



Town of Hilton Head Island HOUSING ACTION COMMITTEE MEETING Tuesday, February 3, 2026, 10:00 AM Minutes

1. Call to Order

The meeting was called to order at 10:00 a.m.

In attendance: Commissioners Justin Wilson, Molly Risk, Ayaks Castellanos, Barbara Banaszynski, Sue Ann Hess, MaryAnn O'Brien.

2. Adoption of the Agenda

Michelle Mealer, Community Planning Manager, requested a motion to adopt the agenda. Barbara Banaszynski made a motion to adopt. The motion passed unanimously, 6-0.

3. Appointment of Committee Chair

Michelle Mealer requested a motion to appoint a Chair to the Committee. Justin Wilson made a motion to appoint Ayaks Castellanos as Chair. Maryann O'Brien seconded. The motion was passed unanimously, 6-0. Mealer passed the gavel to Chair Castellanos.

4. Appointment of Committee Vice Chair

The Chair requested a motion to appoint a Vice Chair to the Committee. Justin Wilson made a motion to appoint Barbara Banaszynski as Vice Chair. Molly Risk seconded the motion. The motion was passed unanimously, 6-0.

5. Approval of the Minutes

a. Regular Meeting Minutes of May 14, 2025

Justin Wilson made a motion to approve the regular meeting minutes of May 14, 2025. Maryann O'Brien seconded. The motion passed unanimously, 6-0.

6. Presentation

a. Workforce Housing Program Progress Update - Michelle Mealer, Community Planning Manager

Michelle Mealer presented a progress update on the Workforce Housing Program. The Board requested input from Town Council regarding the Strategic Action Plan as it relates to workforce housing. Marc Orlando, Town Manager, provided insight into the Council's goals regarding the Town's Strategic Action Plan. Those goals involve advancing workforce housing opportunities, reviewing the Land Management Ordinance to provide perspective, contributing to a Hilton Head Island housing index and scoping partnerships for the Town's project on Bryant Road.

7. New Business

- a.** Consideration of 2026 Meeting Schedule for Housing Action Committee - Michelle Mealer, Community Planning Manager

Michelle Mealer opened the discussion on consideration of the proposed 2026 meeting schedule for the Committee. The public commented on concerns regarding the frequency of the meetings. The Board agreed to meet again on May 5, 2026 with openness to additional meetings outside of the current calendar thereafter. Justin Wilson moved to adopt the schedule. The motion was passed unanimously, 6-0.

8. Public Comment - Non Agenda Items

There were no public comments.

9. Adjournment

Sue Ann Hess made a motion to adjourn. MaryAnn O'Brien seconded. The meeting was adjourned at 10:38 a.m.

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov