

# Home sales in desert dry up

Palm Springs capped short-term Airbnb rentals. Now owners are watching their property values drop.

By Jack Flemming

Two years ago, YouTube star Luan Palomera paid \$1.5 million for a chic vacation home in Palm Springs. Today, he'd be lucky to get \$1 million for it. As L.A. continues its crackdown on Airbnbs, city officials can turn toward the desert for an example — perhaps a cautionary tale — of the potential side effects of curbing the short-term rental market.

In Palm Springs, a cap on short-term rentals in specific high-demand neighborhoods has all but frozen the market in those communities.

Sales are down. Homes languish on the market for months. And investors who bought up Palm Springs properties during the COVID-19 pandemic are facing hundreds of thousands of dollars in losses.

Airbnb has changed the face of the rental market since it launched in 2008, making it much easier for homeowners to rent out spare rooms or entire houses. But in the years since, cities have started to notice the downside of so much housing stock turning into short-term rentals.

Activists argue Airbnbs remove affordable housing from the market. Residents complain that the influx of tourists leads to loud, late-night parties and generally takes away from a place's neighborly ambience. Disputes between hosts and renters lead to movie-level drama and months-long courtroom clashes.

As a result, some cities are limiting short-term rentals, and each one seemingly has a different strategy. New York City allows rentals only if the host remains present in the unit for the entire stay. L.A. adopted the Home Sharing Ordinance, a regulatory framework that requires a license that allows hosts to use only their primary residence — where they live at least six months of the year — to rent out for a maximum of 120 days per calendar year.

Palm Springs, a city dependent on tourism, tried something new in an attempt to preserve its local identity in the era of Airbnb.

In 2022, the City Council adopted an ordinance that



**BRIANNA LIMAS**, a librarian at Cal State Northridge, leads a chant as CSU faculty members go on strike Monday. The walkout at the nation's largest four-year university system affected the union's 29,000 members.

# Before primary, GOP campaigns on security at border — with Canada

N.H. cracks down in what some groups call a made-up crisis

By Andrea Castillo

**COLEBROOK, N.H.** — Across the border from Hereford, Canada, past the American flag-studded welcome sign to Canaan, Vt., and down Route 114 is the Beecher Falls Border Patrol Station, less than a mile from the New Hampshire state line.

It's near here that a group of migrants entered the U.S. last Sep-

tember before making their way into New Hampshire, where they were arrested by federal agents in one of just two publicly known smuggling incidents connected to the state over the last two years.

In the months ahead of its primary election Tuesday, New Hampshire cracked down on migration at the northern border, despite a lack of data from U.S. Customs and Border Protection showing how many migrants illegally enter

the state from Canada. CBP doesn't maintain data on border crossings through individual states.

GOP Gov. Chris Sununu, who has endorsed Republican Nikki Haley for president, recently allocated \$14 million for beefed-up border security, citing increased migrant crossings in the U.S. Border Patrol's Vermont-headquartered Swanton Sector, which encom-

[See **Primary**, A10]



**GINA FERAZZI** Los Angeles Times

**REPUBLICAN** Gov. Chris Sununu allocated \$14 million for border security in New Hampshire despite a lack of customs data on how many migrants illegally enter the state from Canada.

# CSU, faculty reach early deal

Union members walked out Monday. With the tentative agreement, weeklong strike is cut short.

By Debbie Truong, Gabriel San Román and Howard Blume

The union representing California State University faculty reached a tentative agreement with the university system late Monday, putting an end to a planned five-day strike after just one day.

"In case anyone forgot, **STRIKES WORK!** After months of negotiations and two strike actions, our movement for a #betterCSU has paid off!" the union announced on Instagram.

The agreement, which must be ratified by union members, includes higher salary floors for the lowest-paid workers, safer workplaces and an expansion of parental leave. More specific details about the agreement were not immediately available.

The unanticipated announcement came after faculty at all 23 campuses of CSU, the nation's largest four-year university system, staged a massive walkout Monday, the first day of the new term.

While faculty members marched in chilly rain throughout much of the state, students navigated a dizzying mix of instructions: Classes are canceled, classes are temporarily on Zoom, class is in session; assignments are scratched for a week. Official email communication with professors was cut, leaving some unsure if classes were taking place.

Neither university administrators nor the union had an official tally of the number of shuttered classrooms. But students throughout the system said faculty did not show up to most, if not all, of their classes.

The university said it did

[See **CSU**, A7]

## Ruling against Texas on border

U.S. Supreme Court says in a 5-4 decision the state cannot block federal agents from patrolling. **NATION**, A5

## Airlines urged to check door plugs

FAA advice for some Boeing 737 jets comes after a blowout during an Alaska Airlines flight. **BUSINESS**, A6

## Movie director Jewison dies

The versatile filmmaker behind "In the Heat of the Night" and "Moonstruck" was 97. **CALENDAR**, E1

**Weather**  
Warmer.  
L.A. Basin: 67/47. **B6**

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**MIRJA VOGEL** For De Los

**PERFORMERS** appear at a festival that celebrated muxe culture in Juchitán de Zaragoza in November.

## COLUMN ONE

# On an isthmus in Mexico, a 'third gender' is accepted, even admired

By Patrick J. McDonnell  
Reporting from Juchitán de Zaragoza, Mexico

**S**tylists apply eyeliner, powder and other touches to the face of the soon-to-be-enthroned Queen Elvis as she holds forth about the singular nature of her community — the muxe — in this remote slice of southern Mexico.

The muxe (pronounced MOO-shay) are Zapotec people who view themselves as neither man nor woman, but instead a distinct "third gender." Identified as male at birth, they embody female characteristics — in presentation, behavior and professions

— which once earned them contempt and scorn. Today, though prejudices persist, in general they are accepted — even admired — on their home turf.

Elvis Guerra, 30, the queen in waiting, explains that the muxe stand in solidarity with burgeoning gender rights movements worldwide, pronouncing themselves trailblazers of cultural preservation and inclusion in a rural bastion of Catholicism.

"We share the same fight as the LGBTQ community," said Guerra, who is also a published poet, lawyer and head of a company producing fabrics with Indigenous motifs.

She sat patiently as ardent beauticians prepared her for her formal investiture, a

[See **Muxe**, A4]



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