

Real Estate

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Perpetual Homes Offers Solution to Housing Crisis

Danville-Based Company Specializes in Accessory Dwelling Units J6



PERPETUAL HOMES

Perpetual Homes balances affordability with customization, high quality craftsmanship using eco-friendly materials.

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Home Trends

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3 reasons why **now** might be a
great time to buy a new home*:
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Shea Homes Marketing Company (CalDRE #01378646), Construction: SHNC GC,
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Perpetual Homes: A Simple, Scalable Solution to California's Housing Crisis, One Backyard at a Time

By Barbara Noe Kennedy

Larry T. has deep roots in Lafayette. He is raising his own family in the same home where he grew up, while his parents retired in nearby Rossmore. When his father passed away, Larry was determined to keep his mother close and surrounded by loved ones — but without uprooting her from the community she knew.

The solution was an Accessory Dwelling Unit. Working with Danville-based Perpetual Homes, Larry built a modern, comfortable ADU right in his own backyard. His mother now has her own private space, complete with 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, it was more than just a construction project — it gave him peace of mind.

Larry's 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 an affordable start, or generating supplemental rental income.

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 Danville-based, family-run company has quickly grown into California's largest private ADU builder. With a reputation for quality craftsmanship, smart design, and efficient delivery, Perpetual Homes is helping families like Larry's stay connected while building lasting value in their homes.

"I've seen how difficult it's



PERPETUAL HOMES

Perpetual Homes is the largest private ADU builder in California, with more than 200 projects completed.

become for families to stay rooted given today'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."

Perpetual Homes builds with high end quality at an affordable price. Built with premium, long lasting sustainable materials, that insight has propelled the company to the forefront of the industry.

Today, Perpetual Homes is the largest private ADU builder in California, with more than 200 projects completed and an A+ Better Business Bureau accreditation earned in 2025. The company offers over 18 customizable floor plans — designed with award winning architecture with thoughtful details like modern, clean-lined design, and energy-efficient materials — and can deliver finished homes in as little as six to seven months (on average), compared with a year for traditional construction.

Perpetual Homes balances affordability with customization, high quality craftsmanship using eco-friendly materials.

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

Beyond Family Needs

The advantages don't stop at multigenerational living. ADUs can generate reliable income as long-term rentals or as short-term stays through

platforms like Airbnb — income that can help cover a mortgage, pay for education, or provide stability in retirement. They also serve as an affordable way for investors to add housing units to existing properties, increasing both cash flow and long-term equity. In a state where land is scarce and expensive, an ADU maximizes the value of what homeowners already own.

Beyond the rental revenue, ADUs frequently boost overall property values. Studies show that homes with permitted ADUs can sell for significantly

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more than those without, making them a sound investment in future resale potential.

As Anderson put it: “An ADU doesn’t just help 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 for generations.”

A Growing Trend

With state laws redefining the ADU landscape, there has never been a better time for property owners to consider building one. What was once a complicated, highly restricted process has become far more streamlined, thanks to Sacramento’s push to unlock more housing supply across California.

“Local barriers to construction are systematically being removed to make it easier and more flexible for property owners to create additional housing,” Anderson said.

These legislative changes, particularly those enacted from 2016 onward, are a direct response to the state’s severe housing shortage and affordability crisis. Among the most consequential laws are:

AB 976 (2024): This law permanently removes local agencies’ ability to require that a property owner live on-site in either the main house or the ADU. The result? Maximum flexibility for renting out both units on a property.

“I have several clients who retired early,” Anderson said. “They built an ADU on their property, go out and travel, then stay in their ADU when they return home. It gives them freedom without losing their anchor in the community.”

AB 1033 (2024): This bill created the legal framework for ADUs to be sold separately from the primary residence as condominiums, if a local government passes a corresponding ordinance.



PERPETUAL HOMES

The Danville-based, family-run company has quickly grown into California’s largest private ADU builder.

“AB 1033 is a game-changer,” Anderson said. “For the first time, homeowners can create a unit that doesn’t just generate rental income but can also be sold to another family. It’s opening the door to affordable homeownership in some of the most expensive markets in the country.”

SB 1211 (effective 2025): This bill allows for a significant increase in the number of detached ADUs on lots with existing multifamily dwellings—from two to up to eight, depending on the number of primary units.

“SB 1211 has the potential to multiply California’s housing stock in ways we haven’t seen before,” Anderson said. “In-



PERPETUAL HOMES

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Perpetual Homes is a Danville-based company specializing in Accessory Dwelling Units.

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stead of just adding one or two units, developers and property owners can now create entire clusters of affordable rentals on land that's already zoned and serviced. It's a smart, scalable solution to our housing crisis."

SB 684 (effective 2024) extended this streamlined process to multi-family lots, allowing for subdivisions of up to 10 parcels. We have filed some of the first SB 684 applications in the state, totaling 21 new units + lots (and counting!).

SB 1123 (effective July 1, 2025) expands this further, allowing up to 10 parcels on vacant single-lots across California.

This is how walkable, for-sale housing returns to our cities. We're proud to be leading the way towards California's next starter home boom.

The Bottom Line

From keeping aging parents close to giving adult children a foothold in an expensive market, or from generating rental income to boosting long-term property value, ADUs have become one of the most versatile tools in California's housing playbook. Backed by new legislation and led by innovators like Perpetual Homes, they are no longer a fringe idea — they are reshaping the way Californians live, invest, and stay rooted in their communities.

"An ADU is more than just a backyard cottage," Anderson said. "It's freedom for families, it's flexibility for homeowners, and it's one of the smartest investments you can make in today's market. When you build an ADU, you're not just creating space — you're creating opportunity, stability, and a future that works for generations to come."



PERPETUAL HOMES

Above: Perpetual Homes was founded in 2019 by Katherine Anderson. Below left: Perpetual Homes' Accessory Dwelling Units are available in a variety of architectural styles. Below right: The Danville-based, family-run company has quickly grown into California's largest private ADU builder.

