



AVISHAG SHAAAR-YASHUV FOR THE NEW YORK TIMES

What’s left of Al-Shifa Hospital in Gaza City, once the largest hospital in the territory, one of its biggest employers and a shelter for thousands during the war.

\$5.4 Million Brownstone Comes With an Added Perk: Low Taxes

By MIHIR ZAVERI and CAMILLE BAKER

New York City is known for its pricey real estate, but some homeowners get an unexpected bargain: Property taxes on some of the fanciest, most coveted properties are often very low — at least relatively.

The flip side? Renters and homeowners in lower-income neighborhoods end up carrying a lot of the burden.

Take, for example, a \$5.4 million brownstone in Brooklyn’s Park Slope. Its annual property tax bill is around \$12,000 — about 0.2 percent of the home’s overall worth. Now compare that with the \$7,500

tax bill for a \$780,000 home in the Bronx. The cheaper home has an effective property tax rate almost four times as much.

Both bills are lower than in much of the suburbs, where property taxes for less valuable homes can top \$25,000.

“I don’t think it’s fair,” said Mark Young, 60, who owns the brownstone.

Nearly everyone in New York agrees with him. Under the city’s property tax system, which is broadly criticized as opaque and unjust, lower-income homeowners

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Where a Hospital Stood, Bullet-Riddled Rubble

By PATRICK KINGSLEY

GAZA CITY — Al-Shifa Hospital in Gaza City, once the fulcrum of Gaza’s health system and now an emblem of its destruction, stood in ruins on Sunday, as if a tsunami had surged through it followed by a tornado.

The emergency department was a tidy, off-white building until Israeli troops returned there in March. Two weeks later, it was missing most of its facade, scorched with soot, and punctured with hundreds of bullets and shells.

The eastern floors of the surgery department were left open to the breeze, the walls blown off and the equipment bur-

How Battle Destroyed the Heart of Gaza’s Health System

ied under mounds of debris. The bridge connecting the two buildings was no longer there, and the plaza between them — formerly a circular driveway wrapping around a gazebo — had been churned by Israeli armored vehicles into a wasteland of uprooted trees, upturned cars and a half-crushed ambulance.

The hospital was the largest in Gaza, one of its biggest employers and a shelter for thousands of

Gazans during war. I had visited its wards in calmer times, meeting Palestinians wounded in a previous conflict and doctors battling Covid-19. When I returned this week, the place was disfigured almost beyond recognition after a 12-day battle between Israeli soldiers and Gazan gunmen and an earlier raid by the Israeli military.

During a two-hour visit, I saw no Palestinians, but the Israeli soldiers who brought me there said there were still gunmen inside one building and a group of patients and doctors in another. Occasionally, we heard short bursts of gunfire. When the soldiers brought us to a vantage point overlooking the hospital, they told us not to linger

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STRIKES BY ISRAEL KILL AID WORKERS AND DRAW OUTCRY

LOGO WAS ON VEHICLES

7 Deaths in Food Convoy in Gaza — ‘Everybody Feels Endangered’

This article is by Aaron Boxerman, Adam Rasgon, Matthew Mpoke Bigg and Michael Levenson.

JERUSALEM — Israeli strikes on an aid convoy run by the charity group World Central Kitchen killed seven of its workers in the Gaza Strip, setting off international outrage and underscoring the risks to humanitarian workers trying to alleviate a looming famine.

The aid workers — a Palestinian, an Australian, a Pole, three Britons and a dual U.S.-Canadian citizen — were traveling in two armored vehicles clearly marked with the World Central Kitchen logo and a third vehicle when they came under fire late Monday, according to the charity.

The convoy was hit despite having coordinated its movements with the Israeli military, the group said. The workers were leaving a warehouse in Deir al Balah, in central Gaza, where the team had unloaded more than 100 tons of humanitarian food aid that had arrived by boat on Monday, World Central Kitchen said.

Prime Minister Benjamin Netanyahu, who rarely comments on deadly strikes in Gaza, released a videotaped statement on Tuesday in which he appeared to acknowledge that the Israeli military was responsible. Israel began an investigation into the circumstances surrounding the strikes.

“Unfortunately, in the last day there was a tragic case of our forces unintentionally hitting innocent people in the Gaza Strip,” Mr. Netanyahu said. “It happens

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ARMS DEAL President Biden presses Congress on an \$18 billion sale of F-15 jets to Israel. PAGE A6



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Madit Bior, left, and Machar Malith Geu, refugees from South Sudan, resettled in Wichita, Kan.

Rebuilt Immigration Path Brings Refugee Influx

By HAMED ALEAZIZ

With national attention focused on the chaos at the southern border, President Biden has been steadily rebuilding a legal pathway for immigration that was gutted during the Trump administration.

The United States has allowed more than 40,000 refugees into the country in the first five

Advocates Fear Trump Would Cut Program

months of the fiscal year after they passed a rigorous, often yearslong, screening process that includes security and medical vetting and interviews with American officers overseas.

The figure represents a significant expansion of the refugee program, which is at the heart of U.S. laws that provide desperate people from around the world with a legal way to find safe haven in the United States.

The United States has not granted refugee status to so many people in such a short period of time in more than seven years.

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Keeping Organs For Transplants Alive for Longer

By TED ALCORN

On some level, the human liver in the operating room at Northwestern Memorial Hospital in Chicago was alive. Blood circulating through its tissues delivered oxygen and removed waste products, and the organ produced bile and proteins that are essential to the body.

But the donor had died a day earlier, and the liver lay inside a boxy plastic device. The organ owed its vitality to this machine, which was preserving it for transplantation into a needy patient.

“It’s a little bit science fiction,” said Dr. Daniel Borja-Cacho, a transplant surgeon at the hospital.

Surgeons are experimenting with organs from genetically modified animals, hinting at a future when they could be a source for transplants. But the field is already undergoing a paradigm shift, driven by technologies in widespread use that allow clinicians to temporarily store organs outside the body.

Perfusion, as its called, is changing every aspect of the organ transplant process, from the way surgeons operate, to the types of patients who can donate organs, to the outcomes for recipients.

Most significantly, surgical pro-

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NYIMAS LAULA FOR THE NEW YORK TIMES

Swiftlet’s nests are the key ingredient in Chinese bird’s nest soup.

INDONESIA DISPATCH

Catering to Birds’ Every Whim To Export Nests for a Delicacy

By RICHARD C. PADDOCK and MUKTITA SUHARTONO

PERAPAKAN, Indonesia — With no windows, the gloomy, gray building looming four stories above the rice fields in a remote village in Indonesian Borneo resembles nothing more than a prison.

Hundreds of similar concrete structures, riddled with small holes for ventilation, tower over village shops and homes all along Borneo’s northwestern coast.

But these buildings are not for people. They are for the birds. Specifically, the swiftlet, which

builds its nests inside.

Zulkibli, 56, a government worker who built his giant birdhouse in the village of Perapakan in 2010, supplements his income by harvesting the swiftlets’ nests and selling them for export to China.

The nests, made from the birds’ saliva, are the key ingredient in bird’s nest soup, an expensive delicacy believed by many Chinese to have health benefits.

Left to their own devices, swiftlets usually make their

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The Arc of a Shooting Star
Caitlin Clark has Iowa back in the Final Four as she takes one last shot at the last feat to elude her. PAGE B10

A Dream Ends and Life Begins
John Gavin, like most who try, didn’t make the majors and had to figure out who he was without baseball. PAGE B7

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Ukraine’s Arms Industry

Kyiv aims to build its own weapons to bring the fight to Russia. But as U.S. aid drops, increasing production will take time Ukraine might not have. PAGE A4

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Will A.I. Boost Productivity?

Big companies talk about and are counting on A.I. tools improving efficiency, but skeptics abound. PAGE B1

Tesla’s Market Grip in Doubt

Sales of the company’s electric cars dropped in the year’s first quarter, even as rivals reported increases. PAGE B1

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A Personal Connection

Baltimore’s Francis Scott Key Bridge, which collapsed last week, was a vital transport link, but for many people it symbolized more than that. PAGE A11

An Opening for Democrats?

Rulings allowing an abortion ban, along with a ballot issue on expanding access, could lift the party in Florida. PAGE A12

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Last Survivor of U.S.S. Arizona

Lou Conter helped recover bodies after the Japanese attack on Pearl Harbor. “I’m not a hero,” he said. He was 102.



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Once Upon a Time, Repeatedly

A museum of children’s literature offers settings from the pages of picture books, like “Caps for Sale,” above. PAGE C1

More Than Just Debonair

Known for playing princely types, Nicholas Galitzine hopes a new role changes how Hollywood sees him. PAGE C1

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Breaking Plastic’s Stranglehold

As governments impose new limits on food packaging, some climate-friendlier alternatives are in the works. PAGE D1

On the Spring Party Menu

We have some easy-to-pull-off recipes that will work for a casual cookout or an elegant get-together. PAGE D8

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