with over 70 meetings with MPs
- Regular appearances in national media
- Engagement with other national organizations and associations, Canada's Financial Institutions and with the Bank of Canada on interest rates and economic activity



How will your business stand out among the crowd?

In the competitive world of home renovation, trust and quality are essential. This is where RenoMark steps in, offering a clear mark of distinction that elevates renovators' credibility and professionalism.

The RenoMark program connects homeowners with professional renovators and contractors committed to quality workmanship and customer satisfaction. The RenoMark symbol recognizes trusted members of the Canadian Home Builders' Association who abide by a strict Code of Conduct for renovations.

The Benefits of RenoMark

Becoming a RenoMark member signifies a dedication to professionalism, integrity, and continuous improvement.

- Gain credibility in the eyes of potential clients by undergoing a rigorous screening process. This demonstrates a commitment to upholding industry standards and ethical business practices.
- Earn a stamp of approval from a trusted authority. This helps alleviate homeowners' concerns and instills confidence and peace of mind in their choice of renovator.
- Receive access to valuable resources, training programs, and networking opportunities within the industry. This helps members stay up to date on the latest industry news and best practices.

How to Register

The new verification system is an online tool that makes it simple for renovators and contractors to register for the RenoMark program and provide the documentation required in the Code of Conduct.

Once the verification process is complete, members will be recognized on the RenoMark website and receive immediate access to a full suite of marketing materials to promote their new designation.

✓ Logo ✓ Videos ✓ Social Media Assets ✓ Print & Radio Ads

www.chba.ca/renomarkverify

**Online
verification is
a simple
3-step process**



**Attest to the
RenoMark Code
of Conduct**



**Upload
required
documentation**



**Sign the RenoMark
Licensing
Agreement**



Thank You

Thank you for taking the time to explore NOHBA membership. Our Association is built on the strength of our members and the relationships that connect them. If you have questions or would like to get involved, we are always happy to connect.

What Happens Next?

- Connect with our team to discuss our membership
- Explore upcoming events and opportunities on our website
- Get involved and start building meaningful industry connections

Ready to Apply?

Visit [our website](#) or scan the QR code to submit your application today.

