

A simple, scalable solution to California's housing crisis, one backyard at a time



Perpetual Homes is the largest private ADU builder in California, with more than 200 projects completed. This is the three-bedroom Healdsburg design.

The solution to multigenerational living for Larry was an Accessory Dwelling Unit. Working with Danville-based Perpetual Homes, Larry—whose father needed support for aging in place—built a modern, comfortable ADU right in his backyard. His mother now has her own private space, complete with a kitchen, living area, and all the amenities she needs, while remaining just steps away from family dinners, grandchildren's laughter, and the rhythm of daily life.

For Larry, the project meant far more than

construction—it offered peace of mind. His story reflects a growing trend. Across California, families are increasingly turning to ADUs to solve today's housing challenges, whether it's caring for an aging parent, giving adult children a more affordable start, or creating supplemental rental income.

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Mortgage Updates

30-YEAR FIXED
6.38%

15-YEAR FIXED
5.74%

5/1
ADJUSTABLE RATE
5.54%

Bankrate obtains rate information from the 10 largest banks and thrifts in 10 large U.S. markets. Mortgages are gathered based on 700 FICO with 80% LTV and between 30-60 lock days. This is an average of all points but the information we gather includes no more than 2 points.

Perpetual Lux Backyard Homes

THE PERFECT ADU FOR AGING PARENTS

Our experienced ADU team delivers full turnkey service!



Multi-generational living in your backyard



Build up to 8 ADUs on Multi-family

More affordable than traditional site-built homes without compromising quality



Tiburon ADU

Best value prefab ADUs

- Custom quality detached backyard home
- Attractive backyard cottages
- Perfect for family member
- Increase rental income potential
- Attached single family homes

Tour our stunning single family detached and ADU models in Concord, Sonoma, Santa Rosa by appointment.

AU-In Price
Starting at \$249,000*
Perpetual Lux plans start at approx. 500 SF.

*Call for details



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Build

Install

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4115 Blackhawk Plaza Circle, Suite 100, Danville

Build.Perpetualhomesadu.com

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How much home can I afford?

By the third quarter of 2025, the tide seemingly began to turn in regard to a housing market that had been marked by limited inventory since the onset of the COVID-19 pandemic in 2020. According to market indicators from Redfin, the National Association of REALTORS™ and Homes for Heroes, by the summer of 2025 things began to shift in regard to inventory (9.4 percent increase year-over-year). Prices also began to level off, as the median existing home price in the United States was \$435,300 in June 2025, which marked a 2 percent increase from the previous year. Price reductions also became more common compared to 2024, signalling a cooldown in some segments.

Although affordability concerns still persist, many people may finally be ready to enter the home-buying arena. When doing so, it's essential prospective home buyers recognize how much they can comfortably spend on a home. Most experts suggest buyers combine lender affordability guidelines with an assessment of one's personal budget. These factors can help

individuals determine a reliable budget when shopping for homes.

- **Debt-to-income ratio:** Lenders use various parameters to identify a borrower's creditworthiness. That includes figuring out a person's debt-to-income ratio (DTI). Wells Fargo says DTI can be calculated by adding up all of a person's monthly debt payments and dividing them by gross monthly income. That number is multiplied by 100 to get a percentage. The lower the DTI, the less risky one is to lenders.

- **The 28/36 rule:** Part of the DTI equation may include the 28/36 rule utilized by many mortgage lenders. This is a standard guideline that can help one see if it's possible to afford a home loan. The 28 percent is allotted housing costs. The monthly housing expenses (principal, interest, taxes, homeowners insurance, private mortgage insurance, and homeowners association fees) should be no more than 28 percent of one's gross monthly income. One's total monthly debt payments, including housing, car, loans, student loans, and credit cards, should be no more



than 36 percent of the gross monthly income. So if a prospective home buyer earns \$10,000 per month, or \$120,000 per year, the housing costs should not exceed \$2,800. Total debt payments, including housing, should not exceed \$3,600 per month.

- **Personal budget considerations:** Lenders may allow borrowers to borrow a certain amount of money, and buyers then go out and spend that much on a home. But to avoid living paycheck to paycheck

and having all of one's money go toward a home, it is best to account for personal spending habits and savings goals. It's important to have an emergency funds account to pay for unexpected things like home repairs, or to account for instances when income may decline. Ongoing costs to manage the home also merit consideration, as do utilities and future renovations.

- **Income-to-home price ratio:** Some people abide by another general guideline to shop for a home that costs no more

than three to five times their annual household income. That means with an annual income of \$100,000, one should aim for a home priced between \$300,000 and \$500,000. The specific range will also depend on a person's existing debt.

- **Interest rates and other factors:** The interest rate on home mortgages as well as down payment also must be considered. Resources like Bankrate and Zillow provide home affordability calculators that will factor in interest rates, terms of a loan,

down payment, and property taxes. Buying a home when interest rates are high means spending more over the life of the loan. Also, how much one puts toward a down payment has a big impact. Aiming for 20 percent means avoiding paying for private mortgage insurance (PMI).

There is no fail-safe way to determine how much home you can afford. Many factors are in play and are exclusive to buyers in the market for a new home.

Content provided by Metro

Fire safety protocols to keep in mind when holiday decorating

Decorating the interior and exterior of a home is a beloved holiday season tradition in millions of households. Such decor makes it easy to dive into the festive nature of the season.

Many people could not imagine a holiday season without decorating their homes, and it's vital that celebrants do so safely. Fire safety is especially important during a time of year when string lights and potentially dried out trees feature so prominently. These fire safety tips can ensure this holiday season is safe.

- **Buy the safest lights.** It might be tempting to buy the most inexpensive lights, especially given all the extra costs already associated with the holiday season. However, safety should be the utmost priority when buying new lights. Testing laboratories such as CSA, Intertek and UL certify products to ensure they're safe for use. Products that aren't certified should be avoided.

- **Use lights and cords** where they're intended to be used. The packaging on lights will indicate if the product is intended to be used indoors or outdoors. It's vital that individuals decorating their homes with lights pay attention to these labels. Never decorate the exterior of a home with interior lights, and vice versa. Extension cords made for indoors also should not be used outdoors and vice versa.
- **Be especially careful** with candles. Candles should only be burned when adults are in the room and should always be extinguished before leaving the room or going to bed. When burning candles, place them on heat-resistant surfaces that are beyond the reach of curious kids and pets. Never place candles within arm's length of Christmas trees or houseplants, including poinsettias.
- **Ask an electrician** to inspect your exterior outlets and circuits. Ground fault circuit interruptor (GFCI)



outlets are designed to prevent electric shocks and reduce the risk of electrical fires. Most areas now require new homes be built exclusively with GFCIs, which are recognizable because they feature two buttons between the outlets. But older homes may not be equipped with GFCIs, particularly

with exterior outlets. GFCI installation is not an especially expensive job, so homeowners should ask an electrician to inspect their interior and exterior outlets and replace non-GFCIs with GFCIs.

- **Do not pinch** light cords. Stringing lights can be a hassle, but cords should never be pinched

in doors or windows or beneath interior and exterior furniture. Doing so increases the risk of damage to the cord, which in turn increases the likelihood of fire.

- **Avoid overloading** circuits. Overloaded circuits pose a significant fire hazard. When plugging in lights, choose outlets that aren't already

occupied by devices and other electronics. If need be, unplug appliances like televisions and devices while lights are on and plugged in.

When decorating this holiday season, celebrants are urged to do everything they can to reduce the risk of fire in their homes.

Content provided by Metro

Perpetual from page 1

Perpetual Homes is making that process simple. Founded in 2019 by Katherine Anderson—a Bay Area resident with more than 40 years of residential development expertise—the family-run, Danville-based company has quickly grown into California's largest private ADU builder. Known for quality craftsmanship, smart design, and efficient delivery, Perpetual Homes is helping families like Larry's stay connected

while building long-term value in their properties.

"I've seen how difficult it has become for families to stay rooted in California's housing market," Anderson says. "An ADU gives them options—whether that means welcoming a parent home, creating space for the next generation, or securing financial flexibility. It's about making housing work for people again."

That philosophy has propelled the company to the forefront of the industry. Today, Perpetual Homes has completed more than

200 projects and earned Better Business Bureau accreditation in 2025. The company offers over 18 customizable floor plans featuring details such as crown molding, window trim and energy-efficient materials. Many ADUs can be completed in as little as three to four months, compared with a year or more for traditional construction.

"Our mission is to rethink how Californians live," Anderson says. "An ADU isn't just extra square footage—it's a pathway to freedom, flexibility and a more sustainable future."

The advantages extend far beyond multigenerational living. ADUs can generate reliable income as long-term rentals or as short-term stays, providing revenue that can help cover a mortgage, fund education, or offer security in retirement. They also serve as a cost-effective tool for investors seeking to add housing units to existing properties, increasing both cash flow and long-term equity. In a state where land is limited and expensive, an ADU maximizes the value of what homeowners already own.

Beyond income, ADUs frequently increase property values. Studies consistently show that homes with permitted ADUs sell for significantly more than those without, making them an attractive investment in future resale potential.

As Anderson notes, "An ADU doesn't just keep families together—it's an asset. It's one of the smartest investments a homeowner can make, delivering both immediate returns and lasting value."

Whether used to keep aging parents close, support adult children

in an expensive market, generate rental income, or build long-term equity, ADUs have become one of the most versatile tools in California's housing landscape. Backed by state legislation and innovators like Perpetual Homes, ADUs are reshaping how Californians live, invest and remain rooted in their communities.

"An ADU is more than just a backyard cottage," Anderson says. "It's flexibility, stability and a future that works for generations."

Content provided by Perpetual Homes