

All the News  
That's Fit to Print™

# The New York Times

THE WEATHER

Today, sunny, not as warm, high 59. Tonight, increasing clouds, mild for March, low 48. Tomorrow, mainly cloudy, mild, perhaps a shower, high 62. Weather map is on Page A17.

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Prices in Canada may be higher

\$4.00



Palestinians performing the first Friday Prayer of Ramadan over the ruins of Al-Farouq Mosque in Rafah, Gaza. Israel's military is planning an offensive in the city.

## REALTORS AGREE TO CUT THEIR FEES

### Settlement Could Reduce Home Sale Costs

By DEBRA KAMIN

American homeowners could see a significant drop in the cost of selling their homes after a real estate trade group agreed to a landmark deal that will eliminate a bedrock of the industry, the standard 6 percent sales commission.

The National Association of Realtors, a powerful organization that has set the guidelines for home sales for decades, has agreed to settle a series of lawsuits by paying \$418 million in damages and by eliminating its rules on commissions. Legal counsel for N.A.R. approved the agreement early Friday morning, and The New York Times obtained a copy of the signed document.

The deal, which lawyers anticipate will be filed within weeks and still needs a federal court's approval, would end a multitude of legal claims from home sellers who argued that the rules forced them to pay excessive fees.

"It has always been our goal to preserve consumer choice and protect our members to the greatest extent possible," Nykia Wright, the interim chief executive of N.A.R., said in a statement released on Friday morning. "This settlement achieves both of those goals."

Housing experts said the deal, and the expected savings for homeowners, could trigger one of the most significant jolts in the U.S. housing market in 100 years. "This will blow up the market and would force a new business model," said Norm Miller, a professor emeritus of real estate at the University of San Diego.

Americans pay roughly \$100 billion in real estate commissions annually, and real estate agents in the United States have some of the highest standard commissions in the world. In many other countries, commission rates hover between 1 and 3 percent. In the United States, most agents specify a commission of 5 or 6 percent, paid by the seller. If the buyer has an agent, the seller's agent agrees to share a portion of the commission with that agent when listing

Continued on Page A15

## At Least 20 Dead in Attack on Gaza Aid Convoy

By RAJA ABDULRAHIM and ANUSHKA PATIL

JERUSALEM — For at least the second time in just over two weeks, a convoy bringing aid to hunger-stricken northern Gaza ended in bloodshed late Thursday when Palestinians were killed and wounded in an attack surrounding the trucks, according to Gaza health officials and the Israeli military, which offered divergent accounts of what happened.

The Gaza Health Ministry said that at least 20 people had been killed and more than 150 injured, and it accused Israeli forces of carrying out a "targeted" attack against "a gathering of civilians waiting for humanitarian aid" near the Kuwait traffic circle in Gaza City.

### Echo of Past Bloodshed With Sides Disputing What Caused It

The Israeli military denied the allegation in a statement on Friday, blaming Palestinian gunmen and saying that an "intensive preliminary review" had determined "that no tank fire, airstrike or gunfire was carried out toward the Gazan civilians at the aid convoy." It did not say whether Israeli forces had opened fire at all.

The descriptions of chaos and violence, and the conflicting accounts for what caused it, resembled those that emerged after bloodshed in late February, when

more than 100 people were killed or injured amid Israeli fire around a convoy in Gaza City. The Israeli military has said that most of the people died in a stampede and that some were run over by the trucks. Israel, which has been under growing pressure to allow more aid into the territory, had organized that convoy to northern Gaza, where the United Nations has warned that hundreds of thousands of people are facing starvation.

It was not clear immediately on Friday who had sent the latest supplies, driven the trucks or provided security for them. The U.N. agency for Palestinian refugees, UNRWA, said it was not involved. The Israeli military said it had "facilitated the passage" of the 31

Continued on Page A5

## Kushner Seeks Overseas Deals As Trump Runs

This article is by Eric Lipton, Jonathan Swan and Maggie Haberman.

WASHINGTON — Jared Kushner, the son-in-law of Donald J. Trump, confirmed on Friday that he was closing in on major real estate deals in Albania and Serbia, the latest example of the former president's family doing business abroad even as Mr. Trump seeks to return to the White House.

Mr. Kushner's plans in the Balkans appear to have come about in part through relationships built while Mr. Trump was in office. Mr. Kushner, who was a senior White House official, said he had been working on the deals with Richard Grenell, who served briefly as acting director of national intelligence under Mr. Trump and also as ambassador to Germany and special envoy to the Balkans.

One of the proposed projects would be the development of an island off the coast of Albania into a luxury tourist destination.

A second — with a planned luxury hotel and 1,500 residential units and a museum — is in Belgrade, the capital of Serbia, at the site of the long-vacant former

Continued on Page A13

## JUDGE IN ATLANTA SAYS D.A. CAN STAY ON A TRUMP CASE

### COMES WITH A CAVEAT

#### Willis's Former Boyfriend Agrees to Resign as Special Prosecutor

By RICHARD FAUSSET and DANNY HAKIM

ATLANTA — An Atlanta judge ruled on Friday that Fani T. Willis, the Fulton County district attorney, could continue leading the election interference prosecution of former President Donald J. Trump and his allies in Georgia, but only if her former romantic partner, Nathan J. Wade, withdrew from the case.

The highly anticipated ruling by Judge Scott McAfee of Fulton Superior Court cut a middle path between removing Ms. Willis for a conflict of interest, which defense lawyers had sought, and her full vindication. The judge sharply criticized Ms. Willis for dating Mr. Wade, whom she hired as a special prosecutor on the case, calling it a "tremendous lapse in judgment."

Hours after the ruling, Ms. Willis said that Mr. Wade had offered his resignation, and that she had accepted it.

Judge McAfee had rejected a defense claim that the relationship had raised an actual conflict of interest by giving Ms. Willis a financial stake in the case. But he found that it had raised "a significant appearance of impropriety" that needed to be addressed.

Disqualifying Ms. Willis and her office from the case was not necessary, the judge said, when "a less drastic and sufficiently remedial option is available." But he concluded that "the prosecution of this case cannot proceed until the state selects one of two options." Either Ms. Willis could have stepped aside with her office, including with Mr. Wade, or he had to leave.

Ms. Willis and her office did not respond directly to the ruling. But in announcing Mr. Wade's resignation in a letter, Ms. Willis complimented his professionalism, "as you have endured threats against you and your family, as

Continued on Page A12



The prosecutor Fani T. Willis.

## New York City Reaches a Deal To Curtail Migrant Shelter Stays

By LUIS FERRÉ-SADURNÍ

New York's longstanding legal obligation to provide shelter to homeless people will be scaled back significantly under an agreement announced on Friday amid the city's continuing struggle to house thousands of migrants.

To ease the burden on the city's shelter system, adult migrants will be allowed to stay in shelters for only 30 days under the agreement, city officials said. Some would be allowed to stay longer if they met certain conditions, including having a medical disability or an "extenuating circumstance," officials said.

The changes to the so-called right-to-shelter requirement are a major shift in a policy that had set New York apart from all other big

U.S. cities. In no other city must officials guarantee a bed to any homeless person who seeks one, something city officials have alternately taken pride in and fought against for decades.

The agreement resolved months of negotiations in state court between city officials and the plaintiffs in the original consent decree that established the right-to-shelter requirement, who are being represented by the Legal Aid Society.

The new rules, which will take effect immediately, are meant to apply temporarily during the migrant crisis, which has led more than 180,000 migrants to pass through the city's shelter system

Continued on Page A16



### A Drought, and Few Crawfish

A light haul has dealt a blow to Louisiana's soul and Cajun restaurants like Sean Suires. Page A10.

## Report Finds Lapses Before Shooting in Maine

By JENNA RUSSELL

A commission investigating the mass shooting in Lewiston, Maine, concluded on Friday that local law enforcement officers should have taken the gunman into custody and seized his weapons before he killed 18 people on Oct. 25.

The decision to instead give the

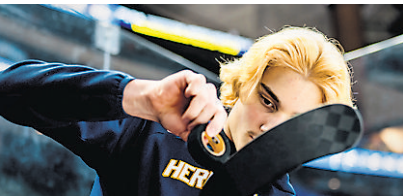
shooter's family responsibility for removing his weapons was "an abdication of law enforcement's responsibility," the commission wrote in its 30-page interim report, intended to provide early findings to legislators who are weighing several proposals for changes to the state's laws, spurred by the events.

The local sheriff's department

had "sufficient probable cause" to take the gunman, Robert R. Card II, into custody and remove his weapons because of a "likelihood of serious harm," the commission said in its report.

The seven-member Independent Commission to Investigate the Facts of the Tragedy in Lewiston has held seven public meetings

Continued on Page A16



NATIONAL A9-16

### Majestic Mullets on Ice

Outrageously coifed high school stars compete for the best hair at Minnesota's state hockey tournament. PAGE A15

### Pushback on Effort to Impeach

The White House urged the House to end an inquiry into the president after it failed to find evidence. PAGE A11

INTERNATIONAL A4-8

### Clearing Bombs From Vietnam

Chuck Searcy, an Army veteran, has spent decades of his life redressing a deadly legacy of war: unexploded ordnance. The Saturday Profile. PAGE A4

### Hotel Attack in Somalia

A siege by the terrorist group Al Shabab in a high-security area of the capital left three people dead and 27 others injured. PAGE A8

### Allies Meet on War in Ukraine

The leaders of France and Germany tried to heal a public rift over their approach to how to stop Russia, holding talks with Poland's leader. PAGE A7

BUSINESS B1-6

### Who Still Works From Home?

Four years after the pandemic began, U.S. employers have reached a new hybrid-work status quo, and return-to-office battles are largely over. PAGE B1

### Sentencing a Crypto Mogul

Prosecutors are seeking 40 to 50 years for Sam Bankman-Fried for his fraud and conspiracy convictions. PAGE B1

ARTS C1-7

### Fragments of the Past

The search for clips from a 1927 silent film, "The Callahans and the Murphys," that was pulled after an uproar. PAGE C1



TRAVEL C9-10

### 36 Hours in Asunción

It may lack Rio de Janeiro's spectacular setting and Buenos Aires's cultural heft, but Paraguay's capital has its own slow-paced appeal. PAGE C10

OPINION A18-19

### Michelle Goldberg

PAGE A18

SPORTS B7-10

### 'Bucky Ball' Proves a Winner

Bucky McMillan went straight from being an Alabama high school basketball coach to leading a Division 1 program. And he never had to leave his hometown to do it. PAGE B7

### Kicking It Up a Notch

There is no looming narrative for the National Women's Soccer League's new season, but several existential challenges remain for the league. PAGE B9

